

**(II) THIS SUBSECTION DOES NOT APPLY TO PROPERTY:**

**1. LEASED FOR BUSINESS, COMMERCIAL, MANUFACTURING, MERCANTILE, OR INDUSTRIAL PURPOSES, OR ANY OTHER PURPOSE THAT IS NOT PRIMARILY RESIDENTIAL;**

**2. IMPROVED OR TO BE IMPROVED BY ANY APARTMENT, CONDOMINIUM, COOPERATIVE, OR OTHER BUILDING FOR MULTIFAMILY USE OF GREATER THAN FOUR DWELLING UNITS; OR**

**3. LEASED FOR DWELLINGS OR MOBILE HOMES THAT ARE ERECTED OR PLACED IN A MOBILE HOME DEVELOPMENT OR MOBILE HOME PARK.**

**(3)** A contract for the sale of real property subject to a ground rent shall contain the following[:

(1) Notice of the existence of the ground rent; and

(2) Notice that if the ground rent is not timely paid the effect may be:

(i) That the reversionary owner of the ground rent may bring an action for possession against the ground rent tenant under § 8-402.2 of this article; and

(ii) As a result of the action for possession, the reversionary owner of the ground rent may own the property in fee, discharged from the lease.] **NOTICE IN BOLDFACE TYPE, AT LEAST AS LARGE AS 14 POINT, IN SUBSTANTIALLY THE FOLLOWING FORM:**

**“NOTICE REQUIRED BY MARYLAND LAW  
REGARDING YOUR GROUND RENT**

**THIS PROPERTY (ADDRESS) IS SUBJECT TO A GROUND LEASE. THE ANNUAL PAYMENT ON THE GROUND LEASE (“GROUND RENT”) IS \$(DOLLAR AMOUNT), PAYABLE IN YEARLY OR HALF-YEARLY INSTALLMENTS ON (DATE OR DATES).**

**THE NEXT GROUND RENT PAYMENT IS DUE (DAY, MONTH, YEAR) IN THE AMOUNT OF \$(DOLLAR AMOUNT).**

**THE PAYMENT OF THE GROUND RENT SHOULD BE SENT TO:  
(NAME OF GROUND ~~RENT OWNER~~ LEASE HOLDER)**