

(ADDRESS)
(PHONE NUMBER)

NOTE REGARDING YOUR RIGHTS AND RESPONSIBILITIES UNDER MARYLAND LAW:

AS THE OWNER OF THIS PROPERTY, YOU ARE OBLIGATED TO PAY THE GROUND RENT TO THE GROUND ~~RENT OWNER~~ LEASE HOLDER. IT IS ALSO YOUR RESPONSIBILITY TO NOTIFY THE GROUND ~~RENT OWNER~~ LEASE HOLDER IF YOU CHANGE YOUR ADDRESS OR TRANSFER OWNERSHIP OF THE PROPERTY.

IF YOU FAIL TO PAY THE GROUND RENT ON TIME, YOU ARE STILL RESPONSIBLE FOR PAYING THE GROUND RENT. IN ADDITION, ~~IF THE GROUND RENT OWNER LEASE HOLDER FILES AN ACTION IN COURT~~ MAY TAKE ACTION TO COLLECT THE PAST DUE GROUND RENT, YOU MAY BE REQUIRED TO PAY THE GROUND RENT OWNER FOR FEES AND COSTS ASSOCIATED WITH THE COLLECTION OF THE PAST DUE GROUND RENT. MOREOVER, THE GROUND RENT OWNER MAY ALSO FILE AN ACTION IN COURT TO TAKE POSSESSION OF THE PROPERTY WHICH MAY RESULT IN YOUR BEING RESPONSIBLE FOR ADDITIONAL FEES AND COSTS AND ULTIMATELY IN YOUR LOSS OF THE PROPERTY. PLEASE NOTE THAT UNDER MARYLAND LAW, A GROUND RENT OWNER LEASE HOLDER MAY DEMAND NOT MORE THAN 3 YEARS OF PAST DUE GROUND RENT, AND THERE ARE LIMITS ON HOW MUCH A GROUND RENT OWNER MAY BE REIMBURSED FOR SOME OF THE FEES AND COSTS. IF YOU FAIL TO PAY THE GROUND RENT ON TIME, YOU SHOULD CONTACT A LAWYER FOR ADVICE.

AS THE OWNER OF THIS PROPERTY, YOU ARE ENTITLED ~~TO OFFER TO PURCHASE REDEEM, OR PURCHASE,~~ THE GROUND ~~RENT~~ LEASE FROM THE GROUND ~~RENT OWNER~~ LEASE HOLDER AND OBTAIN ABSOLUTE OWNERSHIP OF THE PROPERTY. THE REDEMPTION AMOUNT IS FIXED BY LAW BUT MAY ALSO BE NEGOTIATED WITH THE GROUND LEASE HOLDER FOR A DIFFERENT AMOUNT. FOR INFORMATION ON ~~PURCHASING REDEEMING~~ THE GROUND ~~RENT~~ LEASE, CONTACT THE GROUND ~~RENT OWNER~~ LEASE HOLDER. IF THE IDENTITY OF THE GROUND ~~RENT OWNER~~ LEASE HOLDER IS UNKNOWN, THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION PROVIDES A PROCESS TO REDEEM THE GROUND ~~RENT~~ LEASE THAT MAY RESULT IN YOUR OBTAINING ABSOLUTE OWNERSHIP OF THE PROPERTY. IF YOU WOULD LIKE TO OBTAIN ABSOLUTE OWNERSHIP OF THIS PROPERTY, YOU SHOULD CONTACT A LAWYER FOR ADVICE.”.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect ~~October~~ July 1, 2007.