

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."

14-117.

(a) (1) (I) IN THIS SUBSECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(II) "GROUND LEASE" MEANS A RESIDENTIAL LEASE OR SUBLEASE FOR A TERM OF YEARS RENEWABLE FOREVER SUBJECT TO THE PAYMENT OF A PERIODIC GROUND RENT.

(III) 1. "GROUND LEASE HOLDER" MEANS THE HOLDER OF THE REVERSIONARY INTEREST UNDER A GROUND LEASE.