

(2) The accounting shall be on a form prescribed by the Attorney General in consultation with the Commissioner of Financial Regulation and shall include detailed documentation of expenses and other consideration paid by the foreclosure purchaser and deducted from the resale price.

(e) A bona fide purchaser for value or bona fide lender for value who enters into a transaction with a homeowner or a foreclosure purchaser when a foreclosure consulting contract is in effect or during the period when a foreclosure reconveyance may be rescinded, without notice of those facts, receives good title to the property, free and clear of the right of the parties to the foreclosure consulting contract or the right of the homeowner to rescind the foreclosure reconveyance.

(f) This subtitle may not be construed to impose any duty on a purchaser, title insurer, or title insurance producer with respect to the application of the proceeds of a sale of property by a foreclosure purchaser.]

7-313.

(A) (1) IF A TENANCY AGREEMENT IS INCLUDED IN A CONTRACT FOR THE SALE OR TRANSFER OF A RESIDENCE IN DEFAULT, THE PURCHASER SHALL PROVIDE THE HOMEOWNER WITH A DOCUMENT ENTITLED "STATEMENT ABOUT TENANCY" AT THE TIME THE CONTRACT IS EXECUTED.

(2) THE DOCUMENT ENTITLED "STATEMENT ABOUT TENANCY" SHALL:

(I) BE ON A SEPARATE SHEET OF PAPER ATTACHED TO THE CONTRACT FOR THE SALE OR TRANSFER OF A RESIDENCE IN DEFAULT;

(II) BE DATED AND PERSONALLY SIGNED BY THE HOMEOWNER AND THE PURCHASER AND BE WITNESSED AND ACKNOWLEDGED BY A NOTARY PUBLIC APPOINTED AND COMMISSIONED BY THE STATE;

(III) CONTAIN A STATEMENT INFORMING THE HOMEOWNER OF THE HOMEOWNER'S RIGHT TO A COPY OF A SIGNED LEASE; AND

(IV) CONTAIN THE FOLLOWING STATEMENT PRINTED IN AT LEAST 15 POINT TYPE:

**"STATEMENT ABOUT TENANCY**

**(DATE OF CONTRACT)**