

“NOTICE OF ~~[RESCISSION] CANCELLATION~~ RESCISSION”

..... (Date of contract)

You may ~~[rescind] CANCEL~~ rescind this contract for the sale of your house at any time within 10 days after the auditor states the account of the foreclosure sale.

To ~~cancel~~ RESCIND this transaction, mail or deliver a signed and dated copy of this Notice of ~~[Rescission] CANCELLATION~~ Rescission to (Name of purchaser) at (Address of purchaser, including facsimile and electronic mail) with a copy to the court appointed auditor.

I hereby ~~[rescind] CANCEL~~ rescind this transaction.

..... (Date)

..... (Homeowner’s signature)”.

(d) The foreclosure surplus purchaser shall provide the homeowner with a copy of the contract and the attached Notice of ~~[Rescission] CANCELLATION~~ Rescission at the time the contract is executed by all parties.

(e) The contract required by this section survives delivery of any instrument of conveyance of the residence in foreclosure, is binding in the audit, and has no effect on persons other than the parties to the contract.

(f) Any provision in a contract that attempts or purports to waive any of the rights specified in this title, consent to jurisdiction or choice of law in a state other than Maryland, consent to venue in a county other than the county in which the property is located, or impose any costs or filing fees greater than the fees required to file an action in a circuit court, is void.

7-315.

(a) In addition to any other right ~~[of rescission] TO CANCEL~~, a homeowner has the right to ~~[rescind] CANCEL~~ rescind any contract with a foreclosure surplus purchaser at any time within 10 days after the statement of audit account of the foreclosure sale.

(b) (1) ~~[Rescission] CANCELLATION~~ Rescission occurs when the homeowner delivers, by any means, written Notice of ~~[Rescission] CANCELLATION~~