



PROPERTY SUBJECT TO GROUND RENT ADDENDUM

ADDENDUM # _____ dated _____ to Contract of Sale dated _____
between Buyer _____
and Seller _____
for Property known as _____

NOTICE REQUIRED BY MARYLAND LAW REGARDING YOUR GROUND RENT

The Property is subject to a ground lease. The annual payment on the ground lease ("ground rent") is _____ Dollars (\$ _____), payable in yearly or half-yearly installments on (date or dates) _____.

The next ground rent payment is due on the following due date _____ in the amount of _____ Dollars (\$ _____).

The payment of the ground rent should be sent to:

Name _____

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 lease holder. It is also your responsibility to notify the ground 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, the ground lease holder may take action to collect the past due ground rent, which may result ultimately in your loss of the property. Please note that under Maryland law, a ground lease holder may demand not more than 3 years of past due ground rent. If you fail to pay the ground rent on time, you should contact a lawyer for advice.



Buyer _____

Seller _____



