

**ADDENDUM FOR PROPERTY SUBJECT TO GROUND RENT**

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to Contract of Sale dated \_\_\_\_\_

Between Buyer \_\_\_\_\_

and Seller MAYOR AND CITY COUNCIL OF BALTIMORE

for Property known as \_\_\_\_\_

**NOTICE REQUIRED BY MARYLAND LAW ON GROUND RENTS**

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 \_\_\_\_\_

**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 could result ultimately in your loss of the property. 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.

As the owner of this property, you are entitled to redeem, or purchase the ground lease from the ground 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 redeeming the ground lease, contact the lease holder. If the identity of the ground lease holder is unknown, the State Department of Assessments and Taxation provides a process to redeem the ground lease that may result in your obtaining absolute ownership of the property. If you would like to obtain absolute ownership of the property, you should contact a lawyer for advice.

*The preceding notice is required by law. The parties are advised that some ground rents may not be redeemable.*

**All other terms and conditions of the Contract of Sale remain in full force and effect.**

\*Signing on behalf of Mayor & City Council of Baltimore

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Seller Signature\* Date

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Seller Signature\* Date