

SELLER'S AFFIDAVIT OF COMPLIANCE WITH BALTIMORE CITY'S TENANT OPPORTUNITY TO PURCHASE ACT CITY CODE, ARTICLE 13, SUBTITLE 6

NOTICE: SELLER(S)/LANDLORD(S) MUST FILE THIS AFFIDAVIT AMONG THE LAND RECORDS OF BALTIMORE CITY **AND** WITH THE COMMISSIONER OF THE BALTIMORE CITY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

ADDRESS OF RENTAL DWELLING UNIT: _____
NAME OF TENANT: _____

WARNING: ANY PERSON OR PERSONS WHO VIOLATES ANY PROVISION OF THIS SUBTITLE SHALL BE GUILTY OF A MISDEMEANOR AND, ON CONVICTION, SHALL BE SUBJECT TO A FINE OF UP TO \$1,000 FOR EACH VIOLATION.

THE UNDERSIGNED SELLER(S)/LANDLORD(S) UNDER PENALTIES OF PERJURY AND BY VIRTUE OF THEIR INITIALS AS INDICATED BELOW, STATES AS FOLLOWS:

OPTION 1.) _____(initials) (TO BE USED IF THE TENANT RESPONDED TO AN OFFER OF SALE) THE ABOVE-NAMED TENANT, BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY §6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, BEING SENT NOTICE ON _____[DATE OF NOTICE], HAS FAILED TO ENTER INTO A CONTRACT TO PURCHASE SAID PROPERTY IN THE MANNER AND TIME PROVIDED BY SUBTITLE 6 OF ARTICLE 13 OF THE BALTIMORE CITY CODE; AND

(ADD IF APPLICABLE) NOTICE PURSUANT TO § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE WAS SUBSEQUENTLY SENT TO SAID TENANT ON _____ (DATE OF MAILING), AND TO THE COMMISSIONER FOR THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, AND TENANT SUBSEQUENTLY FAILED TO CONTRACT TO PURCHASE THE ABOVE REFERENCED PROPERTY IN LIEU OF _____ (NAME OF PURCHASER) WITHIN THE PERIOD OF TIME PROVIDED BY SAID § 6-8, THAT PERIOD BEING 7 DAYS*; OR

OPTION 2.) _____(initials) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____ (DATE OF MAILING), HAS NOT ENTERED INTO A CONTRACT FOR SALE**; OR

* This Option is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant and the Tenant has submitted their written Statement of Interest to the Landlord expressing their interest in purchasing the rental dwelling unit, but has failed to enter into a contract in the second fourteen (14) day period following receipt of the initial Offer of Sale; or there has been a material change as defined by §6-8 (D) requiring a new Offer of Sale and the Tenant has not responded with their written Statement of Interest in the seven (7) days following receipt of the new Offer of Sale.

**OPTION 2 is for situations in which the Landlord/Seller has sent the initial Offer of Sale to the Tenant, and the Tenant has not responded within the required fourteen (14) day period following the offer of sale with a written Statement of Interest and/or has not entered into a Contract of Sale in the second fourteen (14) day period following receipt of the initial Offer of Sale.

OPTION 3.) _____(initials) THE ABOVE-NAMED TENANT BEING THE TENANT OF THE RENTAL DWELLING UNIT IDENTIFIED ABOVE WHICH IS LOCATED IN BALTIMORE CITY, FOLLOWING AN OFFER OF SALE AS REQUIRED BY § 6-7 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, SENT _____ (DATE OF MAILING), HAS GRANTED A WAIVER OF THE REQUIREMENTS OF ARTICLE 13, SUBTITLE 6 IN ACCORDANCE WITH § 6-15 OF ARTICLE 13 OF THE BALTIMORE CITY CODE FOR VALUABLE CONSIDERATION; OR

OPTION 4.) _____ (initials) THE CURRENT TRANSFER IS AN EXEMPT TRANSFER PURSUANT TO § 6-3 OF ARTICLE 13 OF THE BALTIMORE CITY CODE.

OPTION 5.) _____ (initials) THE PROPERTY IS NOT A SINGLE FAMILY RESIDENTIAL RENTAL DWELLING UNIT AS DEFINED BY §6-2 OF ARTICLE 13 OF THE BALTIMORE CITY CODE, OR 202.2.22.24 OF THE BALTIMORE CITY BUILDING CODE, OR IS OCCUPIED BY THE UNDERSIGNED AS A PRINCIPAL RESIDENCE AND NOT RENTED IN WHOLE OR IN PART TO THIRD PARTIES.

WITNESS:

AFFIANT/SELLER/LANDLORD

STATE OF _____,
City/COUNTY OF _____, TO-WIT:

On this ____day of _____, 2024, before me, the undersigned notary public, personally appeared _____, and to be known to me (or satisfactorily proven) to be the individual who executed the foregoing affidavit and executed this affidavit as her/his free and voluntary act and deed for the purposes therein mentioned.

IN WITNESS WHEREOF, I hereunto set my hand and notarial seal.

NOTARY PUBLIC:

My Commission Expires:_____