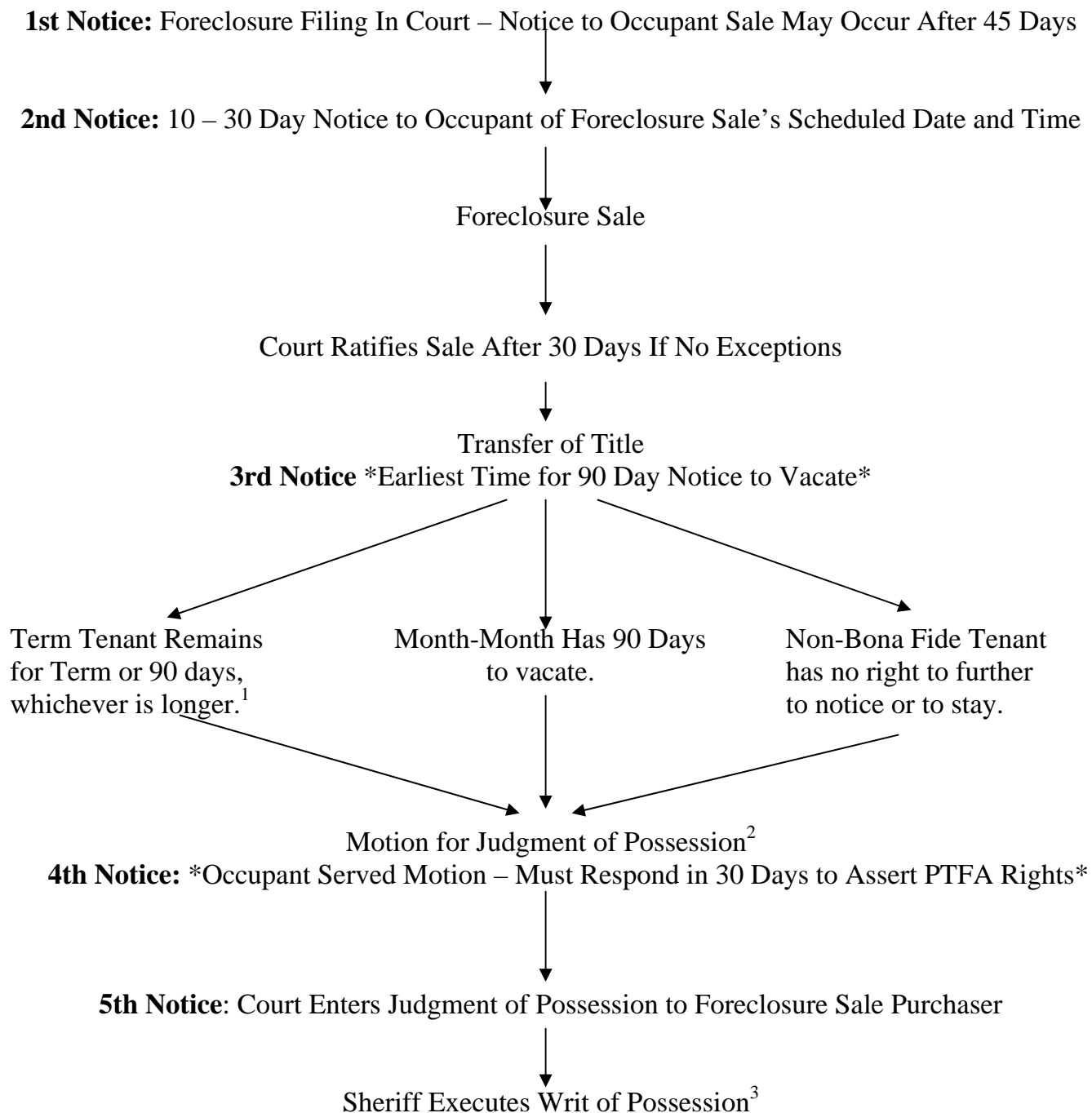


## Maryland Tenant In Foreclosure Timeline



<sup>1</sup> Unless an owner-occupier purchases property. If owner-occupier purchases the property, the tenant receives a new 90 day notice after transfer.

<sup>2</sup> A foreclosure sale purchaser should provide the tenant 90 days notice to vacate **before** filing a motion for judgment of possession. Md. Rule 14-102. Unfortunately, it appears that many purchasers are filing the motion for judgment without giving the 90 days notice or filing the motion while at the same time sending the tenant letters to determine whether the tenant is bona fide and entitled to 90 days notice.

<sup>3</sup> Rules and customs for obtaining and executing the writ of possession vary from county to county, but normally this occurs as early as 2 weeks after entry of judgment of possession. In Baltimore City, the tenant will get an addition 14 days notice and 7 days notice before the scheduled date of eviction.