



DISTRICT COURT OF MARYLAND FOR _____ City/County

Located at _____ Court Address Case No. _____

(1) Plaintiff/Grantee

(1) Defendant/Grantor

Address of Plaintiff/Grantee

Address of Defendant/Grantor

City, State, Zip Telephone Number

VS. (2) City, State, Zip Telephone Number

(2) Plaintiff/Grantee

(2) Defendant/Grantor

Address of Plaintiff/Grantee

Address of Defendant/Grantor

City, State, Zip Telephone Number

City, State, Zip Telephone Number

COMPLAINT FOR GRANTOR IN POSSESSION (Real Property § 14-109)

Plaintiff/Grantee claims that:

1. The real property known as _____ was conveyed to the plaintiff/grantee by the defendant/grantor by deed dated _____ Date

2. The deed specifies that the defendant/grantor was to deliver possession of the property to the plaintiff/grantee

3. Defendant/Grantor remains in possession of the property in violation of the written agreement to deliver possession of the property. Specify Date/Circumstances

WHEREFORE Plaintiff/Grantee requests that this court give judgment in favor of the plaintiff/grantee for immediate possession of the real property known as _____

Signature of Plaintiff/Grantee/or Attorney Attorney Number Printed Name Date Fax

Address City, State, Zip Telephone E-mail

MILITARY SERVICE AFFIDAVIT

- At least one defendant is in the military service. No defendant is in the military service and the facts supporting this statement are: Verified via the DMDC/DOD website Other: I am unable to determine whether or not any defendant is in the military service.

I solemnly affirm under the penalties of perjury that the contents of the foregoing Affidavit are true to the best of my knowledge, information, and belief.

Signature of Plaintiff or Attorney

SUMMONS REGARDING GRANTOR IN POSSESSION

STATE OF MARYLAND, _____ to wit:

To the Sheriff /Constable:

IT IS ORDERED, that you notify by first class mail and summon, the above-named defendant/grantor to appear in the District Court shown above on _____ Date at _____ Time, and to show cause, if any why restitution of the possession of the property should not be made to the plaintiff/grantee, and that if the defendant/grantor does not appear, judgment may be entered against the defendant/grantor for the relief demanded;

IT IS FURTHER ORDERED that if you are unable to serve the summons on the defendant/grantor, or upon the known or authorized agent of the defendant/grantor, you are to affix a copy of the summons conspicuously upon the property.

Returnable to this court on or before _____ Date

Date

Clerk

To request a foreign language interpreter or a reasonable accommodation under the Americans with Disabilities Act, please contact the court immediately. Possession and use of cell phones and other electronic devices may be limited or prohibited in designated areas of the court facility.

SHERIFF/CONSTABLE RETURN TO COURT

I mailed a copy of Writ of Summons, Complaint, and all supporting papers by first class mail to _____, on _____ .
Defendant/Grantor Date Time

I served a copy of Writ of Summons, Complaint, and all supporting papers by delivery to _____ on _____ .
Name Title Date Time at Location

The person I left the papers with acknowledged being: (1) A resident of above listed address; (2) 18 years of age or older; (3) relationship to the defendant/grantor is _____

and that the above listed address is the defendant/grantor's usual place of abode. The facts upon which I concluded that the individual served is of suitable age and discretion are: _____

Description of the person served: Race _____ Sex _____ Wt. _____ Ht. _____ Hair _____ Eyes _____ Age _____
Other _____

Neither the defendant/grantor nor a person in possession of the property could be served, so I affixed an attested copy of Writ of Summons and Complaint conspicuously upon the premises described in complaint on _____ .
Date

Date

Signature of Sheriff/Constable

Printed Name