

This form is not printable, and cannot be completed online. This is a complex form with signatures needed on various pages. The Court requires the carbonless multi-part form, which is available from any District Court location (Baltimore City Civil forms can be found at Fayette and Gay Street location only). A sample form is provided here so you may see the information needed to complete the carbonless form.



Located at \_\_\_\_\_ Court Address Case NO. \_\_\_\_\_

(1) Plaintiff/Grantee \_\_\_\_\_

(1) Defendant/Grantor \_\_\_\_\_

Address of Plaintiff/Grantee \_\_\_\_\_

Address of Defendant/Grantor \_\_\_\_\_

City, State, Zip \_\_\_\_\_

VS.

City, State, Zip \_\_\_\_\_

(2) Plaintiff/Grantee \_\_\_\_\_

(2) Defendant/Grantor \_\_\_\_\_

Address of Plaintiff/Grantee \_\_\_\_\_

Address of Defendant/Grantor \_\_\_\_\_

City, State, Zip \_\_\_\_\_

City, State, Zip \_\_\_\_\_

### 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

Specify date/Circumstances

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

**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 \_\_\_\_\_

Address \_\_\_\_\_

Printed Name \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Date \_\_\_\_\_

Telephone \_\_\_\_\_

Fax \_\_\_\_\_

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 ..... 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