

AFTER RECORDING RETURN TO:

Prince George’s County
Department of Housing and Community Development
Neighborhood Stabilization Program
9201 Basil Court, Suite 155
Largo, Maryland 20774
Attn: Staff Attorney

PROPERTY TAX ID: _____

State of Maryland

DEED OF SUBORDINATION

THIS DEED OF SUBORDINATION is made this _____ day of _____, 20____, by and among **Stephanie P. Anderson** and **J. Michael Dougherty, Jr.**, (collectively the “Trustees”) whose address is 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 and Prince George’s County, Maryland (the “County”), a body corporate and politic, whose address is 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772 (The County and any subsequent holder of the Note referred to below, hereinafter is called the “Beneficiary”), in favor of _____ (“Lender”).

WITNESSETH:

WHEREAS, the Noteholder is secured by that certain Deed of Trust from _____ (“Borrower”), whose address is _____, which Deed of Trust is dated _____, and recorded among the Land Records of Prince George’s County, Maryland in _____, in the original principal amount of _____ (_____); and

WHEREAS, _____ is secured by that certain Deed of Trust from the Borrower, in the original principal amount of _____ (_____), dated _____, 200____, recorded among the Land Records of Prince George’s County, Maryland; and

WHEREAS, the Lender requires that said Deed of Trust securing the Noteholder be subordinated to the said Deed of Trust securing _____; and

WHEREAS, on behalf of the Trustees, the Noteholder consents to such subordination, as evidenced by the Noteholder’s execution of this Deed of Subordination.

NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the parties hereto agree that:

1. The Trustees do hereby subordinate the lien and effect of the original Deed of Trust dated _____, securing the Noteholder, to the lien and effect of the new Deed of Trust securing _____, in the amount of _____ (\$ _____), dated _____, 20__, intended to be recorded immediately prior hereto among the aforesaid Land Records.

2. Except as subordinated herein, all of the terms and provisions of the Deed of Trust which secures Noteholder shall remain unamended and in full force and affect.

3. The recitations set forth hereinabove are incorporated herein by this reference.

4a. This subordination is expressly conditioned upon _____ providing Prince George's County Department of Housing and Community Development, or its designee, with written notice of any default by mortgagor, whether monetary or non monetary, which shall pertain to legal action contemplated to enforce any provision of the Note or Mortgage pursuant to Section 7-105(c) of the Real Property Article, Annotated Code of Maryland, without the necessity, on the part of the Noteholder executing and recording a formal Request for Notice of Sale. Prince George's County Department of Housing and Community Development shall have the right, but not the obligation, to cure any default, whether monetary or non monetary. Where applicable, the terms of such cure shall at least be the same as those available to the mortgagor. This subordination does not apply to any extensions, renewals, modifications or other similar alterations by _____.

4b. For the purposes of carrying out any provision of this Subordination Agreement and Addendum, notices shall be given to Prince George's County, Department of Housing and Community Development, 9400 Peppercorn Place, Suite 210B, Largo, Maryland 20774.

ATTEST/WITNESS

BENEFICIARY

Prince George's County, Maryland

By: _____

By: _____

Ralph E. Moultrie

Acting Chief Administrative Officer

STATE OF MARYLAND :

COUNTY OF PRINCE GEORGE'S : to wit:

I HEREBY CERTIFY that on this ____ day of _____, 20__, before me the undersigned subscriber, a Notary Public of the State and County aforesaid, personally appeared Ralph E. Moultrie, who acknowledged himself to be the Acting Chief Administrative Officer for PRINCE GEORGE'S COUNTY, MARYLAND, a body corporate and politic, and that as Acting Chief Administrative Officer for PRINCE GEORGE'S COUNTY, MARYLAND, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in the name of the corporation by himself as Acting Chief Administrative Officer, and that he has the power and authority to sign in said capacity to bind PRINCE GEORGES COUNTY, MARYLAND.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

ATTORNEY CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING NSP DPCCA Subordination Agreement was prepared by or under the supervision of the undersigned, an attorney admitted to practice before the Court of Appeals of Maryland.

Joyce Ann Williams

EXHIBIT "A"