

SAMPLE LETTER B

For notifying builder of failure to comply with express or implied warranties or meet standards or guidelines required in §14-117 of the Real Property Article, Annotated Code of Maryland.

Consumer's Name
Address
City, State, Zip Code
Telephone Number

Builder's Name
Address
City, State, Zip Code

Date

BY CERTIFIED MAIL

RETURN RECEIPT REQUESTED

Dear Sir/Madam:

I am writing to formally notify you of my request that you comply with all express and implied warranties pursuant to the Real Property Article of the Annotated Code of Maryland, Sections 10-202 and 10-203 and correct any defects that do not comply with the standards or guidelines pursuant to Section 14-117. At the present time, it is my belief that you have failed to comply with the following express warranties contained within the contract.

[List items here that have been done in accordance with what was agreed to in the written contract, or what was otherwise expressly promised]

In addition, it is my belief that the home, as presently constructed, is in violation of the implied warranty {Choose any or all below options that apply} because: (state reason)

Options for implied warranties under Maryland law:
of fitness for a particular purpose
to be free from faulty materials
to be constructed according to sound engineering standards
to be constructed in a workman like manner
of habitability

Please contact me at the above address or telephone number to arrange a mutually convenient time for you to inspect the premises and make the necessary repairs and/or complete construction as needed. Please be advised that if you do not contact me to make arrangements to complete the construction and make the necessary repairs as per our contract within a reasonable period of time, I will be filing a claim with the Maryland Home Builder Guaranty Fund to seek recovery for the losses I have sustained as a result of your failure to take the necessary action within a reasonable period of time.

Sincerely,

Your Name