

Make Sure the Deed Has a Reference to the MPDU Covenants

To make sure owners and other interested parties understand the MPDU requirements on a property, lenders and title companies must make sure that the Deed for an MPDU states the MPDU covenants on the first page of the deed by referring to the Liber, folio, and recordation date of the covenants. With these references, anyone can look up the covenants online in the Montgomery County land records at <https://mdlandrec.net>.

The deed should include on the firsts page language similar to this:

**“Subject to covenants conditions and restrictions of record, including the
Moderately Priced Dwelling Units (MPDU) Declaration of Covenants For Sale
Subdivisions recorded in Liber XXXXX at folio XXX.”**