

**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**

Property Address: 18101 OLD BALTIMORE RD  
Legal Description: LOT 216, BLK-O, HALLOWELL

**NOTICE TO SELLER AND PURCHASER**

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
  - A. that has never been occupied; or
  - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
  - (i) the purchaser; or
  - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT**

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 1998

**Property System: Water, Sewage, Heating & Air Conditioning ( Answer all that apply)**

Water Supply	<input checked="" type="radio"/> Public	<input type="radio"/> Well	<input type="radio"/> Other _____
Sewage Disposal	<input checked="" type="radio"/> Public	<input type="radio"/> Septic System approved for _____ (# bedrooms)	
Garbage Disposal	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Dishwasher	<input checked="" type="radio"/> Yes	<input type="radio"/> No	
Heating	<input type="radio"/> Oil	<input checked="" type="radio"/> Natural Gas	<input type="radio"/> Electric
Air Conditioning	<input type="radio"/> Oil	<input type="radio"/> Natural Gas	<input checked="" type="radio"/> Electric
Hot Water	<input type="radio"/> Oil	<input checked="" type="radio"/> Natural Gas	<input type="radio"/> Electric Capacity _____ Age _____
			<input type="radio"/> Heat Pump Age _____
			<input type="radio"/> Heat Pump Age <u>8.75</u>
			<input type="radio"/> Other _____
			<input type="radio"/> Other _____
			<input type="radio"/> Other _____

**Please indicate your actual knowledge with respect to the following:**

1. Foundation: Any settlement or other problems?  Yes  No  Unknown  
Comments: \_\_\_\_\_
2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_
3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  
Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_  
Comments: \_\_\_\_\_  
Is there any existing fire retardant treated plywood?  Yes  No  Unknown  
Comments: \_\_\_\_\_
4. Other Structural Systems, including exterior walls and floors:  
Comments: \_\_\_\_\_  
Any defects (structural or otherwise)?  Yes  No  Unknown  
Comments: \_\_\_\_\_
5. Plumbing system: Is the system in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_
6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_
7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_  
Is the system in operating condition?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_
8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Will the smoke detectors provide an alarm in the event of a power outage?  Yes  No  Does Not Apply  
Comments: \_\_\_\_\_
9. Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  Does Not Apply  
When was the system last pumped? Date \_\_\_\_\_  
Comments: \_\_\_\_\_
10. Water Supply: Any problem with water supply?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Home water treatment system:  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Fire sprinkler system:  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_  
Are the systems in operating condition?  Yes  No  Unknown  
Comments: \_\_\_\_\_
11. Insulation:  
In exterior walls?  Yes  No  Unknown  
In ceiling/attic?  Yes  No  Unknown  
In any other areas?  Yes  No  Unknown  
Where?  
Comments: \_\_\_\_\_
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  Yes  No  Unknown  
Comments: \_\_\_\_\_  
Are gutters and downspouts in good repair?  Yes  No  Unknown  
Comments: \_\_\_\_\_

13. Wood-destroying insects: Any infestation and/or prior damage?  Yes  No  Unknown

Comments: \_\_\_\_\_  
Any treatments or repairs?  Yes  No  Unknown  
Any warranties?  Yes  No  Unknown  
Comments: \_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?  Yes  No  Unknown

If yes, specify below  
Comments: \_\_\_\_\_

15. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown

If yes, specify below  
Comments: \_\_\_\_\_

16. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  Yes  No  Unknown If yes, specify below

Comments: \_\_\_\_\_

17. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?  Yes  No  Unknown If yes, specify below

Comments: \_\_\_\_\_

18. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes  No  Unknown  
Comments: \_\_\_\_\_

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner *[Signature]* Date \_\_\_\_\_  
Owner *[Signature]* Date \_\_\_\_\_

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_  
Purchaser \_\_\_\_\_ Date \_\_\_\_\_



### COMMISSION, FEE SHARING AND BONUS DISCLOSURE

Real Property located at 18101 OLD BALTIMORE RD

Sales Associate *Gordon S. King*

1. Commissions to Long & Foster are paid as negotiated in listing agreements, buyer representation agreements, other written agreements or through MLS.

2. Seller(s) and/or Buyer(s) acknowledge that they have been informed that Long & Foster has a Company policy that provides for the payment of a monetary bonus in addition to the Company commission schedule to Long & Foster sales associates for the sale of property listed with Long & Foster.

3. Fee-Sharing arrangements with other agents:

\_\_\_\_\_  
Company Sales Associate

\_\_\_\_\_  
Company Sales Associate

4. Seller-paid Bonuses. The Seller has agreed to pay a bonus to the selling company to be disbursed according to company policy. CHECK NA ONLY IF THERE IS A SELLER PAID BONUS

Date: \_\_\_\_\_

Buyer(s)  
*Bernice & Allen*

Date: \_\_\_\_\_

*Annellee King*

Seller(s)



### Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at: 18101 OLD BALTIMORE ROAD  
Property Address

**I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):**

- Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1998
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If Initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)**

a. Presence of lead-based paint and/or lead-based paint hazards (*initial* and complete (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Seller (*initial* and complete (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**III. Purchaser's Acknowledgment (each Purchaser *initial* and complete items c, d, e and f below)**

c. \_\_\_\_\_ Purchaser has read the Lead Warning Statement above.

d. \_\_\_\_\_ Purchaser has received copies of all information listed above.  (If none listed, check here.)

e. \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser *initial* (i) or (ii) below):

(i) \_\_\_\_\_ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) \_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**IV. Agent's Acknowledgment (*initial* item 'g' below)**

g.  Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

#### V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>[Signature]</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Seller	_____ Date	_____ Purchaser	_____ Date
<u>[Signature]</u> Agent	_____ Date	_____ Agent	_____ Date





# EXHIBIT "A"

Greater Capital Area Association of REALTORS®, Inc.  
INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

ADDRESS 18101 OLD BALTIMORE RD

### FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

- |  |   |  |  |
|--|---|--|--|
| <b>Included</b><br>Yes No  | <b>Included</b><br>Yes No   | <b>Included</b><br>Yes No  | <b>Included</b><br>Yes No  |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Stove or Range          | <input checked="" type="checkbox"/> <input type="checkbox"/> Disposer                   | <input type="checkbox"/> <input type="checkbox"/> Ceiling Fan(s) # _____ | <input type="checkbox"/> <input type="checkbox"/> Alarm System <input type="checkbox"/> Leased |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Cooktop                 | <input type="checkbox"/> <input checked="" type="checkbox"/> Freezer                    | <input type="checkbox"/> <input type="checkbox"/> Washer                 | <input type="checkbox"/> <input checked="" type="checkbox"/> Intercom                          |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Wall Oven(s) # _____    | <input type="checkbox"/> <input checked="" type="checkbox"/> Window Fan(s) # _____      | <input type="checkbox"/> <input type="checkbox"/> Dryer                  | <input type="checkbox"/> <input type="checkbox"/> Storage Shed(s) # _____                      |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Refrigerator(s) # _____ | <input type="checkbox"/> <input checked="" type="checkbox"/> Window A/C Unit(s) # _____ | <input type="checkbox"/> <input type="checkbox"/> Furnace Humidifier     | <input checked="" type="checkbox"/> <input type="checkbox"/> Garage Opener(s) # <u>1</u>       |
| <input checked="" type="checkbox"/> <input type="checkbox"/> w/ice maker             | <input type="checkbox"/> <input type="checkbox"/> Pool, Equip. & Cover                  | <input type="checkbox"/> <input type="checkbox"/> Electronic Air Filter  | <input checked="" type="checkbox"/> <input type="checkbox"/> w/remote(s) # <u>2</u>            |
| <input checked="" type="checkbox"/> <input type="checkbox"/> Dishwasher              | <input type="checkbox"/> <input checked="" type="checkbox"/> Hot Tub, Equip. & Cover    | <input type="checkbox"/> <input type="checkbox"/> Central Vacuum         | <input type="checkbox"/> <input checked="" type="checkbox"/> Playground Equipment              |
| <input type="checkbox"/> <input type="checkbox"/> Built-in Microwave                 | <input type="checkbox"/> <input type="checkbox"/> Satellite Dish & Equip.               | <input type="checkbox"/> <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> <input checked="" type="checkbox"/> Wood Stove                        |
| <input type="checkbox"/> <input checked="" type="checkbox"/> Trash Compactor         | <input checked="" type="checkbox"/> <input type="checkbox"/> Window Treatments          | <input type="checkbox"/> <input type="checkbox"/> Exhaust Fan(s)         | <input type="checkbox"/> <input type="checkbox"/> Fireplace Screen/Door                        |

ADDITIONAL INCLUSIONS (SPECIFY): \_\_\_\_\_

ADDITIONAL EXCLUSIONS (SPECIFY): \_\_\_\_\_

### FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, it shall be considered excluded):

- |  |   |   |   |
|--|---|---|---|
| <b>Included</b><br>Yes                           | <b>Included</b><br>Yes                              | <b>Included</b><br>Yes                          | <b>Included</b><br>Yes  |
| <input type="checkbox"/> Stove or Range          | <input type="checkbox"/> Dishwasher                 | <input type="checkbox"/> Ceiling Fan(s) # _____ | <input type="checkbox"/> Alarm System <input type="checkbox"/> Leased |
| <input type="checkbox"/> Cooktop                 | <input type="checkbox"/> Freezer                    | <input type="checkbox"/> Clothes Washer         | <input type="checkbox"/> Intercom                                     |
| <input type="checkbox"/> Wall Oven(s) # _____    | <input type="checkbox"/> Window Fan(s) # _____      | <input type="checkbox"/> Clothes Dryer          | <input type="checkbox"/> Storage Shed(s) # _____                      |
| <input type="checkbox"/> Refrigerator(s) # _____ | <input type="checkbox"/> Fireplace Screen/Door      | <input type="checkbox"/> Furnace Humidifier     | <input type="checkbox"/> Garage Opener(s) # _____                     |
| <input type="checkbox"/> w/ice maker             | <input type="checkbox"/> Pool, Equip. & Cover       | <input type="checkbox"/> Electronic Air Filter  | <input type="checkbox"/> w/remotc(s) # _____                          |
| <input type="checkbox"/> Built-in Microwave      | <input type="checkbox"/> Hot Tub, Equip. & Cover    | <input type="checkbox"/> Water Filter           | <input type="checkbox"/> Playground Equipment                         |
| <input type="checkbox"/> Trash Compactor         | <input type="checkbox"/> Screens                    | <input type="checkbox"/> Water Softener         | <input type="checkbox"/> Wood Stove                                   |
| <input type="checkbox"/> Exist. W/W Carpet       | <input type="checkbox"/> Storm Windows              | <input type="checkbox"/> Drapery/Curtains       | <input type="checkbox"/> T.V. Antenna                                 |
| <input type="checkbox"/> Garbage Disposer        | <input type="checkbox"/> Storm Doors                | <input type="checkbox"/> Drapery Curtain Rods   | <input type="checkbox"/> Satellite Dish                               |
| <input type="checkbox"/> Exhaust Fan(s)          | <input type="checkbox"/> Window A/C Unit(s) # _____ | <input type="checkbox"/> Shades/Blinds          | <input type="checkbox"/> Central Vacuum                               |

ADDITIONAL INCLUSIONS (SPECIFY): \_\_\_\_\_

ADDITIONAL EXCLUSIONS (SPECIFY): \_\_\_\_\_

### WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

- Water Supply:  Public  Well \_\_\_\_\_ Hot Water:  Oil  Gas  Elec.  Other \_\_\_\_\_  
 Sewage Disposal:  Public  Septic #BR \_\_\_\_\_ Air Conditioning:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_  
 Heating:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

[Signature]  
Seller \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Seller \_\_\_\_\_ Date \_\_\_\_\_

The undersigned hereby acknowledges receipt of this form prior to signing a Contract.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

*EXHIBIT "B"*



**REAL PROPERTY CONSOLIDATED TAX BILL**  
**LEVY YEAR 2006**  
**ANNUAL BILL**  
**TAX PERIOD 07/01/2006-06/30/2007**

ACCOUNT NUMBER	BILL NO.	PROPERTY ADDRESS	MORTGAGE	OCCUPANCY
03033030	26271341	18101 OLD BALTIMORE RD	UNKNOWN	PRINCIPAL RESIDENCE

PROPERTY DESCRIPTION	
HALLOWELL	GIBBONS, BERNARD D 3RD ETAL 18101 OLD BALTIMORE RD OLNEY, MD 20832-3118

LOT	216	TAX DESCRIPTION	ASSESSMENT RATE	TAX/CHARGE
BLOCK	O	STATE PROPERTY TAX	485,316 .112*	543.55
DISTRICT	08	COUNTY PROPERTY TAX	485,316 .624*	3,028.37
SUB	034	SPECIAL AREA PROPERTY TAX	485,316 .292*	1,417.12
CLASS	R042	SOLID WASTE CHARGE	194.38	194.38
REFUSE AREA	R17	WATER QUAL PROTECT CHG (RSFD)		25.23
REFUSE UNIT	1	WSSC FRONT FOOT BENEFIT CHG		802.62
		<b>TOTAL</b>		<b>6,011.27</b>
		CREDIT DESCRIPTION	ASSESSMENT RATE	AMOUNT
		STATE HOMESTEAD CREDIT	-62,025 .112*	-69.47
		COUNTY HOMESTEAD CREDIT	-62,025 .624*	-387.04
		COUNTY PROPERTY TAX CREDIT		-221.00
		SPECIAL AREA HOMESTEAD CREDIT	-62,025 .292*	-181.11
		<b>TOTAL CREDITS</b>		<b>-858.62</b>

PRIOR PAYMENTS \*\*\*\* 5152.65  
 INTEREST  
**TOTAL AMOUNT** 0  
**Amount Due by 2/28/2007** 0

Semi-Annual Installments Information	Tax	Due Date
Sept 30 Installment	2,576.36	09/30/2006
Dec 31 Installment	2,576.29	12/31/2006

The undersigned hereby acknowledges receipt of this form prior to signing a Contract.

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_





**Government Regulations, Easements and Assessments Disclosure and Addendum (REA)**  
(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated \_\_\_\_\_, Address 18101 OLD BALTIMORE RD,  
City OLNEY, State MD Zip 20832 between  
Seller DAVE GIBBONS + ANNE DEORNELLAS and  
Buyer \_\_\_\_\_ is hereby amended by  
the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

**Notice to Seller:** Pursuant to Montgomery County Code (Sec.40-13), a Seller is required to fully disclose to Buyers all specific facts relevant to, or affecting any property, imposed by any law or regulation or any common law principle. Seller acknowledges he has carefully examined this form, and that the information is complete and accurate to the best of his knowledge as of the date signed. This Disclosure/Addendum to be completed by the Seller shall be available to prospective Buyers prior to making a purchase offer and will become a part of the sales contract for the sale for the Property.

**Notice to Buyer:** The information contained herein is the representation of the Seller. Further information may be obtained by contacting staff and web sites of appropriate authorities, Montgomery County Government, 240-777-1000, Park and Planning Commission/Montgomery County Department of Park and Planning, 301-495-4700, and municipality, if applicable.

**1. Special Protection Areas (SPA)**

Is this Property located in an area designated as a Special Protection Area?  Yes  No. If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;  
B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls.

An SPA may be designated in:

- (1) a land use plan;  
(2) the Comprehensive Water Supply and Sewer System Plan;  
(3) a watershed plan; or  
(4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Montgomery County Department of Park and Planning.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**2. Recorded Subdivision Plat:** If the property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. However, if the property is **not** an unimproved lot or a newly constructed house (i.e. resale), the Buyer may in writing waive receipt of a copy of such plat at the time of execution of the contract, but shall, prior to or at the time of settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat. Buyer's initials: \_\_\_\_\_ OR Buyer hereby waives receipt of a copy of such plat at time of execution of contract, but shall, prior to or at the time of settlement, be provided a copy of the subdivision plat. Buyer's initials: \_\_\_\_\_

©2003, The Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

**3. Availability of Water and Sewer Service**

- A. Water: Is the Property connected to public water?  Yes  No  
 If no, has it been approved for connection to public water?  Yes  No  Do not know  
 If not connected, the source of potable water, if any, for the Property is: \_\_\_\_\_
- B. Sewer: Is the Property connected to public sewer system?  Yes  No  
 If no, answer the following questions:
  - 1. Has it been approved for connection to public sewer?  Yes  No  Do not know
  - 2. Has an individual sewage disposal system been constructed on Property?  Yes  No.  
 Has one been approved for construction?  Yes  No.  
 Has one been disapproved for construction?  Yes  No  Do not know.  
 If no, explain: NA
- C. Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known) NA. This category affects the availability of water and sewer service as follows (if known) NA
- D. Recommendations and Pending Amendments (if known):
  - 1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: NA
  - 2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: NA
- E. Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system. By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer	Date	Buyer	Date
-------	------	-------	------

**4. Age of Home and Federal Lead Based Paint:** Title X, Section 1018, the Residential Lead-Based Paint Hazard Act of 1992 (the Act), requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property. Unless otherwise exempt, the Act applies only to housing constructed prior to 1978. A Seller of pre-1978 housing is required to disclose to the Buyer, based upon the Seller's actual knowledge, all known lead-based paint hazards in the Property and provide the Buyer with any available reports in the Seller's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. The Seller, however, is not required to conduct or pay for any lead-based paint risk assessment or inspection.

At the time that the offer to purchase is entered into by the Buyer, the Seller is required to provide the Buyer with the EPA pamphlet entitled "Protect Your Family From Lead In Your Home" and a "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form (GCAAR #500). The Seller is required under the Act to provide the Buyer with a ten (10) day time period (or other mutually agreeable time period) for the Buyer, at the Buyer's expense, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards unless the Buyer waives such assessment or inspection by indicating such waiver on the Lead-Based Paint Disclosure form. Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of three (3) years following the date of the settlement.

©2003, The Greater Capital Area Association of REALTORS®, Inc.  
 This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.  
 Previous editions of this Form should be destroyed.

**A SELLER WHO FAILS TO GIVE THE REQUIRED LEAD-BASED PAINT DISCLOSURE FORM AND EPA PAMPHLET MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.**

Seller represents and warrants to Buyer, broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that the property: (Seller to initial applicable line): \_\_\_\_\_ was constructed prior to 1978 OR \_\_\_\_\_ was not constructed prior to 1978 OR \_\_\_\_\_ the date of construction is uncertain. If the Property was constructed prior to 1978 or if the date of construction is uncertain, as indicated by Seller's initial above, Seller and Buyer mutually agree that the requirements of the Act shall apply to the sale of the Property. Seller and Buyer acknowledge that the real estate brokers and salespersons involved in the sale of the Property have no duty to ascertain or verify the date of construction and assume no such duty or responsibility. Seller and Buyer agree, represent and warrant, each unto the other, that no binding and enforceable contract shall be deemed to exist or to have been formed unless the requirements of the Act have been complied with prior to the execution of this Contract by Seller and Buyer. Seller and Buyer represent and warrant that each intended, as a material term of the offer and acceptance, that the requirements of the Act be complied with as an express condition of the formation of a binding and enforceable contract by and between the parties. Buyer and Seller acknowledge by their respective initials below that they have read and understand the provisions of this Paragraph 4.

\_\_\_\_\_  
Seller's Initials

\_\_\_\_\_  
Buyer's Initials

**5. Disclosure/Disclaimer Statement:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act?  Yes  No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: NA

**6. Smoke Detectors:** Pursuant to Montgomery County Code, the Seller is required to have working smoke detectors on all levels with bedrooms. Certain municipalities may have codes exceeding County requirements. In addition, Maryland law requires the following disclosure: **This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.** Does this Property have either a dual-powered smoke detector or a battery-powered smoke detector?  
 Yes  No  Unknown

**7. Historic Preservation**

Has the Property been designated as a historic site in the master plan for historic preservation?  Yes  No.  
Is the Property located in an area designated as an historic district in that plan?  Yes  No.  
Is the Property listed as an historic resource on the County location atlas of historic sites?  Yes  No.  
Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**8. Front Foot Benefit Charges:** Are there currently front foot benefit charges to WSSC?  Yes  No. If yes, the annual assessment is \$ 802.62.

**9. Private Utility Company Assessment:** Are there any annual or semi-annual assessments paid to private companies that provided utility installation?  Yes  No. If yes, the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ \_\_\_\_\_ for remaining years to \_\_\_\_\_ (name of company).

**10. Development Districts:** Is the Property located in a Development District with a special assessment?  Yes  No. If yes, each year the Buyer of this property must pay a special assessment or special tax. The current assessment or tax is \_\_\_\_\_

©2003, The Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

\$ NA. Are there scheduled increases?  Yes  No. If yes, assessment or tax will be increased to \$ \_\_\_\_\_ on \_\_\_\_\_ (date). If an increase in any special assessment, special tax, fee, or charge is likely to occur in the foreseeable future, but the timing or amount of the increase is not certain when the contract is signed, this notice must also expressly disclose that fact.

**11. Special Service Area Tax Districts:** Is the Property located in a special service area tax district for which there are special assessments or taxes, such as, but not limited to, Noise Abatement Tax District, Parking Lot Districts, Urban Districts, Development Districts, the Metropolitan District, the Recreation District, or the Storm Drainage District?  Yes  No. If yes, circle the appropriate one. Annual assessment is \$ 1,417.12 and  is or  is not included in the Property's tax bill.

**12. Special Tax Districts:** Is the Property located in the special taxing district of Village of Drummond, Oakmont, Village of Friendship Heights, Battery Park?  Yes  No. Annual assessment is \$ \_\_\_\_\_ and  is or  is not included in the Property's tax bill.

**13. Transportation Related Facilities Assessment:** Does Seller have deferred charges attributable to transportation-related facilities for which the Buyer assumes liability?  Yes  No. If yes, the current deferred taxes are \$ \_\_\_\_\_ and  are or  are not included in Property's tax bill.

**14. Ownership and Assessments:**  Homeowners Association with mandatory fees (HOA)  Condominium  Cooperative. Name of Project/Subdivision: LAKE HALLOWELL HOA  
Management Company: THE MGMT GROUP. Telephone: \_\_\_\_\_  
Assessments/special tax \$ 32.50 per month Special Assessments: \$ \_\_\_\_\_. Are there any assessments approved yet not assessed?  Yes  No. If yes, amount \$ NA and explain reason for assessment:

**15. Assessments:** Are there any assessments or special taxes, other than those specifically addressed in this Addendum, which will become an obligation of the Buyer?  Yes  No. If yes, annual assessment is \$ NA and  is or  is not included in Property's tax bill.

**16. Municipalities:** Is the Property located within one of the following municipalities?  Yes  No. If yes, circle the appropriate one: Barnesville, Town of Brookeville, Town of Chevy Chase, Chevy Chase View, Chevy Chase Village, Chevy Chase Village Section 3, Chevy Chase Village Section 5, City of Gaithersburg, Garrett Park, Town of Glen Echo, Town of Kensington, Laytonsville, Village of Martin's Additions, Village of North Chevy Chase, Poolesville, City of Rockville, Town of Somerset, Takoma Park or Washington Grove. For a list of municipalities, their telephone numbers and web sites, go to the websites for Montgomery County and GCAAR (see Resources).

**17. Maryland Forest Conservation Act (MFCA):** If the Property is a tract of land 40,000 square feet or more in size, Buyer is notified that tree clearing on the Property may be restricted by forest conservation law requirements. As a prerequisite to any subdivision plan, and before any permits are issued for grading and sediment control associated with construction, the Buyer will be required to comply with the requirements of the applicable county forest conservation law. In the absence of a county law, the Maryland State Forest Conservation Act applies. Unless otherwise expressly set forth in an Addendum to the Contract, Seller represents and warrants that Property  is or  is not currently subject to a Forest Conservation Plan, Management Agreement, or any other pending obligation binding the owner of the Property under forest conservation law requirements. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the applicable law.

**18. Forest Conservation Easement:** Does the Property include land dedicated to a conservation easement as part of a Forest Conservation Plan, Tree Save Plan, or other plan for natural area protection?  Yes  No. If yes, attach house location survey (if available).

**19. Tax Benefit Programs:** The Property might currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA?  Yes  No. If yes, taxes assessed shall be paid by the NA.

B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes?  Yes  No. If yes, taxes assessed as a result of the transfer shall be paid by NA.

C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program.  Yes  No. If yes, explain: SEE TAX BILL EXHIBIT "B"

**20. Moderately-Priced Dwelling Unit:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County?  Yes  No. In City of Rockville?  Yes  No. If yes to either question, Seller to indicate month and year of initial offering: \_\_\_\_\_. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

**21. Underground Storage Tank:** Does the Property contain an unused underground storage tank?  Yes  No  Unknown. If yes, explain when, where and how it was abandoned: \_\_\_\_\_

**22. Airports and Heliports:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 10/03/02. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list.

#### Montgomery County

Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850  
 Suburban Hospital, 8600 Old Georgetown Road, Bethesda, MD 20814  
 Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879  
 IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879  
 Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879  
 Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882  
 Waredaca Farm, 4015 Damascus Road, Gaithersburg, MD 20760  
 Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904  
 Washington Adventist Hospital, 7600 Carroll Avenue, Takoma Park, MD 20912  
 Maryland State Police Heliport, 16501 Norwood Road, Sandy Spring, MD 20860  
 Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842

#### Prince George's County

College Park, 1909 Cpl Frank Scott Drive, College Park, MD 20740  
 The Greater Laurel Beltsville Hospital, 7100 Contee Road, Laurel, MD 20707  
 Citizens Bank Helipad, 14401 Sweitzer Lane, Laurel, MD 20707

#### Frederick County

Faux-Burhams Airport, 9401 Ball Road, Ijamsville, MD 21754  
 Ijamsville Airport, 9701 C. Reichs Ford Road, Ijamsville, MD 21754  
 Stol-Crest Airfield, 3851 Price's Distillery Road, Urbana, MD 21754

©2003, The Greater Capital Area Association of REALTORS®, Inc.

This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

**Carroll County**

Walters Airport, 7017 Watersville Road, Mt. Airy, MD 21771

**District of Columbia**

Georgetown University Hospital, 3800 Reservoir Road, NW, 20007  
Metropolitan Police, Dist. 2, 3320 Idaho Avenue, NW, 20007  
Metropolitan Police, Dist. 3, 1620 V Street, NW, 20007  
National Presbyterian Church, 4101 Nebraska Avenue, NW, 20016  
Stuart Office Pad, Steuart Petroleum Co., 4640 40<sup>th</sup> Street, NW, 20016  
Walter Reed Hospital, 6825 16<sup>th</sup> Street, NW, 20012  
Washington Post, 1150 15<sup>th</sup> Street, NW, 20017  
Washington Hospital Center, 110 Irving Street, NW, 20010  
Children's National Medical Center, 111 Michigan Avenue, NW, 20010

**Virginia**

Leesburg Executive, 1001 Sycolin Road, Leesburg, 22075  
Loudoun Hospital Center, 224 Cornwall, NW, Leesburg, 22075  
Ronald Reagan Washington National Airport, Arlington County 20001

**23. Headings:** The Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties.

\_\_\_\_\_  
Seller Date

\_\_\_\_\_  
Seller Date

The undersigned hereby acknowledges receipt of this form prior to signing a Contract.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

©2003, The Greater Capital Area Association of REALTORS<sup>®</sup>, Inc.  
This Recommended Form is the property of the Greater Capital Area Association of REALTORS<sup>®</sup>, Inc. and is for use by members only.  
Previous editions of this Form should be destroyed.