



**LOCK BOX ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT**  
**OR**  
**EXCLUSIVE RIGHT TO LEASE RESIDENTIAL BROKERAGE AGREEMENT**

ADDENDUM dated 10/12/2020 to Exclusive Right to Sell Residential Brokerage Agreement or Exclusive Right to Lease Residential Brokerage Agreement between Seller or Lessor (Collectively referenced herein as "Seller")  
Jaspreet Singh Dhillon  
and Broker Keller Williams Alliance Group  
for Property known as 805 Estuary Drive, Odenton, MD 21113.

1. Upon execution of this Agreement, Broker will place or cause to be placed a lock box on Seller's Property in which the key to Seller's Property will be stored. Seller authorizes Broker to place a lock box on Seller's Property, and authorizes Broker, their agents, subagents and employees, licensed or certified appraisers, and other authorized users of the lock box services to access Seller's Property during the term of this Agreement. Seller, upon written notice to Broker, at any time, may terminate Broker's authority to place a lock box on the Property.

2. It is understood by Seller that there is a possibility that a person may use the lock box in an unauthorized manner, enter the Property and unlawfully remove personal property or destroy or damage the Property or personal property located therein. Accordingly, Seller agrees as follows:

(a) Seller acknowledges that Seller must take all necessary steps to safeguard and/or remove all valuables and other personal property now located in the Property.

(b) Seller acknowledges that it is not a requirement of Broker that Seller allow the use of a lock box. However, Seller has elected to use a lock box.

(c) If a tenant occupies the Property where the lock box will be placed, Seller acknowledges that Broker may not install the lock box upon the Property unless the Tenant consents to the use of said lock box as evidenced by the signature of the Tenant below.

(d) Seller acknowledges that neither the Broker, their agents, subagents and employees, other real estate licensees, licensed or certified appraisers, nor any local Board or Association of REALTORS® or other lock box service provider is an insurer against the loss or damage to Seller's Property, personal property or valuables. Seller acknowledges that Seller has been advised of the need to verify the existence of insurance for loss or damage to real and personal property, or to obtain such insurance through Seller's insurance agent.

3. In consideration of the Agreement of Broker named below to place or cause to be placed a lock box on the Property of the Seller, Seller hereby agrees that Seller shall hold harmless and indemnify Broker, their agents, subagents and employees, or other authorized users of the lock box services, licensed or certified appraisers who access the Property through the lock box, and the applicable REALTOR® board/association, its respective officers, directors, agents, servants and employees (collectively, the "Indemnified Parties"), of and from any liability for loss or damage sustained by Seller or others (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence) as a result of the installation or use or unauthorized use of said lock box by anyone on the Property of Seller. Seller does hereby expressly assume all risks of loss or damage to the above described Property and its furnishings, personal property and contents, if any, including any and all loss or damage which may be caused by the unauthorized use of the lock box (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence).

4. This Lock Box Addendum constitutes the sole agreement between the parties with respect to placing a lock box on the Property. If for any reason any of the terms of this Addendum shall be deemed by a court of competent jurisdiction to be unenforceable, this Addendum will continue in full force and effect and the unenforceable terms and conditions shall be deemed modified to the extent necessary to make those terms and conditions enforceable. This Addendum shall be governed by, and construed and enforced in accordance with the laws of the State of Maryland.



Lock Box Addendum to Exclusive Right to Sell or Lease Residential Brokerage Agreement

5. Receipt of a copy of this Addendum is hereby acknowledged by Seller.

 dotloop verified  
10/12/20 6:10 PM EDT  
4816-RNVQ-FW9C-DFPK

Seller/Landlord


Date

Seller/Landlord

Date

Keller Williams Alliance Group

Broker (Company Name)

 dotloop verified  
10/13/20 2:34 PM EDT  
Z00L-XJZU-E7GP-8YLF

Broker or Authorized Representative

Date

TENANT: The Tenant and Seller have discussed the safeguarding and insuring, during the listing period, of personal property and valuables located within said Property. The undersigned Tenant has read and agrees to the above provisions and consents to placement of a lock box on the Property and agrees to be bound personally to the terms and conditions of this Agreement.

Receipt of a copy hereby acknowledged by Tenant.

Tenant

Date

Tenant

Date



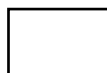
Anne Arundel County Association of REALTORS®

**ADDENDUM – ANNE ARUNDEL COUNTY REQUIRED NOTICES**

ADDENDUM/AMENDMENT# \_\_\_\_\_ dated 10/12/2020 \_\_\_\_\_ to Contract of Sale between  
 Buyer(s): \_\_\_\_\_ and Seller(s): Jaspreet Singh Dhillon  
 for Property known as: 805 Estuary Drive, Odenton, MD 21113  
**LEGAL DESCRIPTION.** Lot/Parcel/Unit 42, Block \_\_\_\_\_, Section \_\_\_\_\_, County, Liber \_\_\_\_\_, Folio \_\_\_\_\_,  
 Subdivision/Condominium Project PINEY ORCHARD \_\_\_\_\_

**REQUIRED NOTICE-ANNE ARUNDEL COUNTY LAND-USE PLANS.** The Buyer fully understands that in order to become more fully informed of the current and future land-use plans, facility plans, public works plans, school plans, or other plans affecting the property or area, the buyer should consult the appropriate County agency or County Internet web site for information regarding these plans. This notice is required under Section 10-703 of the Real Property Article, Annotated Code of Maryland for any Contract of Sale for single family residential real property in Anne Arundel County which is improved by four or fewer single family units. Local laws requiring disclosure to home buyers of substantially similar information, if any, shall prevail over this notice requirement. ([www.aacounty.org](http://www.aacounty.org))

**ANNAPOLIS HISTORIC DISTRICT ONLY-REQUIRED NOTICE-CITY OF ANNAPOLIS-**Property is located in the Historic District as defined by Annapolis City Code Section 21.56.030. Buyer should visit the website of the Historic Preservation Commission to learn about the various requirements that apply to properties located in the District. ([www.annapolis.gov](http://www.annapolis.gov))



Buyer



Buyer



Seller



Seller

**NOTICE – WATERFRONT PROPERTY.** If this property is, or appears to be, “waterfront” property, Buyer will rely on Buyer’s own surveyor and title expert to ascertain the extent of any riparian rights or other rights of water access that inure to the owner of the Property.

**NOTICE – CHESAPEAKE BAY CRITICAL AREA.** If Anne Arundel County or the State has initiated enforcement action for a violation of a local law described in § 5-106(BB) (1) of the courts and judicial proceedings Article, a contract for sale of the real property where the violation occurred shall disclose:

- (I) The nature of the violation;
- (II) The status of any ongoing proceedings to enforce the violation; and
- (III) Any actions the buyer of the real property may be required to take with respect to the property in order to cure the violation.

**NOTICE – AIRPORT NOISE.** Buyer understands that Property may be located within the designated airport noise zone of the Baltimore-Washington International (BWI) Airport or other airport facility. Property may, now or in the future, be subject to overflights of air traffic to and from that facility and experience cumulative day-night noise levels of 65 decibels or greater. Properties in an airport noise zone may be subject to zoning restrictions affecting new development or new uses of property without a zoning variance from the Board of Airport Zoning Appeals, as per Title 5 Subtitle 8 of the Transportation Article, Annotated Code of Maryland. A 24 hour “Noise Hotline” (410-859-7021) and Airport Noise Zone Map are available from the Maryland Aviation Administration, Maryland Department of Transportation. (Phone numbers are subject to change without notice). Buyer may obtain additional information regarding existing or planned airport facilities from Anne Arundel County authorities.

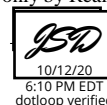
**NOTICE – HOMEOWNERS INSURANCE.** Buyer understands that an insurance provider may decline to insure, or change a premium rate to insure, this property if there has been prior insurance claim(s) against the property. Buyer will rely on Buyer’s own insurance provider to ascertain the approximate cost to insure Property.



Buyer



Buyer



10/12/20  
6:10 PM EDT  
dotloop verified



Seller

**NOTICE- FLOOD INSURANCE DISCLOSURE:** Your mortgage lender may require you to purchase flood insurance in connection with your purchase of this property. The National Flood Insurance Program provides for the availability of flood insurance but also establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to recent amendments to federal law governing the NFIP those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance for the property. **As a result, you should not rely on the premiums paid for flood insurance on this property previously as an indication of the premiums that will apply after you complete your purchase.** In considering your purchase of this property you should consult with one or more carriers of flood insurance for a better understanding of flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future.

**THE FOLLOWING PARAGRAPHS APPLY ONLY IF BOTH BUYER(S) AND SELLER(S) INITIAL THEM:**  
**Please check appropriate box or boxes and provide required information:**

|                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

1. Owner(s) states that the property herein described is NOT subject to any Public or Private Front Foot Benefit Assessment and/or Capital Facilities Assessment.

Owner(s) states that the herein described property is subject to Capital Facilities Assessment/Front Foot Benefit Assessment of \$\_\_\_\_\_per\_\_\_\_\_payable to Anne Arundel County.

Each contract for the sale of real property in Anne Arundel County served by public water or wastewater facilities constructed as a result of an agreement permitted by Article 27, § 4-13(a) of the Anne Arundel Code shall contain a notice to the purchaser in substantially the following form:

|                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

**NOTICE TO PURCHASERS OF REAL ESTATE IN ANNE ARUNDEL COUNTY.** This property is subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining all or part of the public water or wastewater facilities constructed by the developer of the \_\_\_\_\_ subdivision. This fee or assessment is (amount) \$\_\_\_\_\_payable annually in (month)\_\_\_\_\_to (Hereinafter called "lien holder") until (date)\_\_\_\_\_. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lien holder. This fee or assessment is a contractual obligation between the lien holder and each owner of this property and is not in any way a fee or assessment by Anne Arundel County.

**If a Seller subject to this section fails to comply with the provisions of this section:**

- (1) **Prior to Settlement, the Purchaser shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate five days after the Seller provides to the Purchaser written notice in compliance with this section; and**
- (2) **following settlement, the Seller shall be liable to the Purchaser for the full amount of any open lien or assessment.**

|                          |                          |
|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> |

2. **NOTICE – RADIUM IN WELL WATER.** According to the Anne Arundel County Department of Health, studies indicate that the radium level in some areas of Anne Arundel County, Maryland, exceed the level established by the U.S. Environmental Protection Agency for drinking water, as described in *Radium in Well Water Information Sheet*. The radium level in well water may be determined through specific testing conducted by County Health authorities or by an environmental testing firm approved by County Health authorities. Buyer and Seller acknowledge receiving *Radium in Well Water Information Sheet and Map – Testing Area for Gross Alpha and Radium*.

This form is property of Anne Arundel County Association of REALTORS®, Inc. and may be used only by Realtor Association members.

Buyer

Buyer

10/12/20  
6:10  
dotloop verified

Seller

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|--|--|
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3. **REQUIRED NOTICE – SPECIAL TAX DISTRICT.** Each year the buyer of this property must pay a special assessment or special tax imposed under Article 6 Title 4A of the Anne Arundel County Code, as of Contract of Sale date. The special assessment or special tax on this property amounts to \_\_\_\_\_ Dollars (\$\_\_\_\_\_) each year; as of (date of each scheduled increase) \_\_\_\_\_, the assessment or tax may increase to (maximum amount or method for determining the same) \_\_\_\_\_. For further information on this assessment or tax, Buyer may contact the County Office of Finance. 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.

Buyer and Seller acknowledge that they jointly and severally agree to indemnify and hold harmless the Listing and Selling Brokers and their agents and employees for any losses or damages resulting from any act or omission by any party as a result of the provisions contained in this Contract of Sale.

All other terms and conditions of the Contract of Sale remain in full force and effect.

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Buyer

Date

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Buyer

Date

|                               |   |
|-------------------------------|---|
| <i>Jaspreet Singh Dhillon</i> | dotloop verified<br>10/12/20 6:10 PM EDT<br>SAZO-YL8W-TZFT-K6CU |
|-------------------------------|---|

Seller

Date

|  |
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Seller

Date

This form is property of Anne Arundel County Association of REALTORS®, Inc. and may be used only by Realtor Association members.

# MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 805 Estuary Drive, Odenton, MD 21113

Legal Description: LT 42 PH 3 805 ESTUARY DR RIVER COLONY@PINEY ORCH

## 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? \_\_\_\_\_

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

|                  |  |  |  |
|------------------|--|--|--|
| Water Supply     | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Well  | <input type="checkbox"/> Other _____   |
| Sewage Disposal  | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic System approved for _____ (# bedrooms) | <b>Other Type</b> _____  |
| Garbage Disposal | <input checked="" type="checkbox"/> Yes    | <input type="checkbox"/> No  |  |
| Dishwasher       | <input checked="" type="checkbox"/> Yes    | <input type="checkbox"/> No  |  |
| Heating          | <input type="checkbox"/> Oil               | <input checked="" type="checkbox"/> Natural Gas                        | <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____            |
| Air Conditioning | <input type="checkbox"/> Oil               | <input type="checkbox"/> Natural Gas                                   | <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____ |
| Hot Water        | <input type="checkbox"/> Oil               | <input type="checkbox"/> Natural Gas                                   | <input checked="" type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> 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: \_\_\_\_\_

**8A. Will the smoke alarms provide an alarm in the event of a power outage?** ☐ Yes ☐ No

**Are the smoke alarms over 10 years old?** ☐ Yes ☐ No

**If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?** ☐ Yes ☐ No

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

9. Septic Systems: Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply

When was the system last pumped? Date \_\_\_\_\_ ☐ Unknown

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 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. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☒ Unknown

Comments:

16. 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:

**16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office?** ☐ Yes ☐ No ☒ Does Not Apply ☐ Unknown

Comments:

17. 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:

18. 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:

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

☐ Yes ☒ No ☐ Unknown

Comments:

tenants had a water leak on the 3rd floor, subsequently leaking to the 2nd and 1st floor. All the associated water mitigation, followed by repair services, were completed through my insurance company USAA, using CROTO ROOTER for water mitigation and PETRA for the repairs (including new carpets)

## 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 | <i>Gaspreet Singh Dhillon</i> | dotloop verified<br>10/12/20 6:10 PM EDT<br>LMVW-CPMH-OKNA-RS22 |
| Owner |                               |   |

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 |  |
| Purchaser |  |



## MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects:

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Owner

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Owner

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

Purchaser

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Purchaser

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**INCLUSIONS/EXCLUSIONS AND UTILITIES ADDENDUM TO  
EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT**

**For the sole purpose of assisting the agent in preparing an offer and  
is not to be part of the Contract of Sale**

ADDENDUM dated 10/12/2020 to Exclusive Right to Sell Residential Brokerage Agreement  
between Seller(s) Jaspreet Singh Dhillon  
and Broker Keller Williams Alliance Group  
for Property known as 805 Estuary Drive, Odenton, MD 21113.

**INCLUSIONS/EXCLUSIONS:** Seller intends for these items marked below to be included in the sale of the property unless otherwise negotiated:

**INCLUDED**

- ☐ Alarm System
- ☒ Built-in Microwave
- ☐ Ceiling Fan(s) # \_\_\_\_\_
- ☐ Central Vacuum
- ☒ Clothes Dryer
- ☒ Clothes Washer
- ☐ Cooktop
- ☒ Dishwasher
- ☐ Drapery/Curtain Rods
- ☐ Draperies/Curtains
- ☐ Electronic Air Filter
- ☐ Exhaust Fan(s) # \_\_\_\_\_

**INCLUDED**

- ☐ Exist. W/W Carpet
- ☐ Fireplace Screen/Doors
- ☐ Freezer
- ☐ Furnace Humidifier
- ☐ Garage Opener(s) # \_\_\_\_\_
- ☐ w/remote(s) # \_\_\_\_\_
- ☒ Garbage Disposer
- ☐ Hot Tub, Equip. & Cover
- ☐ Intercom
- ☐ Playground Equipment
- ☐ Pool, Equip. & Cover
- ☒ Refrigerator(s) # 1

**INCLUDED**

- ☐ w/ice maker
- ☐ Satellite Dish
- ☐ Screens
- ☐ Shades/Blinds
- ☐ Storage Shed(s) # \_\_\_\_\_
- ☐ Storm Doors
- ☐ Storm Windows
- ☒ Stove or Range
- ☐ T.V. Antenna
- ☐ Trash Compactor
- ☐ Wall Mount T.V. Brackets
- ☐ Wall Oven(s) # \_\_\_\_\_

**INCLUDED**

- ☐ Water Filter
- ☐ Water Softener
- ☐ Window A/C Unit(s)  
# \_\_\_\_\_
- ☐ Window Fan(s) # \_\_\_\_\_
- ☐ Wood Stove

ADDITIONAL INCLUSIONS (Specify):

EXCLUSIONS (Specify):

**LEASED ITEMS:** FUEL TANKS, SOLAR PANELS AND OTHER ITEMS: Seller's intentions with regard to any leased items are as follows:

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

- |                   |  |   |   |                                      |                                      |
|-------------------|--|---|---|--------------------------------------|--------------------------------------|
| Water Supply:     | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Well             |   |                                      |                                      |
| Sewage Disposal:  | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic           |   |                                      |                                      |
| Heating:          | <input type="checkbox"/> Oil               | <input checked="" type="checkbox"/> Gas   | <input type="checkbox"/> Elec.            | <input type="checkbox"/> Heat Pump   | <input type="checkbox"/> Other _____ |
| Hot Water:        | <input type="checkbox"/> Oil               | <input type="checkbox"/> Gas              | <input checked="" type="checkbox"/> Elec. | <input type="checkbox"/> Other _____ |                                      |
| Air Conditioning: | <input type="checkbox"/> Gas               | <input checked="" type="checkbox"/> Elec. | <input type="checkbox"/> Other _____      |                                      |                                      |

|                                     |  |                 |               |
|-------------------------------------|--|-----------------|---------------|
| <br>S <u>Jaspreet Singh Dhillon</u> | dotloop verified<br>10/12/20 6:10 PM EDT<br>YWHR-ID49-STEVE-Q861 | _____<br>Seller | _____<br>Date |
|-------------------------------------|--|-----------------|---------------|





# **NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW**

ADDENDUM dated 10/12/2020 to the Contract of Sale  
 between Buyer \_\_\_\_\_  
 and Seller Jaspreet Singh Dhillon  
 for Property known as 805 Estuary Drive, Odenton, MD 21113

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 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 a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the required permits were obtained for any improvements made to the property;
  - (x) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

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

**OR**

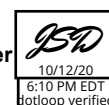
- (B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and



Buyer

Seller



- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent:

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and  
(ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or  
(ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature Date

Buyer's Signature Date

Agent's Signature Date

*Jaspreet Singh Dhillon* dotloop verified 10/12/20 6:10 PM EDT VXU5-CTRZ-SY8S-8DBA

Seller's Signature Date

Seller's Signature Date

*James Nellis* dotloop verified 10/12/20 4:29 PM EDT LXKE-CLCD-7GMD-OG1P

Agent's Signature Date



STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

*(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")*

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

### Important Considerations Before Making a Decision About Dual Agency

A broker or the broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

### Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

## Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

\* **Dual agents and intra-company agents must disclose material facts about a property to all parties.**

## How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

## Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

### Keller Williams Alliance Group

\_\_\_\_\_ act as a Dual Agent for me as the  
(Firm Name)

☒ **Seller** in the sale of the property at: 805 Estuary Drive, Odenton, MD 21113.

**Buyer** in the purchase of a property listed for sale with the above-referenced broker.

 dotloop verified  
10/12/20 6:10 PM EDT  
TFJL-392Q-ZWYJ-21LQ

Signature

Date

\_\_\_\_\_

Signature

Date

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

- The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

805 Estuary Drive, Odenton, MD 21113

Property Address

\_\_\_\_\_

Signature

Date

\_\_\_\_\_

Signature

Date

- The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

\_\_\_\_\_

Signature

Date

\_\_\_\_\_

Signature

Date







## CONDOMINIUM RESALE NOTICE

ADDENDUM/AMENDMENT dated 10/12/2020 to Contract of Sale  
 between Buyer(s): \_\_\_\_\_  
 and Seller(s): Jaspreet Singh Dhillon  
 for Property known as: 805 Estuary Drive, Odenton, MD 21113  
 Condominium Unit # \_\_\_\_\_ Building # \_\_\_\_\_, Section/Regime # \_\_\_\_\_, in  
 \_\_\_\_\_ Condominium Association.

### PART ONE

**NOTICE:** This notice applies where the condominium project contains seven (7) units or more. Seller ("unit owner") is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act (Real Property Article, Annotated Code of Maryland, Section 11-101 et. seq.). This information must include the following:

1. A copy of the Declaration (condominium plat not required).
2. A copy of the Bylaws.
3. A copy of the Rules or Regulations of the Condominium.
4. A certificate from the Council of Unit Owners which includes:
  - a) A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit, other than any restraint created by the unit owner;
  - b) A statement of the amount of the common expense assessment and any unpaid common expense or special assessment adopted by the Council of Unit Owners that is due and payable from the selling unit owner;
  - c) A statement of any other fees payable by unit owners to the Council of Unit Owners;
  - d) A statement of any capital expenditures approved by the Council of Unit Owners or its authorized designee planned at the time of the conveyance which are not reflected in the current operating budget included in the certificate;
  - e) The most recent regularly prepared balance sheet and income expense statement, if any, of the condominium;
  - f) The current operating budget of the condominium, including the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund, or a statement that there is no reserve fund;
  - g) A statement of any unsatisfied judgments and the status of any pending lawsuits to which the Council of Unit Owners is a party, excluding assessment collection suits;
  - h) A statement generally describing any insurance policies provided for the benefit of unit owners, a notice that the policies are available for inspection stating the location at which they are available, and a notice that the terms of the policy prevail over the general description;
  - i) A statement as to whether the Council of Unit Owners has actual knowledge of any violation of the health or building codes with respect to the common elements of the condominium; and
  - j) A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be part of the common elements.
5. A statement by the unit owner as to whether the unit owner has knowledge:
  - a) That any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and Regulations;
  - b) Of any violation of the health or building codes with respect to the unit or to the limited common elements assigned to the unit; and
  - c) The unit is subject to an extended lease under Section 11-137 of the Maryland Condominium Act or under local law and, if so, a copy of the lease must be provided.



Buyer

|  |  |
|--|--|
|  |  |
|--|--|

Page 1 of 2 10/17

Seller



10/12/20  
6:10 PM EDT  
dotloop verified



6. A written notice of the unit owner's responsibility for the Council of Unit Owners' property insurance deductible and the amount of the deductible.

## PART TWO

**NOTICE:** This notice applies where the condominium project contains six (6) units or less. Seller is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act. This information must include the following:

1. A copy of the Declaration (other than the plats);
2. A copy of the Bylaws;
3. A copy of the Rules or Regulations of the Condominium; and
4. A statement by Seller of his expenses relating to the common elements during the preceding twelve (12) months.
5. A written notice of the unit owner's responsibility for the Council of Unit Owners' property insurance deductible and the amount of the deductible.

The brokers and agents negotiating this sale assume and accept no responsibility for any representations made in any resale certificate provided in accordance with the Maryland Condominium Act, and by the execution of this Contract of Sale, both Buyer and Seller agree to indemnify, defend, protect and hold harmless the brokers and agents negotiating this contract from any claim demand, suit, cause of action or matter or thing whatsoever arising out of the issuance of any resale certificate.

This Addendum/Amendment is considered part of Contract of Sale and of equal force and effect as all other terms and conditions which otherwise remain the same. This is a legally binding document. If not understood, seek competent legal advice.

BUYER MAY, AT ANY TIME WITHIN 7 DAYS FOLLOWING RECEIPT OF ALL THIS INFORMATION, RESCIND IN WRITING THE CONTRACT OF SALE, WITHOUT STATING A REASON AND WITHOUT ANY LIABILITY ON BUYERS' PART. UPON RECISSION, BUYER IS ENTITLED TO THE RETURN OF ANY DEPOSIT MADE ON ACCOUNT OF THE CONTRACT. THE RETURN OF ANY DEPOSITS HELD IN TRUST BY A LICENSED REAL ESTATE BROKER TO BUYER SHALL COMPLY WITH THE PROCEDURES SET FORTH SECTION 17-505 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE OF THE MARYLAND CODE. ONCE THE SALE IS CLOSED, BUYER'S RIGHT TO CANCEL THIS CONTRACT IS TERMINATED.

|       |      |
|-------|------|
|       |      |
| Buyer | Date |
|       |      |
| Buyer | Date |

|                               |  |
|-------------------------------|--|
| <i>Jaspreet Singh Dhillon</i> | <small>dotloop verified<br/>10/12/20 6:10 PM EDT<br/>NFJR-K0GF-PE8D-IT3C</small> |
| Seller                        | Date   |
|                               |  |
| Seller                        | Date   |



**MARYLAND HOMEOWNERS ASSOCIATION ACT  
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS**

For initial sale of a lot within a development consisting of more than 12 lots  
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED 10/12/2020 TO CONTRACT OF SALE  
 BUYER(S): \_\_\_\_\_  
 SELLER(S): Jaspreet Singh Dhillon  
 PROPERTY: 805 Estuary Drive, Odenton, MD 21113

The following disclosures are provided by Vendor ("Seller") to Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-105 of the Maryland Homeowners Association Act ("the Act"):

(1). The name, principal address, and telephone number of the Seller and of the declarant, if the declarant is not the Seller; or, if the Seller is a corporation or partnership, the names and addresses of the principal officers of the corporation, or general partners of the partnership are:

**SELLER** NAME: Jaspreet Singh Dhillon  
 ADDRESS: 400 Army Navy Dr #1623, Arlington, VA  
 TELEPHONE: 703-991-9872

**DECLARANT  
(IF NOT SELLER)** NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 TELEPHONE: \_\_\_\_\_

If Seller is a corporation or partnership, the name, title and addresses of the officers of the corporation or general partners of the partnership are: \_\_\_\_\_

(2). (i). The name, if any, of the homeowner's association is: PINEY ORCHARD/River Colony

(ii). If incorporated:

A. The state incorporated in is: \_\_\_\_\_

B. The name of the Maryland resident agent is: \_\_\_\_\_

(3). (i). The lot which is the subject of the contract of sale is located within the development known as:  
RIVER COLONY

(ii). A description of the location and size of the development, including the minimum and maximum number of lots currently planned or permitted, if applicable, which may be contained within the development: \_\_\_\_\_

(iii). A description of any property owned by the declarant or the vendor contiguous to the development which is to be dedicated to public use: \_\_\_\_\_



Buyer ☐ ☐

Sell  ☐  
 10/12/20  
 6:10 PM EDT  
 dotloop verified



# Maryland Homeowners Association Act Disclosures To Buyer

(4). If the development is or will be within or a part of another development, a general description of the other development: \_\_\_\_\_

(5). If the declarant has reserved in the declaration the right to annex additional property to the development, a description of the size and location of the additional property and the approximate number of lots currently planned to be contained in the development, as well as any time limits within which the declarant may annex such property: \_\_\_\_\_

(6). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the purchaser shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable provisions.)

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | A. Articles of Incorporation  |
| <input type="checkbox"/> | <input type="checkbox"/> | B. The Declaration (as defined in the Act)  |
| <input type="checkbox"/> | <input type="checkbox"/> | C. All recorded covenants and restrictions of the primary development and of other related developments to the extent reasonably available. |
| <input type="checkbox"/> | <input type="checkbox"/> | D. The bylaws and rules of the primary development, and of other related developments to the extent reasonably available.                   |

(ii). Obligations contained in the attached copies of documents: (Seller to initial applicable provision.)

A. Are ☐ or Are Not ☐ enforceable against an owner

B. Are ☐ or Are Not ☐ enforceable against the owner's tenants

(7). A description or statement of any property currently planned to be owned, leased, or maintained by the homeowners association: \_\_\_\_\_

(8). A copy of the estimated proposed or actual budget for the homeowner's association for the current fiscal year, including a description of the replacement reserves for common area improvements, if any, and a copy of the current projected budget for the homeowners association based upon the development fully expanded in accordance with expansion rights contained in the declaration: \_\_\_\_\_

(9). A statement of current or anticipated mandatory fees or assessments to be paid by owners of lots within the development for the use, maintenance, and operation of common areas and for other purposes related to the homeowners association and whether the declarant or vendor will be obligated to pay the fees in whole or part: \_\_\_\_\_

(10). A brief description of zoning and other land use requirements affecting the development; or a written disclosure of where the information is available for inspection: \_\_\_\_\_

(11). (i). A statement regarding when mandatory homeowners association fees or assessments will first be levied against owners of lots, the procedure for increasing or decreasing fees or assessments, and how fees or assessments and delinquent charges will be collected: \_\_\_\_\_

(ii). The seller is to initial "YES" or "NO" for the following:

Buyer ☐ ☐

## Maryland Homeowners Association Act Disclosures To Buyer

A. Are unpaid fees or assessments a personal obligation of owners of lots?

☐ ☐ YES ☐ ☐ NO

If "NO", explain:

---

B. Do unpaid fees or assessments bear interest?

☐ ☐ YES ☐ ☐ NO

If "YES", what is the rate of interest?

---

C. Will unpaid fees or assessments be enforced by imposing a lien on a lot under the terms of the Maryland Contract Lien Act?

☐ ☐ YES ☐ ☐ NO

D. Will lot owners be assessed late charges or attorneys fees for collecting unpaid fees or assessments or face other consequences for the nonpayment of the fees or assessments?

☐ ☐ YES ☐ ☐ NO

(12). Will sums of money other than prorated fees or assessments be collected at settlement for contribution to the homeowners association?

☐ ☐ YES ☐ ☐ NO

If "YES" describe the amount to be collected and the intended use of such funds:

---

(13). If applicable, describe any special rights or exemptions reserved for the benefit of the declarant or the vendor, including:

A. The right to conduct construction activities within the development;

B. The right to pay a reduced homeowners association fee or assessment; and

C. Exemptions from use restrictions or architectural control provisions contained in the declaration or provisions by which the declarant or the Seller intends to maintain control over the homeowners association:

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.



dotloop verified  
 10/12/20 6:10 PM EDT  
 7CO7-TMDV-QA1H-1L07

Seller Date

Seller Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer Date

Buyer Date