

Residential Property Information

(To be used as an Addendum to Listing Agreement and/or Contract of Sale)

Addendum # _____ to the Listing Agreement and/or Contract of Sale dated 04/04/2021

Seller(s): Amy Wales

Buyer(s): _____

Property: 1115 Cedar Ridge Court, Annapolis, MD 21403

Seller acknowledges information that applies to the property as identified below:

- 1. INCLUSIONS AND EXCLUSIONS:** Included in the sale or rental price are all permanently attached fixtures and smoke detectors. Other items which may be considered personal property, whether installed or stored upon the property, are included as follows:

NOTE: If any of the equipment listed below is rented and the Seller does not intend to pay off the balance of the lease, it should not be listed as an inclusion and the "No" box should be checked. See section 2 for rental information to be included.

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ADDITIONAL INCLUSIONS: _____

EXCLUSIONS: _____

- 2. UTILITIES:** Water, Sewage, Heating and Central Air Conditioning (Check/Circle all that apply)

Water Supply: ☒ Public ☐ Well

Water Treatment System: Type: _____ ☐ Owned ☐ Rented \$ _____ from _____

Sewage Disposal: ☒ Public Sewage ☐ Private Septic ☐ Public Septic

Heating - Zone 1: ☐ Oil ☐ Gas (Natural/LP) ☒ Elec ☒ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Heating - Zone 2: ☐ Oil ☐ Gas (Natural/LP) ☐ Elec ☐ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Heating - Zone 3: ☐ Oil ☐ Gas (Natural/LP) ☐ Elec ☐ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 1: ☐ Gas (Natural/LP) ☒ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 2: ☐ Gas (Natural/LP) ☐ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 3: ☐ Gas (Natural/LP) ☐ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Water Heater: ☐ Oil ☐ Gas (Natural/LP) ☒ Elec ☐ Geo-Thermal ☐ Solar ☐ Tankless ☐ Other _____

Oil Tank(s): ☐ Above Ground ☐ Under Ground Gallon Capacity _____

☐ Owned ☐ Rented \$ _____ from _____

LP (Liquid Propane) tank(s): ☐ Above Ground ☐ Under Ground Gallon Capacity _____

☐ Owned ☐ Rented \$ _____ from _____

Home Security System: ☐ Owned ☐ Rented \$ _____ from _____

- 3. FEE SIMPLE/GROUND RENT.** Seller acknowledges that the Property is being conveyed: (initial one selection)


A. ☒ in Fee Simple, OR

B. ☐ subject to an annual ground rent, now existing, in the amount of \$ _____, payable ☐ semi-annually or ☐ annually. (Separate Addendum may be required at the time of contract). Name/address of Ground Rent holder: _____
 Seller(s) Initials _____ Phone Number _____


 04/04/21
 3:53 PM EDT
 dotloop verified
 Seller(s) Initials


 Buyer(s) Initials

4. LAWFUL OWNERSHIP/AUTHORIZED INDIVIDUAL TO SIGN DOCUMENT:

☒  Seller(s) hereby represent(s) that the Seller(s) is/are the legal and rightful owner(s) of the property and/or has the legal authority to enter into a Contract of Sale. **OR,**

☐ ☐ Authorized Individual to sign document (check below & provide proper documentation)
(Seller Initials)

☐ Power of Attorney ☐ Estate Sale ☐ Trusts ☐ Corporation ☐ Guardianship ☐ Trustees ☐ Other

5. FRONT FOOT BENEFIT FEES AND OTHER CHARGES. Seller hereby discloses that the Property (initial all that apply):

 ☐ Seller states that the property herein described **IS NOT** subject to any Public or Private Front Foot Benefit Assessment and/or Capital Facilities Assessment.

☐ ☐ Seller states that the property herein described **IS** subject to Capital Facilities Assessment/Front Foot Benefit Assessment of \$ _____ per _____ payable to _____ 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:


☐ ☐ **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 "lienholder") until (date) _____. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. 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.

6. PRIVATE ROAD/DRIVEWAY AGREEMENT: ☒ NO ☐ YES If yes, Explain or Attach _____


7. IMPROVEMENTS:

Are there any agreements or notices with local government to do work, which includes, but is not limited to (paving, sewer/water hookup, etc.)? ☒  NO ☐ ☐ YES (explain) _____


If such liens and special assessments are not permitted to be assumed by the Buyer for any reason, the Seller may be required to pay them.

8. INSURANCE INFORMATION:

A. Name of Company / Broker: _____
Agency: _____
Phone #: _____

A Copy of a report from the Comprehensive Loss Underwriting Exchange (CLUE) ☐ ☐ IS or  ☐ IS NOT attached.
(Seller Initials) (Seller Initials)

B. Do you carry Flood Insurance? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)




C. Do you have an Elevation Certificate? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)

 ☐
04/04/21
3:52 PM EDT
dotloop verified
Seller(s) Initials

☐ ☐
Buyer(s) Initials

9. HOMEOWNER'S ASSOCIATION/CONDO/COOPERATIVE/RESTRICTIVE COVENANTS: (Initial all that apply)

A. Seller hereby discloses that the Property is part of a development defined as a:

 04/04/21 3:51 (Seller Initials) dotloop verified	<input type="checkbox"/> Homeowners Association Total Fee: \$ <u>200</u>	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Monthly
 (Seller Initials)	<input type="checkbox"/> Condominium Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly
 (Seller Initials)	<input type="checkbox"/> Cooperative Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

Indicate "none" if no agent, officer, or individual is presently authorized to provide the required disclosures. Seller acknowledges and agrees to provide any and all documents and information that may be necessary to comply with State of Maryland disclosure laws and requirements as obligated by law.



Name _____


Address _____


Phone Number _____

Email Address _____






Current delinquency rate (if known): _____

B. 
(Seller Initials) The property IS NOT part of a development defined as a Homeowners Association, Condominium or Cooperative.C. 
04/04/21
3:51 (Seller Initials)
dotloop verified The property ☒ IS or ☐ IS NOT part of a recorded subdivision that has restrictive covenants.D. 
04/04/21
3:51 (Seller Initials)
dotloop verified Is the Property subject to any current or approved Special Assessment by the Homeowner/Condo/Cooperative?
☒ NO ☐ YES. explain _____ (amount assessed) \$ _____
Date(s) due: _____**10. AGRICULTURAL TRANSFER TAX:**



04/04/21
3:51 (Seller Initials)
dotloop verified The property or any portion thereof, ☐ IS or ☒ IS NOT subject to an Agricultural land Transfer Tax imposed by section 13-301 Seq. of the Tax-Property article, Annotated Code of Maryland, by reason of the property's having been assessed on the basis of agricultural use. Agricultural taxes assessed as a result of this transfer shall be paid by _____

11. EASEMENTS/RESTRICTIONS/RIGHTS-OF-WAY: (Other than Community restrictions or as noted in previous section)
(Initial A or B below)A. 
04/04/21
3:51 (Seller Initials)
dotloop verified This property IS NOT subject to one or more of the following: 1) conservation easement(s); 2) restrictions; 3) rights-of-way limiting or affecting the use of the property; ORB. 
(Seller Initials) This property IS subject to one or more of the following: 1) conservation easement(s); 2) restrictions; 3) rights-of-way limiting or affecting the use of the property. (See Conservation Easement Addendum to Contract of Sale).

If B is initiated, Initial all applicable easement(s) below:


(Seller Initials) Maryland Environmental Trust Conservation Easement
(Seller Initials) Maryland Historical Trust Conservation Easement
(Seller Initials) Maryland Agricultural Land Preservation Trust Conservation Easement
(Seller Initials) Maryland Department of Natural Resources Conservation Easement
(Seller Initials) Land Trust Conservation Easement
(Seller Initials) Forest Conservation Easement
(Seller Initials) Other (example: cemetery) _____C. 
04/04/21
3:51 (Seller Initials)
dotloop verified Seller has provided a copy of a survey or plat of the property ☐ Yes ☒ NoD. 
04/04/21
3:51 (Seller Initials)
dotloop verified Seller has provided a copy of their Owners or Lenders' Title Insurance ☐ Yes ☒ No

04/04/21
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Buyer(s) Initials

Residential Property Information

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NOTE: If any of the equipment listed below is rented and the Seller does not intend to pay off the balance of the lease, it should not be listed as an inclusion and the "No" box should be checked. See section 2 for rental information to be included.

Yes	No	Yes	No	Yes	No	Yes	No
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	Alarm System		Electronic Air Filter		Intercom		Storm Windows
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Built-in Microwave		Exhaust Fan(s) # _____		Playground Equipment		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pool, Equipment, Cover		T.V. Antenna
	Ceiling Fan # _____		Exist. W/W Carpet	<input checked="" type="checkbox"/>	Refrigerator(s) # 1 _____		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	w/Ice Maker(s) # _____		Wall Oven(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish		Water Filter System
	Clothes Dryer	<input type="checkbox"/>	Freezer	<input checked="" type="checkbox"/>	Screens		Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	Shades/Blinds		Window A/C Unit(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s) # _____	<input checked="" type="checkbox"/>	Storage Shed(s) # 1 _____		Window Fan(s) # _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	w/Remote(s) # _____	<input type="checkbox"/>	Storm Door # _____		Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garbage Disposal				
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hot Tub, Equipment, Cover				
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
	Draperies						

ADDITIONAL INCLUSIONS: _____

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
☐ ☐ **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 "lienholder") until (date) _____. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. 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.

6. PRIVATE ROAD/DRIVEWAY AGREEMENT: ☒ NO ☐ YES If yes, Explain or Attach _____


7. IMPROVEMENTS:

Are there any agreements or notices with local government to do work, which includes, but is not limited to (paving, sewer/water hookup, etc.)? ☒  NO ☐ ☐ YES (explain) _____


If such liens and special assessments are not permitted to be assumed by the Buyer for any reason, the Seller may be required to pay them.

8. INSURANCE INFORMATION:

A. Name of Company / Broker: _____
Agency: _____
Phone #: _____

A Copy of a report from the Comprehensive Loss Underwriting Exchange (CLUE) ☐ ☐ IS or  ☐ IS NOT attached.
(Seller Initials) (Seller Initials)

B. Do you carry Flood Insurance? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)


C. Do you have an Elevation Certificate? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)

 ☐
04/04/21
3:52 PM EDT
dotloop verified
Seller(s) Initials

☐ ☐
Buyer(s) Initials

9. HOMEOWNER'S ASSOCIATION/CONDO/COOPERATIVE/RESTRICTIVE COVENANTS: (Initial all that apply)

A. Seller hereby discloses that the Property is part of a development defined as a:

 04/04/21 3:51 (Seller Initials) dotloop verified	<input type="checkbox"/> Homeowners Association Total Fee: \$ <u>200</u>	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Monthly
<input type="checkbox"/> (Seller Initials)	<input type="checkbox"/> Condominium Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly
<input type="checkbox"/> (Seller Initials)	<input type="checkbox"/> Cooperative Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

Indicate "none" if no agent, officer, or individual is presently authorized to provide the required disclosures. Seller acknowledges and agrees to provide any and all documents and information that may be necessary to comply with State of Maryland disclosure laws and requirements as obligated by law.


Name _____

Address _____

Phone Number _____


Email Address _____


Current delinquency rate (if known): _____

B. ☐ The property IS NOT part of a development defined as a Homeowners Association, Condominium or Cooperative.C. 
04/04/21
3:51 (Seller Initials)
dotloop verified ☐ The property ☒ IS or ☐ IS NOT part of a recorded subdivision that has restrictive covenants.



D. 
04/04/21
3:51 (Seller Initials)
dotloop verified Is the Property subject to any current or approved Special Assessment by the Homeowner/Condo/Cooperative?
☒ NO ☐ YES. explain _____ (amount assessed) \$ _____
 Date(s) due: _____

10. AGRICULTURAL TRANSFER TAX:


04/04/21
3:51 (Seller Initials)
dotloop verified The property or any portion thereof, ☐ IS or ☒ IS NOT subject to an Agricultural land Transfer Tax imposed by section 13-301 Seq. of the Tax-Property article, Annotated Code of Maryland, by reason of the property's having been assessed on the basis of agricultural use. Agricultural taxes assessed as a result of this transfer shall be paid by _____

11. EASEMENTS/RESTRICTIONS/RIGHTS-OF-WAY: (Other than Community restrictions or as noted in previous section) (Initial A or B below)A. 
04/04/21
3:51 (Seller Initials)
dotloop verified ☐ This property IS NOT subject to one or more of the following: 1) conservation easement(s); 2) restrictions; 3) rights-of-way limiting or affecting the use of the property; ORB. ☐ This property IS subject to one or more of the following: 1) conservation easement(s); 2) restrictions; 3) rights-of-way limiting or affecting the use of the property. (See Conservation Easement Addendum to Contract of Sale).

If B is initiated, Initial all applicable easement(s) below:

☐ Maryland Environmental Trust Conservation Easement
(Seller Initials)☐ Maryland Historical Trust Conservation Easement
(Seller Initials)☐ Maryland Agricultural Land Preservation Trust Conservation Easement
(Seller Initials)☐ Maryland Department of Natural Resources Conservation Easement
(Seller Initials)☐ Land Trust Conservation Easement
(Seller Initials)☐ Forest Conservation Easement
(Seller Initials)☐ Other (example: cemetery) _____
(Seller Initials)C. 
04/04/21
3:51 (Seller Initials)
dotloop verified ☐ Seller has provided a copy of a survey or plat of the property ☐ Yes ☒ NoD. 
04/04/21
3:51 (Seller Initials)
dotloop verified ☐ Seller has provided a copy of their Owners or Lenders' Title Insurance ☐ Yes ☒ No

Page 3 of 4 REVISED 9/13


04/04/21
3:51 (Seller Initials)
dotloop verified


Buyer(s) Initials

Office

12. LIMITED WARRANTY: Seller acknowledges notification by the Broker that an optional limited warranty may be purchased by the Seller. Typically the warranty will provide limited coverage for the repair of mechanical equipment, appliances, plumbing and electrical systems, and other coverage as specified by the Home Warranty. ☐ ☐ Seller waives the option to purchase warranty OR


04/04/21
3:52 PM EDT
dotloop verified

Seller elects to purchase a Chinch HMS warranty at a cost of \$ 569 to be deducted from Seller's proceeds at settlement.

13. BROKER LIABILITY: Seller indemnifies and holds harmless the Broker and Listing Agent for any losses, damage or liabilities resulting from any act or omission by Seller including, but not limited to, providing inaccurate or incomplete information, and Seller's or Buyer/Tenant's non-performance or default under any Contract of Sale.

Information provided herein is true, correct and complete to the best of Seller(s) knowledge, and Seller(s) authorizes Listing Broker to provide said information to other brokers and prospective buyer(s)/tenant(s).

Buyer Date

Any Notes
dotloop verified
04/04/21 3:52 PM EDT
Seller Date

Buyer Date

Seller Date



Residential Property Information

(To be used as an Addendum to Listing Agreement and/or Contract of Sale)

Addendum # _____ to the Listing Agreement and/or Contract of Sale dated 04/04/2021

Seller(s): Amy Wales

Buyer(s): _____

Property: 1115 Cedar Ridge Court, Annapolis, MD 21403

Seller acknowledges information that applies to the property as identified below:

- 1. INCLUSIONS AND EXCLUSIONS:** Included in the sale or rental price are all permanently attached fixtures and smoke detectors. Other items which may be considered personal property, whether installed or stored upon the property, are included as follows:

NOTE: If any of the equipment listed below is rented and the Seller does not intend to pay off the balance of the lease, it should not be listed as an inclusion and the "No" box should be checked. See section 2 for rental information to be included.

<table border="0"> <tr><th>Yes</th><th>No</th></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> <tr><td><input type="checkbox"/></td><td><input checked="" type="checkbox"/></td></tr> </table>	Yes	No	<input type="checkbox"/>	<input checked="" 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ADDITIONAL INCLUSIONS: _____

EXCLUSIONS: _____

- 2. UTILITIES:** Water, Sewage, Heating and Central Air Conditioning (Check/Circle all that apply)

Water Supply: ☒ Public ☐ Well

Water Treatment System: Type: _____ ☐ Owned ☐ Rented \$ _____ from _____

Sewage Disposal: ☒ Public Sewage ☐ Private Septic ☐ Public Septic

Heating - Zone 1: ☐ Oil ☐ Gas (Natural/LP) ☒ Elec ☒ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Heating - Zone 2: ☐ Oil ☐ Gas (Natural/LP) ☐ Elec ☐ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Heating - Zone 3: ☐ Oil ☐ Gas (Natural/LP) ☐ Elec ☐ Heat Pump ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 1: ☐ Gas (Natural/LP) ☒ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 2: ☐ Gas (Natural/LP) ☐ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Air Conditioning - Zone 3: ☐ Gas (Natural/LP) ☐ Elec ☐ Geo-Thermal ☐ Solar ☐ Other _____

Water Heater: ☐ Oil ☐ Gas (Natural/LP) ☒ Elec ☐ Geo-Thermal ☐ Solar ☐ Tankless ☐ Other _____

Oil Tank(s): ☐ Above Ground ☐ Under Ground Gallon Capacity _____

☐ Owned ☐ Rented \$ _____ from _____

LP (Liquid Propane) tank(s): ☐ Above Ground ☐ Under Ground Gallon Capacity _____

☐ Owned ☐ Rented \$ _____ from _____

Home Security System: ☐ Owned ☐ Rented \$ _____ from _____

- 3. FEE SIMPLE/GROUND RENT.** Seller acknowledges that the Property is being conveyed: (initial one selection)


A. ☒ in Fee Simple, OR

B. ☐ subject to an annual ground rent, now existing, in the amount of \$ _____, payable ☐ semi-annually or ☐ annually. (Separate Addendum may be required at the time of contract). Name/address of Ground Rent holder: _____
 Seller(s) Initials _____ Phone Number _____


 04/04/21
 3:53 PM EDT
 dotloop verified
 Seller(s) Initials


 Buyer(s) Initials

4. LAWFUL OWNERSHIP/AUTHORIZED INDIVIDUAL TO SIGN DOCUMENT:

☒  Seller(s) hereby represent(s) that the Seller(s) is/are the legal and rightful owner(s) of the property and/or has the legal authority to enter into a Contract of Sale. **OR,**

☐ ☐ Authorized Individual to sign document (check below & provide proper documentation)
(Seller Initials)

☐ Power of Attorney ☐ Estate Sale ☐ Trusts ☐ Corporation ☐ Guardianship ☐ Trustees ☐ Other

5. FRONT FOOT BENEFIT FEES AND OTHER CHARGES. Seller hereby discloses that the Property (initial all that apply):

 ☐ Seller states that the property herein described **IS NOT** subject to any Public or Private Front Foot Benefit Assessment and/or Capital Facilities Assessment.

☐ ☐ Seller states that the property herein described **IS** subject to Capital Facilities Assessment/Front Foot Benefit Assessment of \$ _____ per _____ payable to _____ 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:


☐ ☐ **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 "lienholder") until (date) _____. There may be a right of prepayment or discount for early payment which may be ascertained by contacting the lienholder. 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.

6. PRIVATE ROAD/DRIVEWAY AGREEMENT: ☒ NO ☐ YES If yes, Explain or Attach _____


7. IMPROVEMENTS:

Are there any agreements or notices with local government to do work, which includes, but is not limited to (paving, sewer/water hookup, etc.)? ☒  NO ☐ ☐ YES (explain) _____


If such liens and special assessments are not permitted to be assumed by the Buyer for any reason, the Seller may be required to pay them.

8. INSURANCE INFORMATION:

A. Name of Company / Broker: _____
Agency: _____
Phone #: _____

A Copy of a report from the Comprehensive Loss Underwriting Exchange (CLUE) ☐ ☐ IS or  ☐ IS NOT attached.
(Seller Initials) (Seller Initials)

B. Do you carry Flood Insurance? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)




C. Do you have an Elevation Certificate? ☐  No ☐ ☐ Yes
(Seller Initials) (Seller Initials)

 ☐
04/04/21
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Seller(s) Initials

☐ ☐
Buyer(s) Initials

9. HOMEOWNER'S ASSOCIATION/CONDO/COOPERATIVE/RESTRICTIVE COVENANTS: (Initial all that apply)

A. Seller hereby discloses that the Property is part of a development defined as a:

 04/04/21 3:51 (Seller Initials) dotloop verified	<input type="checkbox"/> Homeowners Association Total Fee: \$ <u>200</u>	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Monthly
 (Seller Initials)	<input type="checkbox"/> Condominium Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly
 (Seller Initials)	<input type="checkbox"/> Cooperative Total Fee: \$ _____	(Separate Addendum and Disclosure Required) Payable: (Check one) <input type="checkbox"/> Yearly <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly

Indicate "none" if no agent, officer, or individual is presently authorized to provide the required disclosures. Seller acknowledges and agrees to provide any and all documents and information that may be necessary to comply with State of Maryland disclosure laws and requirements as obligated by law.



Name _____


Address _____

Phone Number _____


Email Address _____


Current delinquency rate (if known): _____

B. 
(Seller Initials) The property IS NOT part of a development defined as a Homeowners Association, Condominium or Cooperative.C. 
04/04/21
3:51 (Seller Initials)
dotloop verified The property ☒ IS or ☐ IS NOT part of a recorded subdivision that has restrictive covenants.





D. 
04/04/21
3:51 (Seller Initials)
dotloop verified Is the Property subject to any current or approved Special Assessment by the Homeowner/Condo/Cooperative?
☒ NO ☐ YES. explain _____ (amount assessed) \$ _____,
 Date(s) due: _____

10. AGRICULTURAL TRANSFER TAX:



04/04/21
3:51 (Seller Initials)
dotloop verified The property or any portion thereof, ☐ IS or ☒ IS NOT subject to an Agricultural land Transfer Tax imposed by section 13-301 Seq. of the Tax-Property article, Annotated Code of Maryland, by reason of the property's having been assessed on the basis of agricultural use. Agricultural taxes assessed as a result of this transfer shall be paid by _____

11. EASEMENTS/RESTRICTIONS/RIGHTS-OF-WAY: (Other than Community restrictions or as noted in previous section) (Initial A or B below)A. 
04/04/21
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If B is initiated, Initial all applicable easement(s) below:


(Seller Initials) Maryland Environmental Trust Conservation Easement
(Seller Initials) Maryland Historical Trust Conservation Easement
(Seller Initials) Maryland Agricultural Land Preservation Trust Conservation Easement
(Seller Initials) Maryland Department of Natural Resources Conservation Easement
(Seller Initials) Land Trust Conservation Easement
(Seller Initials) Forest Conservation Easement
(Seller Initials) Other (example: cemetery) _____C. 
04/04/21
3:51 (Seller Initials)
dotloop verified Seller has provided a copy of a survey or plat of the property ☐ Yes ☒ NoD. 
04/04/21
3:51 (Seller Initials)
dotloop verified Seller has provided a copy of their Owners or Lenders' Title Insurance ☐ Yes ☒ No

04/04/21
3:51 (Seller Initials)
dotloop verified


Buyer(s) Initials

12. LIMITED WARRANTY: Seller acknowledges notification by the Broker that an optional limited warranty may be purchased by the Seller. Typically the warranty will provide limited coverage for the repair of mechanical equipment, appliances, plumbing and electrical systems, and other coverage as specified by the Home Warranty. ☐ ☐ Seller waives the option to purchase warranty OR


04/04/21
3:52 PM EDT
dotloop verified

Seller elects to purchase a Chinch HMS warranty at a cost of \$ 569 to be deducted from Seller's proceeds at settlement.

13. BROKER LIABILITY: Seller indemnifies and holds harmless the Broker and Listing Agent for any losses, damage or liabilities resulting from any act or omission by Seller including, but not limited to, providing inaccurate or incomplete information, and Seller's or Buyer/Tenant's non-performance or default under any Contract of Sale.

Information provided herein is true, correct and complete to the best of Seller(s) knowledge, and Seller(s) authorizes Listing Broker to provide said information to other brokers and prospective buyer(s)/tenant(s).

Buyer Date

Any Notes
dotloop verified
04/04/21 3:52 PM EDT
Seller Date

Buyer Date

Seller Date





Anne Arundel County Association of REALTORS®



ADDENDUM – ANNE ARUNDEL COUNTY REQUIRED NOTICES

ADDENDUM/AMENDMENT# _____ dated _____ to Contract of Sale dated _____
between Buyer(s): _____ and Seller(s): _____

for Property known as: 1115 Cedar Ridge Ct Annapolis Md 21403

LEGAL DESCRIPTION. Lot/Parcel/Unit 85, Block _____, Section _____, County, Liber _____, Folio _____,
Subdivision/Condominium Project Cedar Ridge Homes Association

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)

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).

____ 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.

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

____ Buyer

____ Buyer



____ 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:



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.

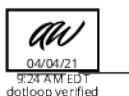
____ Owner(s) states that the herein described property is subject to Capital Facilities Assessment/Front Foot Benefit Assessment of \$_____per_____payable to Anne Arundel County.

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:

____ 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 _____payable annually in (month)_____to 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.**



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. For more information visit <https://www.aahealth.org/radium-in-well-water>.

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

____ Buyer

____ Buyer



____ Seller

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.

Buyer

Date

Amy Wales
dotloop verified
04/04/21 9:24 AM EDT
HZFL-6HZV-UG8Z-YMWG

Seller

Date

Buyer

Date

Seller

Date



MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED 04/02/2021 TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Amy Wales
PROPERTY: 1115 Cedar Ridge Court, Annapolis, MD 21403

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act (Act), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

- (i). The current monthly fees or assessments imposed by the homeowners association upon the lot;**
- (ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and**
- (iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;**

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

- (i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and**
- (ii). Any pending claims, covenant violations actions, or notices of default against the lot; and**

(5). A copy of:

- (i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner**



Buyer ☐ ☐

Seller ☒ ☐
04/04/21
9:24 AM EDT
dotloop verified



of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and
(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or \$100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

- A. Architectural Changes, Design, Color, Landscaping, Or Appearance;
- B. Occupancy Density;
- C. Kind, Number, Or Use Of Vehicles;
- D. Renting, Leasing, Mortgaging Or Conveying Property;
- E. Commercial Activity; Or
- F. Other Matters.

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

Buyer

Date

Buyer

Date

Amy Wales dotloop verified
04/04/21 9:24 AM EDT
MQ91-00WG-5A11-5B2A

Seller

Date

Seller

Date



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

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Amy Wales
PROPERTY: 1115 Cedar Ridge Court, Annapolis, MD 21403

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as _____

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$_____ per month payable on a _____ basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was: \$_____

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are ☐ or are not ☐ (Seller to initial applicable provision) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

(3). Seller to initial (i) or (ii) and complete as appropriate:

☐ (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: _____
Address: _____
Telephone: _____

☐ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

☐ (i). Seller has actual knowledge of: (Seller to initial all which apply)
☐ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____

☐ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____

☐ (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.



Buyer ☐ ☐

Seller ☐ ☐



Maryland Homeowners Association Act Disclosures To Buyer

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

- | | | | |
|--------------------------|--------------------------|---|--------|
| <input type="checkbox"/> | <input type="checkbox"/> | A. Articles of incorporation; | |
| <input type="checkbox"/> | <input type="checkbox"/> | B. Declaration of covenants and restrictions; | |
| <input type="checkbox"/> | <input type="checkbox"/> | C. All recorded covenants and restrictions of the primary developments, 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 other related developments to the extent reasonably available. | extent |

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

- A. Are ☐ or Are Not ☐ enforceable against an owner;
- B. Are ☐ or Are Not ☐ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

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.

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



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 04/02/2021 to the Contract of Sale
between Buyer _____
and Seller Amy Wales
for Property known as 1115 Cedar Ridge Court, Annapolis, MD 21403

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

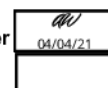
- (B) A written disclaimer statement providing that:

- (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

Amy Wales dotloop verified
04/04/21 9:24 AM EDT
GPJ6-7NHB-HTZN-A7Z6

Seller's Signature Date

Seller's Signature Date

Agent's Signature Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT



Property Address: 1115 Cedar Ridge Court, Annapolis, MD 21403

Legal Description: :LT 85 1115 CEDAR RIDGE CT CEDAR RIDGE

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller 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 seller. 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 seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller 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 SELLERS: 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 Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers 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 Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers 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 type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____ (# bedrooms) Other Type _____	
Garbage Disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____ Age _____
			<input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
			<input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____

Please indicate your actual knowledge with respect to the following:

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

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

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

Seller(s) Date _____

Seller(s) 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 _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(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 seller(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 seller(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.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller 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.

Does the seller(s) have actual knowledge of any latent defects? ☐ Yes ☒ No If yes, specify:

Seller

Amy White

dotloop verified
04/04/21 3:52 PM EDT
GKYO-XJWU-SVRV-NTBU

 Date

Seller Date

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 Date

Purchaser Date



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 1115 Cedar Ridge Court, Annapolis, MD 21403

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): ☒ housing was constructed prior to 1978 **OR** ☐ date of construction is uncertain.

04/04/21
3:33 PM EDT
dotloop verified

FEDERAL LEAD WARNING STATEMENT: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

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

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

(ii) ☒ ☐ Seller/Landlord 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 (i) or (ii) below):

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

Lead Free Certificate

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

Buyer's/Tenant's Acknowledgment (initial)

(c) ☐ ☐ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) ☐ ☐ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

(e) **Buyer** has (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; or

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

Agent's Acknowledgment (initial)

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

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.

☒ ☐ dotloop verified
04/04/21 3:33 PM EDT
CVXQ-X4IW-GBHT-2GMH
Seller/Landlord Date

☐ ☐
Buyer/Tenant Date

☐ ☐
Seller/Landlord Date

☐ ☐
Buyer/Tenant Date

☐ ☐
Seller's/Landlord's Agent Date

☐ ☐
Buyer's/Tenant's Agent Date





Right to Farm

REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF
Anne Arundel County, STATE OF MARYLAND, DESCRIBED AS
1115 Cedar Ridge Court, Annapolis, MD 21403

:LT 85 1115 CEDAR RIDGE CT CEDAR RIDGE

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE _____ COUNTY RIGHT TO FARM
 LAW IN COMPLIANCE WITH THE CODE OF PUBLIC LOCAL LAWS OF _____

COUNTY, THE RIGHT TO FARM LAW.

SELLERS INFORMATION

**THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE
 AGENTS (S), IF ANY, THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY
 CONTRACT BETWEEN THE BUYER AND SELLER.**

Anne Arundel **COUNT ALLOWS AGRICULTURAL OPERATIONS** (as defined in the
Anne Arundel County Right to Farm Law) WITHIN THE COUNTY. You may be subject to inconveniences
 or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the
 operation of machinery of any kind during any 24- hour period (including aircraft), the use of irrigation, vibration,
 the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil
 amendments, and pesticides. Anne Arundel County has determined the inconveniences or
 discomforts associated with such agricultural operations shall not be considered to be an interference with
 reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted
 agricultural management practices. Anne Arundel

County has established a reconciliation committee to assist in the solution of disputes which might arise between
 persons in this county regarding whether agricultural operations conducted on agricultural lands are causing an
 interference with the reasonable use and enjoyment of land or personal well-being and whether those operations
 are being conducted in accordance with generally accepted agricultural practices. If you have questions concerning
 this policy or the reconciliation committee, please contact the Anne Arundel County Planning
 Department for additional information.

Seller	<div>Any Notes</div>	Date	
Seller	<div>dotloop verified 04/04/21 9:24 AM EDT U07K-1NXZ-S7QT-7R0Q</div>	Date	

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer		Date	
Buyer		Date	

IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY