

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
3:52PM 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; OR

B. ☐ 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 ☒ No

D. 
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

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
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dotloop verified

(Seller Initials)
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

Seller **Date**

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

Buyer **Date**

Seller **Date**

