



BUYER'S INFORMATION FORM

THE BROKER/AGENT HEREBY PROVIDES THIS STATEMENT TO AFFORD YOU, AS A CONSUMER, SOME INFORMATION WITH WHICH TO MAKE AN INFORMED DECISION ON THE PURCHASE OF REAL PROPERTY IN MARYLAND. THIS FORM IS PROVIDED FOR YOUR INFORMATION. ITS ACCEPTANCE IN NO WAY OBLIGATES YOU.

1. **LEGAL REQUIREMENT:** All contracts for real property are required to be in writing to be enforceable and to comply with law. The contract will be a legally binding document. The Broker/Agent is required to submit all written offers to the Seller.

2. **FINANCING:** Mortgage rates and "points" vary with financial institutions and the market place. The Buyer has the right to select the lender and to negotiate the terms of financing and other terms and conditions of loan arrangements. This may be subject to Seller's approval and lender's requirements. After a Seller has agreed to pay points as set forth in the contract, the Buyer may not change the loan terms to the detriment of the Seller.

3. **EQUAL HOUSING OPPORTUNITY:** A REALTOR is required by law and/or the National Association of REALTORS Code of Ethics to treat all parties in a property transaction fairly without regard to race, color, religion, national origin, ancestry, sex, age, marital status, sexual orientation, presence of children, or physical or mental handicaps.

4. **HAZARDOUS MATERIALS (INCLUDING RADON):** There are many hazardous materials that could affect the property that you may inspect as a potential Buyer. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of their presence or significance. Hazardous materials inside the home can include cleaning chemicals, paint, petroleum products, lawn and garden chemicals, and indoor air pollutants that can accumulate in improperly ventilated buildings. Hazardous substances outside the home include those found in contaminated land, water, landfill, and other disposal sites and industrial air and water emissions. Some of the more common hazardous materials are asbestos, oil and gasoline, solvents and paint thinners, lead based paint, urea formaldehyde foam insulation (UFF-I) and radon gas. Generally, additional information pertaining to these substances is available from the Maryland Department of the Environment.

The Maryland Department of the Environment and the U.S. Environmental Protection Agency (EPA) have found levels of naturally occurring radon gas in some areas of Maryland that exceed the levels considered acceptable by the EPA. Studies have shown that extended exposure to high levels of radon gas can adversely affect your health. Radon gas testing firms in the area have equipment to detect elevated levels of radon gas on the property. They can also recommend actions to be taken to decrease concentrations of radon gas within buildings to an acceptable level.

The prospective Buyer is advised to contact the Center for Radiological Health at the Maryland Department of the Environment at 301-631-3300 (in MD) or 1-800-872-3666, for further information on radon gas.

The contract can be written to allow you to employ, at your expense, a professional engineer, home inspection specialist, or other expert of your choice to inspect the property and provide you with test results and estimated remedial costs if high levels of radon gas or other hazardous materials are detected. The contract can also specify who will pay those costs and when. The right to do this must be included in the contract at the time it is written. Once signed, the terms of the contract can only be altered by the subsequent written agreement of all the parties.

5. **Planned Land Use, Roads or Highways:** Brokers/Agents are not advising any consumer as to issues, including without limitation: soil conditions, flood hazard areas, possible restrictions on the use of the property due to restrictive covenants, subdivisions, environmental laws, easements or other documents, airport or aircraft noise, planned land use, roads or highways or construction materials and/or hazardous materials including without limitation flame retardant plywood (FRT), radon, asbestos, lead, mold, radium in water. Information relating to these issues may be available from Governmental Organizations or on the internet.

6. **Mean Low Water (MLW)** Mean Low Water is a subjective term meant to reflect the average water depth at low tide. This term is interpreted by some to mean the average depth at their pier, at a distance from shore that they believe a pier could be installed or extended to, during certain times of the year, etc. This measurement would vary from year to year and interpretation to interpretation, so you are advised to use any stated MLW figure for reference only and to make your own determination of if the depth of water at a particular property is adequate for your needs.

This form has been prepared for the sole use of the members of the Bay Area Association of Realtors. The Board and its members and employees assume no responsibility if this fails to protect the interests of any party. If you as a buyer are concerned about any of the above, or any other issue possibly affecting a property, you as the buyer must affirmatively instruct your agent to include a contingency addressing your concerns.

Each party should secure its own legal, tax, or other advice.

I/We acknowledge receipt of this notice from _____ (Agent) affiliated with _____ . I/We have read this notice and understand that any contract Buyer may enter into for the purchase of real property may be modified as agreed upon with the Seller.

BUYER'S NAME (PRINTED)

BUYER'S NAME (PRINTED)

BUYER'S SIGNATURE

BUYER'S SIGNATURE

ADDRESS

TELEPHONE NUMBER

CITY

STATE

ZIP

DATE