





## Inclusions/Exclusions Disclosure and/or Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS:	5630 Wisconsin Av	enue #404		Chevy Chase MI	20815
PERSONAL PROPERTY A built-in heating and central air windows; storm doors; screens window shades; blinds; window heat detectors; TV antennas; en electronic components/devices number of items shall be noted KITCHEN APPLIANCES	is; installed wall-to-wall carp w treatment hardware; mounterior trees and shrubs; and DO NOT CONVEY. The	numbing and light peting; central vi inting brackets for d awnings. Unlo	e following person nting fixtures; sum acuum system (wit or electronics com	al property and fixto p pump; attic and ex th all hoses and atta ponents; smoke, car	ures, if existing: xhaust fans; storm chments); shutters; bon monoxide, and
Stove/Range  Cooktop  Wall Oven  Microwave  Refrigerator  Wine Refrigerator  Dishwasher  Disposer  Separate Ice Maker  Separate Freezer  Trash Compactor  LAUNDRY  Microwave  Microwave  Microwave  Microwave  Microwave  Microwave  Microwave  Dishwasher  Microwave  M	☐ Alan ☐ Inter ☐ Satel ☐ Vide LIVING AF ☐ Gas I ☑ Ceili ☐ Wind WATER/HV ☐ Water	llite Dishes to Doorbell REAS blace Screen/Doo Logs ng Fans low Fans low Treatments	ors O	Pool Equipme Sauna Playground E  THER Storage Shed Garage Door Garage Door Back-up Gene Radon Remed Solar Panels (  Solar Panels)	quipment Opener Remote/Fob erator liation System
LEASED ITEMS, LEASED S not limited to: appliances, fuel to pronitoring, and satellite contract  CERTIFICATION: Seller cert	WILL BE REMOVED AT  SYSTEMS & SERVICE C  anks, water treatment syste  ts DO NOT CONVEY un	CONTRACTS: I ms, lawn contra nless disclosed h	Leased items/syste cts, pest control co ere:	ms or service contra ontracts, security sys	acts, including but stem and/
CERTIFICATION: Seller cert	Date	Selle		conveys with the Pro	Date
ACKNOWLEDGEMENT AND	INCORPORATION INT	O CONTRACT	: (Completed onl)	y after presentation	
The Contract of Sale dated 09/1 and Buyer for the Property referenced above Addendum.	The state of the s	Sencha incorporation of	Rev Tr		
Sellet (signed only after Buyer)	Date	Buyer			Date
Sellet (signed only after Buyer)	Date	Buyer			Date

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT Property Address: 5630 Wisconsin Avenue #404 Chevy Chase MD 20815 Legal Description: 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: The initial sale of single family residential 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 sale under §13-207(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: 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 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 TOSELLERS: 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 or 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 Public | Well Other Sewage Disposal Public Septic System approved for (# bedrooms) Garbage Disposal Yes No

LF112 MREC/DLLR: Rev 7/31/2018

Yes

Oil

Oil

□ Oil

□ No

Natural Gas

Natural Gas

Natural Gas

Dishwasher

Air Conditioning

Heating

Hot Water

☐ Electric ☐ Heat Pump

☐ Electric ☐ Heat Pump

Electric Capacity

Other

☐ Other

Age

Age

Please indicate your actual knowledge with  1. Foundation: Any settlement or other problems:		Vac	-	No	-	Unknown
Comments:	- Free	103	· ·	140	L	Olknown
Basement: Any leaks or evidence of moisture?  Comments:		Yes		No	П	Unknown   Does Not Apply
Roof: Any leaks or evidence of moisture?  Type of roof:  Age:	П	Yes		No		Unknown
Is there any existing fire retardant treated plywood? Comments:		Yes		No		Unknown
<ol> <li>Other Structural Systems, including Exterior Walls a Comments;</li> </ol>	nd Flo	ors:				
Any Defects (structural or otherwise)? Comments:		Yes		No		Unknown
<ol><li>Plumbing System: Is the system in operating condition.</li></ol>	on?			Yes		No Unknown
<ol><li>Heating Systems: Is heat supplied to all finished room Comments;</li></ol>	ms?			Yes		No 🗆 Unknown
Is the system in operating condition? Comments:	Ď	Yes		No		Unknown
7. Air Conditioning System: Is cooling supplied to all fi Comments:	inished	roon	ns?	☐ Ye	s 🗆	No 🗆 Unknown 🗆 Does Not Appl
Is the system in operating condition?	Yes [	□ No	) [	Unk	nowi	n Does Not Apply
<ol><li>Electric Systems: Are there any problems with electric</li></ol>	ical fus	es, ci	reuit	break	ere e	and late an entities of
Comments:	e even	tofa		Yes		No  Unknown
	e even	t of a	pov	Yes ver ou	tage'	No  Unknown  Yes  No
BA. Will the smoke detectors provide an alarm in the Are the smoke detectors over 10 years old?  Yes if the smoke alarms are battery operated, are they se ong-life batteries as required in all Maryland Homes Comments:  D. Septic Systems: Is the septic system functioning proper When was the system last pumped? Date:	e even caled, t	t of a No tamp )18?	pov	Yes ver ou esistan Yes	itage'	No Unknown  Pes No  its incorporating a silence/hush button
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Comments:  BA. Will the smoke detectors provide an alarm in the Are the smoke detectors over 10 years old?  Yes If the smoke alarms are battery operated, are they see ong-life batteries as required in all Maryland Homes Comments:  Septic Systems: Is the septic system functioning proper When was the system last pumped?  Date:  Comments:  O. Water Supply: Any problem with water supply?  Comments:  Home Water Treatment System:  Comments:  Fire Sprinkler System:  Comments:  Are the systems in operating condition?  Comments:  In exterior walls?  Yes No Unknown in any other areas?  Yes No Unknown in any other areas?  Yes No When	ealed, to serly?	t of a No tampe 018?  Yes Yes	Pov Yes	Yes  ver ou esistan Yes  No No	No Un	No  Unknown  Yes  No its incorporating a silence/hush butto No Unknown  Does Not Apply Unknown Unknown Unknown Unknown
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<ol><li>Wood-destroying insec Comments:</li></ol>	ts: Any inf	estat	ion an	d/o	r prio	r damaş	e;			Yes	□ No	0 [	U	nknov	wn			
Any treatments or	repairs?		Yes		No		Jnknow	n										
Any warranties?			Yes		No		Jnknow	n										
Comments:																		
14. Are there any hazardou underground storage tanks,	s or regula or other c	ted r	nateria ninati	ıls ( on)	on th	e prope	t not lim	ited	to lice	ensec	l landfi	ills,	asbes	tos, r	radon	gas, le	ad-ba	sed paint
If yes, specify below. Comments:						☐ Yes		No		Unkr	own							
15. If the property relies on	the comb	ustio	n of a	food	11.6.	al for he	at some?			08610	000000			2-67-0	111111111111111111111111111111111111111	an gene		
monoxide alarm installed in	the prope	rty?						atio	n, not	wate	r, or cl	othe	es dry	er op	eratio	on, is a	carbo	n
Comments:	Yes			lo		Jnknow	n											
16. Are there any zone viole unrecorded easement, except If yes, specify below.  Comments:	ations, non ot for utilit	conf ies, c	m or a	пес	ting	iolation the prop Jnknow	erty?	ing r	estric	tions	or setb	oack	requ	ireme	ents o	r any r	ecorde	d or
16A. If you or a contracto permitting office?	r have ma	de ii	nprov			to the p			e the			erm	its p	ulled	from	the co	ounty	or local
Comments:	111111111111111111111111111111111111111				L.	7003 140	Apply	- 10		IIKIIO	WIL							
17. Is the property located in	n a flood z	one,	conse	rvat	ion a	rea, wet	land area	a, Ch	esape	ake l	Bay cri	tica	l area	or D	esign	ated H	istoric	District
Comments:	☐ Yes	200 1002	□ N	0	□ U	nknow	If	es, s	specif	y bel	ow.			131.040-				
18. Is the property subject t	o any restr	ictio	n impe	osec	by a	Home	wners A	ssoc	iation	ora	nv othe	er tv	pe of	com	muni	tv asso	ciatio	n?
Comments:	☐ Yes		□ N	0	U	nknown			pecify				50000	N/11883		×		10
19. Are there any other mate	rial defect					lefects, a		the	physic	cal co	nditio	n of	the p	roper	rty?			
Comments:																		
NOTE:Seller(s) may wish RESIDENTIAL PROPER	to disclo	se th	ne con	diti	on o	f other	buildin					_						
The seller(s) acknowledge complete and accurate as rights and obligations und	of the dat	e sig	ned.	The	selle	er(s) fu	ther ac	knov	vlede	ng an ge tha	y com	me ha	nts, a	and ven ir	erify	that i	s their	
Seller(s) 🗸										Date								
Seller(s)																		
The purchaser(s) acknowl have been informed of the	ir rights a	and o	bliga	tion	is un	der §10	1-702 of	the	Mar	yland	Real	Pro	perty	y Art	icle.	100		
Purchaser									1	Date							_	
Purchaser										Date								







## Condominium Seller Disclosure/Resale Addendum for Maryland

(Required for the Listing Agreement and for either the GCAAR Contract or the Maryland REALTORS® Contract) 5630 Wisconsin Avenue #404 City Chevy Chase , State MD Zip 20815 Parking Space(s) # Storage Unit(s) # Subdivision/Project: PART I - SELLER DISCLOSURE CURRENT FEES AND ASSESSMENTS: Fees and assessments as of the date hereof amount respectively to: A. Condominium Fee: Potential Buyers are hereby advised that the present condominium fee for the subject unit and parking space(s) or storage unit(s), if applicable, is: Regular Fee: Parking: Storage: (complete B below) Special Assessment: \$ TOTAL: Fee Includes: The following are included in the Condominium Fee: Water Sewer Heat Electricity Gas Other B. Special Assessments: No Yes (If yes, complete 1-4 below.) Reason for Assessment: Payment Schedule: \$\_\_\_\_\_per\_\_\_\_\_ 3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_ (Date) 4) Total Special Assessment balance remaining: \$ PARKING AND STORAGE: Parking Space(s) and Storage Unit(s) may be designated by the Condominium instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property: Parking Space #(s) is not separately taxed. If separately taxed, Tax ID# Storage Units #(s) \_\_\_\_\_\_ is is not separately taxed. If separately taxed, MANAGEMENT AGENT OR AUTHORIZED PERSON: The management agent or person authorized by the Condominium to provide information to the public regarding the Condominium and the Development is as follows: Name: Address: 4. NOTICE (APPLIES ONLY TO A CONDOMINIUM WITH 7 OR MORE UNITS) (CONDO DOCS): The following is applicable only to the resale by a unit owner, other than a developer, of a residential unit in a Condominium containing 7 or more units. Seller is required by law to furnish to Buyer not later than 15 Days prior to Settlement certain information concerning the Condominium which is described in § 11-135 of the Maryland Condominium Act. This

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information must include at least the following:

- (I) A copy of the declaration (other than the plats);
- (II) A copy of the bylaws;
- (III) A copy of the rules and regulations of the Condominium;
- (IV) A certificate containing:
  - A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the Unit, other than any restraint created by the Seller;
  - A statement of the amount of the Condominium Fee and any unpaid Condominium Fees or Special Assessments currently due and payable from the Seller;
  - 3. A statement of any other fees payable by the Seller to the Council of Unit Owners;
  - A statement of any capital expenditures approved by the Council of Unit Owners or its authorized designee planned at Settlement which are not reflected in the current operating budget included in the certificate;
  - 5. The most recently prepared balance sheet and income and expense statement, if any, of the Condominium;
  - The current operating budget of the Condominium, including details concerning the amount of the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund;
  - A statement of any judgments against the Condominium and the existence of any pending suits to which the Council of Unit Owners is a party;
  - A statement generally describing insurance policies provided for the benefit of the unit owners, a notice that
    the policies are available for inspection stating the location at which they are available, and a notice that the
    terms of the policy prevail over the general description;
  - A statement as to whether the Council of Unit Owners has knowledge that any alteration or improvement to the Unit or the limited common elements assigned to the Unit violates any provision of the declaration, bylaws, or rules or regulations;
  - A statement as to whether the Council of Unit Owners has knowledge of any violation of the health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the Condominium;
  - A statement of the remaining term of any leasehold estate affecting the Condominium and the provisions governing any extension or renewal of it;
  - 12. A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be a part of the common elements; and
- (V) A statement by the unit owner as to whether the unit owner has knowledge:
  - That any alteration to the Unit or to the limited common elements assigned to the Unit violated any provision
    of the declaration, bylaws, or rules and regulations. Seller has no knowledge except as follows:
  - Of any violation of the health or building codes with respect to the Unit or the limited common elements assigned to the Unit. Seller has no knowledge except as follows:
  - 3. That the Unit is subject to an extended lease under § 11-137 of the Maryland Condominium Act or under local law. (An extended lease under § 11-137 is a lease for up to three (3) years which was entered into with a qualified household containing either a senior citizen or a handicapped citizen when the rental property was converted to a Condominium. If the Unit is subject, a copy of the lease must be provided.) Seller has no knowledge except as follows:
- (VI)A written notice of the unit owner's responsibility for the council Of unit owners' property insurance deductible and the amount of the Deductible.
- NOTICE (APPLIES ONLY TO A CONDOMINIUM WITH FEWER THAN 7 UNITS) (CONDO DOCS): The
  following is applicable only to the resale by a unit owner, other than a developer, of a residential unit in a Condominium
  containing less than 7 units.

Seller is required by law to furnish to Buyer not later than 15 Days prior to Settlement certain information concerning the Condominium which is described of §11-135 of the Maryland Condominium Act. This information must include at least the following:

- A copy of the declarations (other than the plats);
- (II) A copy of the bylaws;
- (III) A copy of the rules and regulations of the Condominium;

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	Seller has incurred : elements. (Total pay		during the preceding 12 months rela alf of the Condominium Association.)	ting to the common
(IV	A written notice of		ity for the Council of Unit Owners' proper	ty insurance
1				
Se	ller		Date Seller	Date
				Date
TI	- RESALE ADDENDU	<u>M</u>		
T	ne Contract of Sale dated		09/14/22	between Seller
_	Sencha	Rev Tr		and Buyer
_				is hereby
ar	nended by the incorporati	ion of Parts I and II, here	ein, which shall supersede any provisions to the	
	agreement of the Buyer t the Condominium instrut Condominium.	o take title subject to eas ments, and the right of or	and Title paragraph of the Contract is amended iements, covenants, conditions and restriction ther unit owners in the common elements and Buyer agrees to pay such Condominium Foes a	s of record contained in the operation of the
	and Parking Space(s) and proper charges. Seller ag violations of requirement the Property conveyed fr	d/or Storage Unit(s), as a rees to pay any delinquents are noted by the Condominate thereof. Regarding an	minium Association may from time to time as pplicable, for the payment of operating and ment Fees and/or Special Assessments on or before inium Association against Seller shall be compared existing or levied but not yet collected Special Assessments unless otherwise agreed here	naintenance or other fore Settlement Date. All plied with by Seller and ecial Assessments, Seller
s	company will be paid by Condominium Association ASSUMPTION OF CO	Seller. Lender's condom in and/or its related mana NDOMINIUM OBLIG	m the Condominium Association and/or its re sinium questionnaire fee and any transfer and agement company will be paid by Buyer. ATIONS: Buyer hereby agrees to assume eac ants and conditions contained in the Condom	or set-up fees for the
			dominium rules and regulations, from and aft	
	Condominium instrume giving Notice thereof to ratification of this Control If the Condo Docs are no the option to cancel this	ents and statements refe Seller. In the event that ract by Buyer, such sev- ot furnished to Buyer n Contract by giving No	ght for a period of seven (7) Days following erred to in the Condo Docs paragraph to can t such Condo Docs are delivered to Buyer of en (7) Day period shall commence upon the nore than 15 Days prior to the Settlement I tice thereof to Seller prior to Buyer's receip no event may Buyer have the right to can	ancel this Contract by on or prior to the e Date of Ratification. Date, Buyer shall have pt of such Condo Docs.
	Pursuant to the provisio Settlement.	Prince Prings april a		cel this Contract after
	Settlement.	ev Tr Date	Buyer	Date







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

he Contracts of Sale dated		, Address	5630 Wisconsin Avenue #404					
Che	vy Chase	State				1267000		
Sencha	Rev Tr			zip	20013	betwee		
-200						and		
aking a purchase herein is the rep ment are for con- lease be advised of the information or assessment, i	offer and will bed resentation of the venience and refe that web site add contained in this information should	come a part of the s Seller. The content erence only, and in r fresses, personnel a form. When in doul	ales contract for the single of the single o	he sale of the Protest all- t all-inclusive, and imit the intent, right more of the intent, right moders do change	ilable to prospective but operty. The information of the Paragraph heading this or obligations of the and GCAAR cannot co	yers ngs of onfirm the		
Montgomery Cour Main Telephone N Maryland-National 425 Reedie Drive https://montgomer ity of Rockville, C lain telephone nu tate Department	nty Government, umber: 311 or 24 Capital Area Par 1, 14th Floor, When the property of the prop	101 Monroe Street, 0-777-0311 (TTY 24 k and Planning Con eaton, MD 20902. M (g vland Ave, Rockville 000. Web site: www. k Taxation (SDAT)	Rockville, MD, 20 10-251-4850). We nmission (M-NCP ain number: 301- , MD 20850. rockvillemd.gov	PC), 495-4600. Web s	site:			
OSURE/DISCLA sure Act as define aryland Residentia	MER STATEME and in the Marylan al Property Disclo	NT: A property own d Residential Prope	er may be exemp	t from Maryland		t from sure		
E DETECTORS: facture. Also, BA and long-life ba . Requirements fr juirements see: was tion, Maryland law service. In the er	Maryland law re ATTERY-ONLY op atteries. Pursuan or the location of www.montgomerye or requires the followent of a power of	equires that ALL sr perated smoke alar t to Montgomery Co the alarms vary acc countymd.gov/mcfrs lowing disclosure: T	ms must be sea unty Code, the S ording to the year info/resources/fi his residential dw	led units incorp eller is required to the Property wa les/laws/smokea elling unit contain	orating a silence/husl to have working smoke is constructed. For a ma lammatrix_2013.pdf. ns alternating current (A	atrix of		
RATELY-PRICED omery County, the ar of initial offering	DWELLING UN City of Rockville g:	II: Is the Property p or the City of Gaith If initial offer.	art of the Modera ersburg? Yes	No. If yes, Se	ling Unit Program in eller shall indicate mont			
N DISCLOSURE: ance with Montgo www.montgomery ed or attached n ninium regime of below) is require e year before Set ed and both Selle	A radon test more county Count	ust be performed on the Section 40-13C ( een/air/radon.html ng. Single Family I housing corporation Buyer, on or before S to permit the Buyer	or before the Se see for details) A Sing nome does not in on. The Seller of Settlement Date, to perform a rado	gle Family Home nolude a resider a Single Family is a copy of radon to the test, but regard	a "Single Family Home" means a single famil ntial unit that is part of Home (unless otherwise est results performed le dless, a radon test MUS	in fa ss T be		
	amended by the Seller and Buyer, aking a purchase herein is the reported are for contease be advised of the information or assessment, in a contacting staff fontgomery Court fain Telephone Not for a contacting staff fontgomery Court fain Telephone Not for a contact the approximation of a	amended by the incorporation of the Seller and Buyer: This Disclosure/ aking a purchase offer and will be aking a purchase of the representation of the imment are for convenience and reference be advised that web site add of the information contained in this or assessment, information should be contacting staff and web sites of a session of control of the information contained in this or assessment, information should be contacting staff and web sites of a footgomery County Government, and a train Telephone Number: 311 or 24 and 425 Redoit Drive, 14th Floor, Whe tips://montgomeryplanningboard.org/lain telephone number: 240-314-5 at the Department of Assessments & a in Telephone Number: 410-767-1 and Inguirement Statement. If yes, reason a telephone Statement of a power of a power of a not long-life batteries. Pursuan and long-life batteries and long-life batteries. Pursuan and long-life batteries. Pursuan and l	Sencha Rev Tr  amended by the incorporation of this Addendum, whice seller and Buyer: This Disclosure/Addendum to be consisting a purchase offer and will become a part of the sitherein is the representation of the Seller. The content amendary and the seller is the representation of the Seller. The content are for conventience and reference only, and in release be advised that web site addresses, personnel as of the information contained in this form. When in dout or assessment, information should be verified with the process of the information contained in this form. When in dout or assessment, information should be verified with the process of appropriate authority contacting staff and web sites of appropriate authority contacting staff and web sites of appropriate authority of the process of appropriate authority of the appropriate authority of the appropriate authority of the appropriate of a power outage, an alternating and long-life batteries. 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The content in this form is not all-inclusive, an aking a purchase offer and will become a part of the sales contract for the sale of the Princeria is the representation of the Seller. The content in this form is not all-inclusive, an ament are for convenience and reference only, and in no way define or limit the intent, right is sease be advised that web site addresses, personnel and telephonen numbers do change of the information contained in this form. When in doubt regarding the provisions or apply or assessment, information should be verified with the appropriate government agency. The provisions of the provisions of the provisions staff and web sites of appropriate authorities:  Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.  Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MCG.  Maryland-National Capital Area Park and Planning Commission (M-NCPPC).  425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web sites: www.mockviller. City Hall, 111 Maryland Ave, Rockville, MD 20850.  Material Property Office of the Seller is required to the Department of Assessments & Taxastion (SDAT), 301 W Preston Street, Baltimore, Main Telephone Number: 410-767-1184. Website: gdat.dat.maryland.gov  COSURE/DISCLAIMER STATEMENT: A property owner may be exempt from Maryland sure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statyland Residential Property Disclosure and Disclaimer Statyland Residential Property Disclosure and Disclaimer Statyland Residential Property Office of the Seller is required to provide the Buyer Office of the Seller is required to the Maryland Residential Property Office of the Seller is required to the followi	Sencha Rev Tr  amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this C Seller and Buyer. This Disclosure/Addendum to be completed by the Seller shall be available to prospective by aking a purchase offer and will become a part of the sales contract for the sale of the Property. The information herein is the representation of the Seller. The content in this form form is not all-inclusive, and the Paragraph headin herein is the representation of the Seller. The content in this form with the intent in this form when the sales addresses, personnel and telephone numbers do change and GCAAR cannot confined in this form. When in doubt regarding the provisions or applicability of a regulation, or assessment, information should be verified with the appropriate government agency. Further information may contacting staff and web sites of appropriate authorities.  fontgomery County Government, 101 Monroe Street, Rockville, MD, 20850.  lain Telephone Number: 311 or 240-777-0311 (TTV 240-251-4850). Web site: <a href="https://www.MC311.com/daryland-hational-capital Area Park and Planning Commission (M-NCPPC)">https://www.MC311.com/daryland-hational-capital Area Park and Planning Commission (M-NCPPC).</a> 425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site: <a href="https://www.mcockville.gov">https://www.mcockville.gov</a> 126 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site: <a href="https://www.mcockville.gov">https://www.mcockville.gov</a> 127 Read to Recidential Property Disclosure and Disclaimer Statement, Is Seller exemp stryland Residential Property Disclosure and Disclaimer Statement. Is Seller exemp stryland Residential Property Disclosure and Disclaimer Statement. Is Seller exemp stryland Residential Property Disclosure and Disclaimer Statement. Is Seller exemp stryland Residential Property Disclosure and Disclaimer Statement. Is Seller exemp stryland Residential Property Disclosure and Disclaime		

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		r exempt from the Radon Test disclosure?   X   Yes   No. If yes, reason for exemption: high rise
	Ex	emptions:
	A.	Property is NOT a "Single Family Home"
	B.	Transfer is an intra family transfer under MD Tax Property Code Section 13-207
	C.	Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
	D.	Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
	E.	A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
	F.	A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.
	G.	Property is located in the Town of Barnesville, Town of Kensington, Town of Poolesville, or City of Rockville.
	If not ex	rempt above, a copy of the radon test result is attached Yes No. If no, Seller will provide the results of a
	radon te	est in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.
	NOTE: I	In order to request Seller to remediate, a radon contingency must be included as part of the Contract.  BILITY OF WATER AND SEWER SERVICE
	Α.	<u>Existing Water and Sewer Service</u> : Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
	В.	Well and Septic Locations: Contact the Department of Permitting Services "DPS", Well and Septic, or visit http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx. For well and/or septic field
		locations, visit http://permittingservices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx, or for
		homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location
		Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name
		of the original owner may be required. An original owner's name can be found among the Land Records at the
		County Courthouse. Allow two weeks for the "as built" drawing.
	C.	<u>Categories:</u> To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division or visit waterworks@montgomerycountymd.gov.
A.	Water	: Is the Property connected to public water? 🗷 Yes 🗌 No.
		has it been approved for connection to public water? 🗵 Yes 🗌 No 🗌 Do not know
	If not	connected, the source of potable water, if any, for the Property is:
В,	Sewer	r: Is the Property connected to public sewer system? ▼ Yes □ No
	If no,	answer the following questions:
	1. H	las it been approved for connection to public sewer? 🗷 Yes 🗌 No 🗀 Do not know
	2. H	as an individual sewage disposal system been constructed on Property? Yes 🗷 No
		as one been approved for construction? Yes No
		as one been disapproved for construction? Yes No Do not know
		no, explain:
3.	Categ	ories: The water and sewer service area category or categories that currently apply to the Property is/are
	(if kno	
	as foll	ows (if known)
).	Recon	nmendations and Pending Amendments (if known):
		he applicable master plan contains the following recommendations regarding water and sewer service to
		ne Property:
	2. Ti	he status of any pending water and sewer comprehensive plan amendments or service area category hanges that would apply to the Property:
E.	individ	nd Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an dual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, yer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, ing any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the
	buildir	ngs to be served by any individual sewage disposal system.

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	informat reference municipa	ion referenced above, or has ed above; the Buyer further u	informed the B inderstands tha Buyer should o	uyer that the Seller does t, to stay informed of fut	, the Seller has provided the not know the information ure changes in County and ing Board or any appropriate	
507	Buyer		Date	Buyer	Date	
6.	attache	F TAKOMA PARK: If this Prop d. See GCAAR Takoma Park ig Laws.	erty is located in Sales Disclosur	Takoma Park, the Takoma re - Notice of Tree Preser	Park Sales Disclosure must be vation Requirements and Rental	
7.	Adden Resale	dum for MD, attached), and/or Addendum for MD, attached)	ation with manda  Condomini and/or Coo	atory fees (HOA) (refer to 0 um Association (refer to 0 operative (refer to GCAAR	SMENTS: The Property is GCAAR HOA Seller Disclosure / Resale GCAAR Condominium Seller Disclosure/ Co-operative Seller Disclosure / Resale on/Civic Association WITHOUT dues):	
3.	their rea	RGROUND STORAGE TANK: moval or abandonment, contact perty contain an UNUSED un and how it was abandoned:	t the Maryland D	epartment of the Environm	rage Tanks and the procedures for ent or visit www.mde.state.md.us. Does Unknown	
).		The Buyer may become liable Yes No If yes, EITHER the Buyer amount of \$	tary Commission nt Foot Benefit le which do not agrees to assur , OR Buyer is	Charges (FFBC) or defent appear on the attached the the future obligations are s hereby advised that a sc	red water and sewer charges for which	
	В.		and sewer charg	ges paid to a Private Utility es, complete the following:	Company which do NOT appear on the	
٧	VATER A	/E OCTOBER 1, 2016: NOTIC ND SEWER CHARGES				
d	luring co	nstruction all or part of the p ment is \$	ublic water or v	urports to cover or defra vastewater facilities cons vable annually in	y the cost of installing or maintaining structed by the developer. This fee (month) until	
li	enholde	r. This fee or assessment is a	contractual ob	repayment, which may b ligation between the lien	hereafter called "lienholder"). There be ascertained by contacting the holder and each owner of this which the Property is located.	
lf d	a Seller  Prior to eposits	subject to this disclosure fall o Settlement, the Buyer shall	lls to comply wi have the right t act, but the righ	th the provisions of this to rescind the Contract a t of rescission shall term		
(	2) Follow	ing settlement, the Seller sh	all be liable to th	ne Buyer for the full amo	unt of any open lien or assessment.	

10.	SPECIAL	PROTECTION AREAS (SPA):	
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Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: Mary Jo. Kishter@montgomeryplanning.org, or call 301-495-4701.

Is	this Property located in an area designated as a Special Protection Area? Yes 🗷 No
If Ui Ex	yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply.  Inder Montgomery County law, Special Protection Area (SPA) means a geographic area where:  Index sting water resources, or other environmental features directly relating to those water resources, are of high  Inality or are unusually sensitive;
Pr wa de	oposed land uses would threaten the quality or preservation of those resources or features in the absence of specia iter quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be signated in:
	<ul> <li>(1) a land use plan;</li> <li>(2) the Comprehensive Water Supply and Sewer System Plan;</li> <li>(3) a watershed plan; or</li> <li>(4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.</li> </ul>
	The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).
	Buyer

- 11. PROPERTY TAXES: Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the 'Frequently Asked Questions' section located at <a href="https://www.montgomerycountymd.gov/finance/taxes/fags.html">https://www.montgomerycountymd.gov/finance/taxes/fags.html</a> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <a href="https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx">https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx</a> this provides tax information from the State of Maryland.
  - A. <u>Current Tax Bill</u>: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at <a href="https://www.apps.montgomerycountymd.gov/realpropertytax/">www.apps.montgomerycountymd.gov/realpropertytax/</a>
  - B. <u>Estimated Property Tax & Non-Tax Charges</u>: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at <u>www.montgomery.countymd.gov/estimatedtax</u>

	Buyer acknowledges receipt of both tax disclosures
Buyer's Initials	a de la constantina della cons

## 12. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <a href="https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607">https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607</a> Seller shall choose one of the following:

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tor special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other ents that are due. As of the date of execution of this disclosure, the special assessment or special tax each year. A map reflecting Existing Development Districts can be obtained at omerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf/.
OR
s located in an PROPOSED Development District: Each year the Buyer of this Property must sment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all essments that are due. The estimated maximum special assessment or special tax is \$
tgomerycountymd.gov/estimatedtax/map/dev_districts.pdf.
OR
s not located in an existing or proposed Development District.
MS:
tly be under a tax benefit program that has deferred taxes due on transfer or may require a legally Buyer to remain in the program, such as, but not limited to:
ration and Management Program(FC&MP): Buyer is hereby notified that a property under a Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes the Property under FCMA? Yes X No. If yes, taxes assessed shall be paid by the Buyer of the
esult of the transfer shall be paid by the Buyer OR the Seller. Confirm if applicable to this
it Programs: Does the Seller have reduced property taxes from any government program?  If yes, explain:
ON PLAT:  MNCPPC or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777- plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the ailable online at <a href="http://www.montgomeryplanning.org/info/plat_maps.shtm">http://www.montgomeryplanning.org/info/plat_maps.shtm</a> or at <a href="http://www.montgomeryplanning.org/info/plat_maps.shtm">www.plats.net</a> . It is a subdivision or at <a href="http://www.montgomeryplanning.org/info/plat_maps.shtm">www.plats.net</a> .
A. Unimproved Lot and New Construction: If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.  OR  B. Resale/Acknowledged Receipt: If the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.  OR  C. Resale/Waived Receipt: For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

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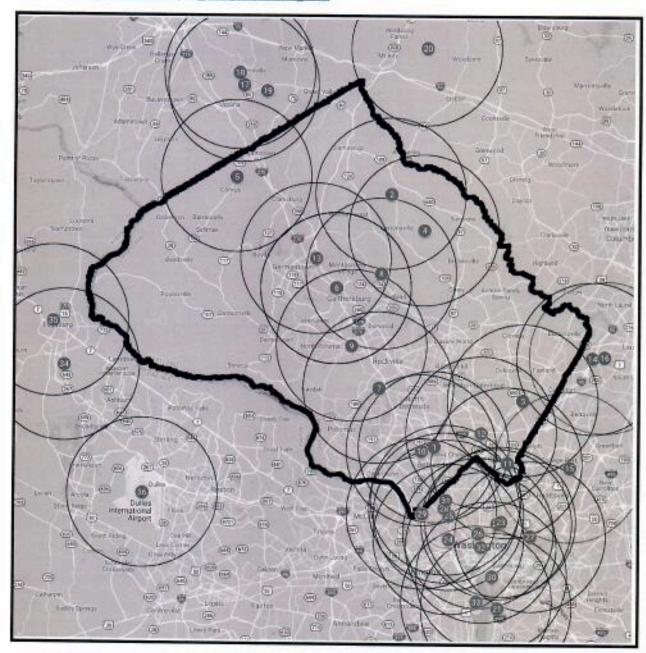
15.	This P are cor enterin	CULTURAL RESERVE DISCLOSURE NOTICE: Property is is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures intained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to be into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure rement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).
16.	NOTIC This Pr	E CONCERNING CONSERVATION EASEMENTS: roperty is is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements idum is hereby provided. See <a href="https://mcatlas.org/FCE/">https://mcatlas.org/FCE/</a> for easement locator map.
17.		ND RENT: roperty is Is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.
18.	Check (301-56 propert otherwi prior to approve	RIC PRESERVATION: questionable properties' status with the Montgomery County Historic Preservation Commission 63-3400) or go to http://www.montgomeryplanning.org/historic/index.shtm, to check applicability. Buyers of ty located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be ise significant according to criteria established by the Rockville Historic District Commission, should be notified purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and all process. This process may result in the property being designated a historic site, and if so, any exterior alterations a reviewed and approved.
	В.	City of Rockville: Montgomery County Code §-12A has been adopted by the City of Rockville.  City of Gaithersburg: Montgomery County Code -12A has been adopted by the City of Gaithersburg at City Code §2-6.  Other: Contact the local municipality to verify whether the Property is subject to any additional local ordinance.
Co His	triction de (Sec storic Pr	provided the information required of Sec 40-12A as stated above, and the Buyer understands that special is on land uses and physical changes may apply to this Property. To confirm the applicability of this County 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County reservation Commission, 301-563-3400. If the Property is located within a local municipality, contact the local nt to verify whether the Property is subject to any additional local ordinances.
198	yer	Buyer
9.		AND FOREST CONSERVATION LAWS  Forest Conservation Law: The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the Forest Conservation Law. The Buyer is required to comply with the Forest Conservation Law. Chapter 22A of the Montgomery
	В.	County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the Countywide Environmental Planning Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.  Forest Conservation Easements: Seller represents and warrants that the Property is in not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an

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20. <u>AIRPORTS AND HELIPORTS</u>: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: <a href="http://www.faa.gov/airports/airport\_safety/airportdata\_5010">http://www.faa.gov/airports/airport\_safety/airportdata\_5010</a>



#### MONTGOMERY COUNTY

- Walter Reed National Medical Center Heliport, 8901 Rockville Pike, Bethesda, MD 20889
- Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
- Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904
- Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882
- Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842
- IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879
- Maryland State Police Heliport, 7915 Montrose Road, Rockville, MD 20854
- Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879
- Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850

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Suburban Hospital, 8600 Old Georgetown Road, Bethesda, Children's National Medical Center, 111 Michigan MD 20814 Avenue, NW, 20010 Washington Adventist Hospital, 7600 Carroll Avenue, 11. Washington Hospital Center, 110 Irving Street, NW, 20010 Takoma Park, MD 20912 Georgetown University Hospital, 3800 Reservoir Road, NW, 20007 Holy Cross Hospital, 1500 Forest Glen Road, Silver Spring, 24. Metropolitan Police, Dist. 2, 3320 Idaho Avenue, NW, MD, 20910 25, 20007 Metropolitan Police, Dist. 3, 1620 V Street, NW, 20007 Holy Cross Germantown, 19801 Observation Drive. 26. Germantown, MD 20876 Metropolitan Police, Dist. 5, 1805 Bladensburg Road, NE, 27. PRINCE GEORGE'S COUNTY Citizens Bank Helipad, 14401 Sweitzer Lane, Laurel, MD National Presbyterian Church, 4101 Nebraska Avenue, 28. NW. 20016 College Park, 1909 Cpl Frank Scott Drive, College Park, Sibley Memorial Hospital, 5255 Loughboro Road, NW, 29. MD 20740 20016 The Greater Laurel Beltsville Hospital, 7100 Contee Road, 30. Police Harbor Patrol Branch, Water St, SW, 20024 Steuart Office Pad, Steuart Petroleum Co., 4640 40th Street, Laurel, MD 20707 FREDERICK COUNTY NW, 20016 Faux-Burhams Airport, 9401 Ball Road, Ijamsville, MD Former Washington Post Building, 1150 15th Street, NW, Ijamsville Airport, 9701 C. Reichs Ford Road, Ijamsville, VIRGINIA Ronald Reagan Washington National Airport, Arlington Stol-Crest Airfield, 3851 Price's Distillery Road, Urbana, County 20001 Leesburg Executive, 1001 Sycolin Road, Leesburg, 22075 MD 21754 Loudoun Hospital Center, 224 Cornwall, NW, Leesburg, CARROLL COUNTY Walters Airport, 7017 Watersville Road, Mt. Airy, MD 36. Dulles International Airport, 1 Saarinen Cir, Dulles, VA 21771 20166 DISTRICT OF COLUMBIA Bolling Air Force Base, 238 Brookley Avenue, SW, 20032. 21. ENERGY EFFICIENCY DISCLOSURE NOTICE: Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following: A. <u>Information Disclosure</u>: Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information: https://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf B. <u>Usage History</u>: Has the home been owner-occupied for the immediate prior 12 months? Yes If the Property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills OR cost and usage history for the single-family home for that time. Sellers may use GCAAR Utility Cost and Usage History Form to disclose the utility costs and usage history. SCHOOL BOUNDARY NOTICE: The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS. By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed. Seller Date Buyer Date

Date

Seller

Buyer

Date







## Inclusions/Exclusions Disclosure and/or Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

makes an about the first the contract the contract to the cont	5630 Wisconsin Avenue #404	Chevy Chase MD 20815
windows, storm doors; screens; is window shades; blinds; window t heat detectors; TV antennas, exte electronic components/devices De number of items shall be noted in	reatment hardware; mounting brackets for electr for trees and shrubs; and awnings. Unless other	ing personal property and fixtures, if existing: tures; sump pump; attic and exhaust fans; storm system (with all hoses and attachments); shutters; onics components; smoke, carbon monoxide, and wise agreed to herein, all surface or wall mounted onivey. If more than one of an item conveys, the
KITCHEN APPLIANCES		
☐ Stove-Range	D Samuela Community	RECREATION
Coolston	Security Cameras  Alarm System	☐ Hot Tub/Spa, Equipment & Cove
		☐ Pool Equipment & Cover
Microwave	Intercom	Sauna
Refrigerator	Satellite Dishes	☐ Playground Equipment
1 w/ Ice Maker	☐ Video Doorbell	Pacyground Equipment
☐ Wine Refrigerator ☐ Dishwasher	LIVING AREAS	OTHER
<ul> <li>☑ 1 Dishwasher</li> <li>☑ 1 Disposer</li> </ul>	Fireplace Screen/Doors	☐ Storage Shed
Separate Ice Maker	Gas Logs	Garage Door Opener
Separate Freezer	Ceiling Fans	Garage Door Remote/Fob
Trash Compactor	☐ Window Fans	Back-up Generator
LAUNDRY	Window Treatments	Radon Remediation System
E 1 Washer	WATER/HVAC	Solar Panels (must include
	☐ Water Softener/Conditioner	
☐ 1 Dryer	Electronic Air Filter	□ Solar Panel Seller Disclosure/Resale Addendumi
		And a second sec
	of Printings Humadiffuse	
	Window AC Units	D
THE FOLLOWING STEMS WIT	☐ Window AC Units	
THE FOLLOWING ITEMS WI		
	☐ Window AC Units  ILL BE REMOVED AND NOT REPLACED:	
LEASED ITEMS, LEASED SYS not limited to: appliances, fuel tank aronitoring, and satellite contracts	☐ Window AC Units	tems/systems or service contracts, including but control contracts, security system and/
LEASED ITEMS, LEASED SYS not limited to: appliances, fuel tank aronitoring, and satellite contracts	Window AC Units  ILL BE REMOVED AND NOT REPLACED:  STEMS & SERVICE CONTRACTS: Leased it ks, water treatment systems, lawn contracts, pest DO NOT CONVEY unless disclosed here:  es that Seiter has completed this checklist disclosed	tems/systems or service contracts, including but control contracts, security system and/
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LEASED ITEMS, LEASED SYS not limited to: appliances, fuel tank monitoring, and satellite contracts  CERTIFICATION: Seller certific  Seller  ACKNOWLEDGEMENT AND IN The Contract of Sale dated 09/14/2 and Buyer for the Property referenced above is Addendum.	Window AC Units  ILL BE REMOVED AND NOT REPLACED:  STEMS & SERVICE CONTRACTS: Leased it ks, water treatment systems, lawn contracts, pest DO NOT CONVEY unless disclosed here;  as thus Selter has completed this checklist disclosed that Selter has completed this checklist disclosed between Seller Seller  CORPORATION INTO CONTRACT: //Com/ 22 between Seller Sencha Rev hereby amended by the incorporation of this	tems/systems or service contracts, including but control contracts, security system and/ sing what conveys with the Property.  Date  pleted only after presentation to the Bayer)  Tr
LEASED ITEMS, LEASED SYS not limited to: appliances, fuel tank monitoring, and satellite contracts  CERTIFICATION: Seller certific  Seller  ACKNOWLEDGEMENT AND IN The Contract of Sale dated 09/14/2 and Buyer for the Property referenced above is Addendum.	Window AC Units  ILL BE REMOVED AND NOT REPLACED:  STEMS & SERVICE CONTRACTS: Leased it ks, water treatment systems, lawn contracts, pest DO NOT CONVEY unless disclosed here;  as thus Selter has completed this checklist disclosed that Selter has completed this checklist disclosed between Seller Seller  CORPORATION INTO CONTRACT: //Com/ 22 between Seller Sencha Rev hereby amended by the incorporation of this	tems/systems or service contracts, including but control contracts, security system and/ sing what conveys with the Property.  Date  pleted only after presentation to the Bayer)  Tr

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT Property Address: 5630 Wisconsin Avenue #404 Chevy Chase MD 20815 Legal Description: 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 10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702: The initial safe of single family residential 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 had installment contracts of sale under §13-207(11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article; 3. A safe by a lender, or an affiliate or subsidiary of a lender, that acquired the real property by foreclosure or deed in lieu of 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 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 (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 TOSELLERS: Complete and aign 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 or 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 How long have you owned the property? Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply) Water Supply Public | Well Other Sewage Disposal Public Septic System approved for (# bedrooms) Other Type Garbage Disposal Yes No Dishwasher Yes No Heating.

Air Conditioning

Hot Water

Oil

Oil

Oil

Electric Heat Pump

Electric Heat Pump

Electric Capacity

Age

Age

Age

Other

Other

Other Common

Natural Gas-

Natural Gas.

Natural Gas

Comments.	Any settlement or other problems:		Yes		No	How	Unknowe	ı
2. Basement: A Comments:	Any leaks or evidence of moisture?	-	Yes	Г	No	F	Unknow	Does Not Apply
Type of roo			Yes	Г	No	X	Unknown	
Is there any ex Comments:	isting fire retardant treated plywood	?	Yes	Γ	No	X	Unknown	
4. Other Struct Comments:	ural Systems, including Exterior Wa	ils and Flo	oors:					
Any Defects (s Comments:	tructural or otherwise)?	Г	Yes	X	No	Г	Unknown	
5. Plambing Sy Comments:	stem: Is the system in operating con	dition?	-	×	Yes	F	No F L	nknown
6. Heating Syst Comments:	ems: Is heat supplied to all finished	rooms?		×	Yes	-	Ne □ U	nknown
ls the : Comments:	system in operating condition?	×	Yes	Г	No	-	Unknown	
7. Air Condition Comments:	ning System: Is cooling supplied to a	II finished	l roos	15?>	< Ye	s 🗆	No □ Ut	iknown  Does Not Apply
ls the a	system in operating condition?	< Yes	No	Г	Unk	nown	Does	Not Apply
Comments:	ms: Are there any problems with ele	THE LEE	os, or		Yes	X	No F U	iring? iknown
8A. Will the sm	oke detectors provide an alarm in	the even	tofa	non	or ou	tana?	V	
If the smoke all ong-life batters Comments: 2. Septic System	oke detectors provide an alarm in detectors over 10 years old? Irms are battery operated, are the es as required in all Maryland Ho s: Is the septic system functioning p	y sealed, a	No	× re	sistan Yes	t unit	ts incorpor No	
If the smoke all ong-life batters Comments: 2. Septic System	irms are battery operated, are the	y sealed, a	No		sistan Yes	No No	ts incorpor No	
ong-life batteri comments: Comments: Vhen v	orms are battery operated, are they es as required in all Maryland Ho s: Is the septic system functioning to	y sealed, a	No tampo 118?	Yes	sistan Yes	No Unk	ts incorpor No Lin known	rating a silence/hush buttor
ong-life battericomments:  O. Septic System  When v  Comments:  O. Water Supply  Comments:	irms are battery operated, are the ies as required in all Maryland House is the septic system functioning power the system last pumped? Date:  Any problem with water supply?	y sealed, a	No	Yes	sistan Yes	No Unk	ts incorpor	rating a silence/hush buttor
ong-life battericomments:  Comments:  Comments:  Comments:  Comments:  Home  Comments:	irms are battery operated, are they es as required in all Maryland Ho s: Is the septic system functioning po vas the system last pumped? Date:  :: Any problem with water supply?  Water Treatment System:	y senied, mes by 20	No tampo 118?	Yes	Yes No	No Unk	ts incorpor No Lin known	rating a silence/hush buttor
ong-life battericomments:  Comments:  Comments:  Comments:  Comments:  Home  Comments:	irms are battery operated, are the ies as required in all Maryland House is the septic system functioning power the system last pumped? Date:  Any problem with water supply?	y senied, mes by 20	No tampo 118?	Yes	Yes No	No Unk	ts incorpor No  Unknown	rating a silence/hush buttor
ong-life battericomments:  O. Septic System When v Comments:  O. Water Supply Comments:  Home Comments:  Fire Sp Comments:	irms are battery operated, are they es as required in all Maryland Ho s: Is the septic system functioning po vas the system last pumped? Date:  :: Any problem with water supply?  Water Treatment System:	y senied, mes by 20	No tampo 118?	Yes	Yes No	No Unk	ts incorpor No  Unknown  Unknown	rating a silence/hush button
ong-life battericomments:  O. Septic System When v Comments.  O. Water Supply Comments: Home Comments: Fire Sp Comments: Are the Comments:	irms are battery operated, are they is as required in all Maryland House as required in all Maryland House is the septic system functioning provas the system last pumped? Date:  Any problem with water supply?  Water Treatment System:  systems in operating condition?  walls?  Yes No Unite?	y senied, mes by 20	No tampo 118?	Yes	No No	No Unk	ts incorpor No  Unknown  Unknown  Unknown	rating a silence/hush button
ong-life battericomments:  O. Septic System When v Comments:  O. Water Supply Comments: Home Comments: Fire Sp Comments: Are the Comments: In exterior In ceiling/a	irms are battery operated, are they is as required in all Maryland House as required in all Maryland House is the septic system functioning provas the system last pumped? Date:  Any problem with water supply?  Water Treatment System:  systems in operating condition?  walls?  Yes No Unite?	roperly?	No tampo 118?	Yes	No No	No Unk	ts incorpor No  Unknown  Unknown  Unknown	rating a silence/hush button
of the smoke all ong-life batteric comments:  O. Septic System When v Comments:  O. Water Supply comments: Home comments: Fire Sp comments: Are the comments: In exterior In ceiling/a In any othe comments; C. Exterior Drain	irms are battery operated, are they is as required in all Maryland House as required in all Maryland House is the septic system functioning provas the system last pumped? Date:  Any problem with water supply?  Water Treatment System:  systems in operating condition?  walls?  Yes No Unite?	roperly?	Yes Yes Yes Yes	Yes	No No	No Unk	ts incorpor No  Unknown Unknown Unknown Unknown	known Does Not App
of the smoke all ong-life batteric comments:  O. Septic System When v Comments:  O. Water Supply comments:  Home comments:  Fire Sp comments:  Are the comments:  In exterior In ceiling/a In any othe comments;	irms are battery operated, are they ies as required in all Maryland House as required in all Maryland House as required in all Maryland House as the system last pumped? Date:  Any problem with water supply?  Water Treatment System:  systems in operating condition?  walls? Yes No University No Water areas? Yes No University No Water Areas? Yes No Water Standon the proper Yes No Unknown	roperly?	Yes Yes Yes Yes	Yes Your 24	No No No hours	No Unk	ts incorpor No  Unknown Unknown Unknown Unknown	known Does Not App
of the smoke all ong-life batteric comments:  O. Septic System When v Comments:  O. Water Supply comments: Home comments: Fire Sp comments: Are the comments: In exterior In ceiling/a In any othe comments; C. Exterior Drain	irms are battery operated, are they ies as required in all Maryland House as required in all Maryland House as the septic system functioning provas the system last pumped? Date:  Any problem with water supply?  Water Treatment System:  systems in operating condition?  walls?  Yes No United Yes Yes Yes No United Yes	roperly?	Yes Yes Yes Yes	Yes Your 24	No No	No Unk	ts incorpor No Unknown Unknown Unknown Unknown a heavy ra	known Does Not App

Comments:	s maccus. Any in	nestation and/or prior damag	se: Yes	No   Xinknown
Any treatm	ents or repairs?	□ Yes □ No □	Unknown	
Any warras		F	Unknown	
Comments:				
14. Are there any has	rardous or regula	med materials (including, bu	t not limited to licensed I	andfills, asbestos, radon gas, lead-based pa
If yes, specify below	tanks, or other c			
Comments:		Yes	□ No Mnkno	wn
15. If the property re monoxide alarm inst	lies on the comb	ustion of a fossil fuel for he erty?	at, ventilation, hot water,	or clothes dryer operation, is a carbon
Comments:	☐ Yes	□ No KUnknow	1	
<ol> <li>Are there any zon unrecorded easement.</li> </ol>	e violations, non except for utilit	conforming uses, violation les, on or affecting the prop	of building restrictions or	setback requirements or any recorded or
If yes, specify below.	☐ Yes	□ No Unknown	my,	
Comments:				
16A. If you or a cont permitting office?	ractor have ma	de improvements to the pr	operty, were the requir	ed permits pulled from the county or loc
Comments:	Yes	No   Does Not	Apply Unknown	E
17. Is the property loc	ated in a flood zo	one, conservation area, wetl	and area. Chempsake Re	y critical area or Designated Historic Distri
Comments:	Yes	□ No XUnknown	If yes, specify below	critical area or Designated Historic Distri
18. Is the property sub	ject to any restri	iction imposed by a Homeov	vners Association or any	other type of community association?
Comments:	Yes	□ No □ Unknown	If yes, specify below	out the or community association?
19. Are there any other	material defects	, including latent defects, at	fecting the physical cond	ition of the property?
Comments:	Yes	No Unknown		
NOTE:Seller(s) may RESIDENTIAL PRO	wish to disclos	e the condition of other b LOSURE STATEMENT.	uildings on the propert	y on a separate
The seller(s) acknow complete and accurat	ledge having ca	refully examined this are	near man company backers, thought	comments, and verify that is hey have been informed of their
seller(s) V Ch	annun	Pal Se	Date	9/17/2022
Seller(s)		)	Date	1.1/202
			5-310	
he purchaser(s) acka ave been informed of	nowledge receip	pt of a copy of this disclo and obligations under §10-	sure statement and furt	her acknowledge that they
		Section index \$10	Date	cai Property Article.
urchaser			Date	
			Date	







## Condominium Seller Disclosure/Resale Addendum for Maryland

City	Chevy C	hase	_, State MD	Zip	20815	
Parking Spa	sce(s) #	Storage L	init(s) #	Subdivision/Project:		
PART 1-8	ELLER DISCL	OSURE	Comment.			
I. CURR	ENT FEES AND	DASSESSMEN	TS: Fees and as	ssessments as of the date here		
A. Co	andominium Fee	Potential Buye	rs are howby ad	wheel that the	or amount respectively to:	
spa	sce(s) or storage	unit(s), if amalies	able in	vised that the present condor	ninium fee for the subject unit and	parking
	gular Fee:		3.00		82	
	rking:	5	5400			
	rage:		-			
	ecial Assessment			V=1300		
	TAL:	-	(comp	plete B below)		
		-		per		
133	Includes: The f	onowing are inc	fuded in the Cor	dominium Fee:		
B 600	Wate	Sewer	Hent Electi	ricity Gas Other_		
п. эре	SCIRI Assessment	Si No L	Yes (If yes, co.	mplete 1-4 below.)		
1)	Reason for Asse	essment:				
2)	Payment Schedu	ile: S	per			
3)	Number et paya	nents remaining		as of		(De
4)	Iotal Special A	ssessment balai	ice remaining:	S		
PARKI	NG AND STOR	AGE: Parking S	pace(s) and Stor	age Unit(s) may be designate	d by the Condominium	
instrume	ents as: general co	ummon elements	for general use	(possibly subject to a lease of	r license agreement); limited	
common	elements assigne	ed for the exclus	ive use of a part	icular unit; or separately taxe	d and conveyed by Deed. The	
Tollowing	g Parking Space(	s) and/or Storage	e Unités) conves	with this Property:		
D	Parking Space #(s	62-167	62-170 F	is not separately tax	od If concentaly toward	
	Tax ID#			In a los neparately and	or it separately taxed.	
M	Storage Units #(s	63-1	36 F	is not separately tax	of Hammantals tours	
1	Tax ID#			To not separately tax	a. is separately taxes,	
MANAG	EMENT AGEN	T OR AUTHO	RIZED PERSO	ON: The management agent	or manners are the extract the rate of	
Condomi	nium to provide	information to ti	te nublic record	ing the Condominion and the	Development is as follows:	
Name:	Juda	Brant	hover	ang the Condominant and as		
Address:	-	WISCONSIN	A /	hery Chare MD	Phone: 301986563	00
		THE RESERVE OF THE PERSON NAMED IN	The state of the s	TH 7 OR MORE UNITS	20815	
following	is applicable onl	v to the resele b	e a mult owner	other these sides because	(CONDO DOCS): The	
containine	7 or more units.	, as the teame o	, a unit owner,	omer man a developer, of a i	esidential unit in a Condominium	
Control of the last of the las			Contract at the World Con-			
Server 18 IV	equired by taw	to turnish to B	ayer not later t	han 15 Days prior to Setti	ment certain information	
concernia	g the Condomi	nium which is a	lescribed in 8 1	1-135 of the Maryland Co.	nelcominations And White	
Court of Hill	on must include	main which is a	lescribed in §	1-135 of the Maryland Co	adominium Act. This	

- A copy of the declaration (other than the plats); (I)
- (11) A copy of the bylaws;
- A copy of the rules and regulations of the Condominium; (III)
- (IV) A certificate containing:
  - 1. A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the Unit, other than any restraint created by the Seller;
  - 2. A statement of the amount of the Condominium Fee and any unpaid Condominium Fees or Special Assessments currently due and payable from the Seller;
  - 3. A statement of any other fees payable by the Seller to the Council of Unit Owners:
  - 4. A statement of any capital expenditures approved by the Council of Unit Owners or its authorized designee planned at Settlement which are not reflected in the current operating budget included in the certificate;
  - 5. The most recently prepared balance sheet and income and expense statement, if any, of the Condominium;
  - 6. The current operating budget of the Condominium, including details concerning the amount of the reserve fund for repair and replacement and its intended use, or a statement that there is no reserve fund;
  - 7. A statement of any judgments against the Condominium and the existence of any pending suits to which the Council of Unit Owners is a party;
  - 8. A statement generally describing insurance policies provided for the benefit of the unit owners, a notice that the policies are available for inspection stating the location at which they are available, and a notice that the terms of the policy prevail over the general description;
  - 9. A statement as to whether the Council of Unit Owners has knowledge that any alteration or improvement to the Unit or the limited common elements assigned to the Unit violates any provision of the declaration. bylaws, or rules or regulations;
  - 10. A statement as to whether the Council of Unit Owners has knowledge of any violation of the health or building codes with respect to the Unit, the limited common elements assigned to the Unit, or any other portion of the Condominium;
  - 11. A statement of the remaining term of any leasehold estate affecting the Condominium and the provisions governing any extension or renewal of it;
  - 12. A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be a part of the common elements; and
- (V) A statement by the unit owner as to whether the unit owner has knowledge:
  - That any alteration to the Unit or to the limited common elements assigned to the Unit violated any provision of the declaration, bylaws, or rules and regulations. Seller has no knowledge except as follows:
  - 2. Of any violation of the health or building codes with respect to the Unit or the limited common elements assigned to the Unit. Seller has no knowledge except as follows:
  - 3. That the Unit is subject to an extended lease under § 11-137 of the Maryland Condominium Act or under local law. (An extended lease under § 11-137 is a lease for up to three (3) years which was entered into with a qualified household containing either a senior citizen or a handicapped citizen when the rental property was converted to a Condominium. If the Unit is subject, a copy of the lease must be provided.) Seller has no knowledge except as follows:
- (VI)A written notice of the unit owner's responsibility for the council Of unit owners' property insurance deductible and the amount of the Deductible.
- 5. NOTICE (APPLIES ONLY TO A CONDOMINIUM WITH FEWER THAN 7 UNITS) (CONDO DOCS): The following is applicable only to the resale by a unit owner, other than a developer, of a residential unit in a Condominium containing less than 7 units.

Seller is required by law to furnish to Buyer not later than 15 Days prior to Settlement certain information concerning the Condominium which is described of §11-135 of the Maryland Condominium Act. This information must include at least the following:

- A copy of the declarations (other than the plats); (1)
- (II) A copy of the bylaws:
- (III) A copy of the rules and regulations of the Condominium;

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Page 2 of 3

	A statement by Seller of a  Seller has incurred: elements. (Total pay  (IV) A written notice of deductible and the  ///////////////////////////////////	yment made to or or the Seller's respon	n behalf of the Condo	the preceding 12 mon minium Association.)	ths relating to the common	Date
ART	II - RESALE ADDENDU	М				
	The Contract of Sale dated		0	9/14/22		
	Sencha	Rev Tr				een Seller
						and Buyer
	amended by the incorporati	on of Parts I and IL	herein, which shall s	mersede any provisio	ons to the contrary in the Contrac	is hereby
2.	agreement of the Buyer to the Condominium instrum Condominium.	take title subject to nents, and the right	eed and Title paragrap o easements, covenan of other unit owners	h of the Contract is an ts, conditions and res in the common eleme	nended to include the trictions of record contained in ats and the operation of the	
	and Parking Space(s) and proper charges. Seller ago violations of requirements the Property conveyed fre agrees to pay, at the time of	for Storage Unit(s), rees to pay any delin is noted by the Cond the thereof. Regardin of Settlement, any S	as applicable, for the as applicable, for the aquent Fees and/or Sp dominium Association ag any existing or levi Special Assessments u	on may from time to payment of operating ecial Assessments on against Seller shall b ied but not yet collect mless otherwise agree	time assess against the Unit g and maintenance or other or before Settlement Date. All he complied with by Seller and ted Special Assessments, Seller and herein:	
	. Costs of obtaining any st	atements of accoun	t from the Condomin	ium Association and/	or its related management	
	Condomination Assiculation	n amd/or its related if	nanagement company	will be paid by Buy	fer and/or set-up fees for the	
3.	of and to be bound by and	comply with the co	LIGATIONS: Buyer evenants and condition	hereby agrees to assu	me each and exact obligation	
Selle	RIGHT TO CANCEL: E Condominium instrument giving Notice thereof to S ratification of this Control If the Condo Docs are no the option to cancel this C Pursuant to the provision Settlement.	seller. In the event seller. In the event act by Buyer, such it furnished to Buy Contract by giving as of this paragrap	referred to in the Co that such Condo Do seven (7) Day perior er more than 15 Day Notice thereof to Se th, in no event may E	ondo Does paragrap es are delivered to H d shall commence up es prior to the Settle Her prior to Buyer's	lowing Buyer's receipt of the th to cancel this Contract by layer on or prior to the son the Date of Ratification, ment Date, Buyer shall have a receipt of such Condo Docs, to cancel this Contract after	







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

City	Cher	vy Chase	, Address	JOSU WISCO	onsin Avenue	#404	
Seller	Sencha	Rev Tr	State	MD	Zip	20815	hat.
Buyer	Suriona	KOV IF					betwee
	amended by the	la				o the contrary in this Co	and
containe this Agre parties. F accuracy easomen obtained	d herein is the represent are for com- lease be advised of the information it or assessment, is by contacting staff Montgomery Countain Telephone Nutley and National 425 Reedia Drive, the Montgomery City of Rockville, Citain telephone nurtate Department of Italian Telephone Nutley Countain Telephone Nut	resentation of the sentence and refer that web site address to contained in this formation should and web sites of sity Government, 10 amber: 311 or 240. Capital Area Park, 14th Floor, Whea planningboard or lity Hall, 111 Marylamber: 240-314-500 ff Assessments & mber: 410-767-11.  MER STATEMEN d in the Maryland in th	sme a part of the sa Seller. The content is lence only, and in no lesses, personnel ar form. When in doubt be verified with the appropriate authoriti of Monroe Street, R -777-0311 (TTY 240 and Planning Committee, MD 20902, Ma ind Ave. Rockville, 1 to Web site: www.n faxation (SDAT), 30 84. Website: start, do T. A property owner Residential Property	les contract for the in this form is not a way define or line of way define or line of telephone number appropriate governes.  OCKWIE, MD, 208-251-4850), Webmission (M-NCPP in number 301-49 MD 20850, OCKWIE and governes of the maryland governey be exempt for the interval of the country of t	ne sale of the Pro all-inclusive, and nit the intent, rigilibers do change busions or applic mment agency. I 50. site www.MC31 C). 95-4800. Web site from Maryland R	porty. The information I the Paragraph heading its or obligations of the and GCAAR cannot con ability of a regulation. Further information may  11.com  te:  D. 21201	ers of firm the be
arid Di	sciaimer Statemer	nt. If yes, reason fr	or magnetion:		erracuen with Alth	nd Residential Disclosur	e
manul button alarms the req In addit	E DETECTORS: I acture. Also, BAT and long-life bat Requirements for uirements see: MM tion. Maryland law service. In the service	Maryland law requirements. Pursuant to the location of the www.montgomerycon requires the follows.	uires that ALL smo rated smoke alarm o Montgomery Cour e alarms vary accor- untymo gov/mcfrs in ving disclosure: The	ske alarms be less must be sealed by Code, the Sell-ding to the year the sealed by residential dwelless residential dwelless.	ss than 10 years d units incorpo er is required to ne Property was slaws/smokealar	s from date of rating a silence/hush have working smoke constructed. For a matri minimatrix, 2013.pdf	x of
MODE	RATELY-PRICED	DWELLING LINET	le the Plants		escery-powered	imoke detector.	
and year	or of initial offering:	of Rockville, o	me only or committee	noung? Yes X	No. If yes, Selli	or shall indicate mouth	
should	contact the approp	riate jurisdictional	If initial offering	ig is after March 2	20, 1989, the pro	spective Buyer and Sell	er
accorda https://w detache	nce with Montgom	ery County Code :	be performed on or Section 40-13C (section 40-13C)	before the Settle details) A Single	mont Date of a '	ictions on the Property. Single Family Home' in	2
exempt than one performe	below) is required to below) is required to below before Settle of and both Settler	a cooperative ho to provide the Buy ment Date, or to p	using corporation. er, on or before Set permit the Buyer to	The Seller of a S tlement Date, a co perform a radon to	ingle Family Hor opy of radon test est, but receptor	al unit that is part of a me (unless otherwise i results performed less ss, a radon test MUST b its not to or fails to be Buyer on or before	
		Comis property of the Gr	r Grester Capital Area Associat rester Capital Area Associat Provious editions of the For	Sation of ALALTORS*, Inc			

	Fx	emptions: high rise
	A	
	B.	Property is NOT a "Single Family Home"
	C.	Transfer s an intra family transfer under MD Tax Property Code Section 13-207
	-	Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in fieu of
	D.	
	E.	Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee.  A transfer by a fiduciary in the course of the administrative of the course of the administrative of the course of the administrative of the administrative of the course of
	E.	A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or true.
	G.	A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.  Property is located in the Town of Research of Town of Town of Research of Town of Research of Town of Research of Town
	# not ax	Property is located in the Town of Barnesville, Town of Kensington, Town of Poolesville, or City of Rockville.
	radon te	ampt above, a copy of the radon test result is attached Yes No. If no, Seller will provide the results of a
	NOTE:	et in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.
	AVAILA	BILITY OF WATER AND SEWER SERVICE
		Existing Water and Sewer Service; Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
	В.	Well and Septic Locations: Contact the Department of Permitting Services "DPS", Well and Septic, or visit http://permittingservices.montgomerycountymd.gov/DPS/general/Home aspx. For well and/or septic field
		as was imporper miting services, montgomery county mit, dow/DPS/colline/eightormationPaguest personal for
		Total Deliver 1976, request an "as built" drawing in person using DDR's "Costin Control Contro
		Opposition form. Homes built prior to 1960 may be filed on microfiche, and if outside a subdivision, the name
		the Committee of the Co
		South Countries Page two weeks for the "as built" drawing
		Categories: To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division or visit waterworks@montgomerycountymd.gov.
	Water	is the Property country and the state of the property country and the property country and the state of t
	if no. i	is the Property connected to public water? X Yes No.
	If not a	as it been approved for connection to public water? 😿 Yes No 🗆 Do not know
	Samor	connected, the source of potable water, if any, for the Property is:
	Was a	Is the Property connected to public sewer system? X Yes No
		nswer the following questions:
	1. H	is it been approved for connection to public sewer? 😿 Yes 🗀 No 🗀 Do not know
	2. H	as an individual sewage disposal system been constructed on Property? Yes 🗷 No
	Hi	is one been approved for construction? Yes No
	He	as one been disapproved for construction? Yes No Do not know
		ries: The water and sower service area category or categories that currently apply to the Property is/are
	(if know	vn)
		wn) This category affects the availability of water and sewer service
ě		mendations and Pending Amendments (if known):
	1. Th	e applicable master plan contains the fellowing
	the	e applicable master plan contains the following recommendations regarding water and sewer service to Property:
	2. Th	e status of any pending water and sewer comprehensive plan amendments or service area category anges that would apply to the Property:
	-	d Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an ual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat,
	includir	er must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, ng any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the gs to be served by any individual sewage disposal system.

In the future.  B. Private Utility Company Are there any deferred water and sewer charges paid to a Private there any deferred water and sewer charges paid to a Private there any deferred water and sewer charges paid to a Private there are the property tax bills? Yes No. If yes, complete the FECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LATER AND SEWER CHARGES  is Property is subject to a fee or assessment that purports to covering construction all or part of the public water or wastewater facilities assessment is \$	N ASSESSMENTS: The Property is (refer to GCAAR HOA Seller Disclosure / Resale
Housing Laws.  HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION located in a  Homeowners Association with mandatory fees (HOA).  Addendum for MD, attached), and/or  Cooperative (refer: Addendum for MD, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD & DC, attached) and/or  Cooperative (refer: Addendum for MD, attached property contact the Maryland Department of the the Property contact the Maryland Department of the the Property contact the Maryland Department of the Buyer and sever charges (WSSC) or Locate (WSSC) or Locat	N ASSESSMENTS: The Property is (refer to GCAAR HOA Seller Disclosure / Resale
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y be a right of prepayment or a discount for early prepayment, while	les constructed by the developer. This fee
sholder. This fee or sessesment is a contract of all of the	les constructed by the developer. This fee (month) until
and the contractual obligation between	les constructed by the developer. This fee (month) until
operty, and is not in any way a fee or assessment imposed by the co	dress) (hereafter called "lienholder"). There is may be ascertained by contacting the
Seller subject to this disclosure falls to comply with the provisions	dress) (hereafter called "lienholder"). There th may be ascertained by contacting the
Prior to Settlement, the Buyer shall have the sight to reside the Co.	dress) (hereafter called "lienholder"). There th may be ascertained by contacting the the lienholder and each owner of this bunty in which the Property is located.
posits paid on account of the Contract, but the right of rescission si Buyer with the notice in compliance with this section.	des constructed by the developer. This fee (month) until dress) (hereafter called "lienholder"). There is may be ascertained by contacting the the lienholder and each owner of this cunty in which the Property is located.
Following settlement, the Seller shall be liable to the Buyer for the	des constructed by the developer. This fee (month) until dress) (hereafter called "lienholder"). There is may be ascertained by contacting the the lienholder and each owner of this sunty in which the Property is located.

10.	SPECIAL	PROT	ECTION	AREAS	(SPA)
-----	---------	------	--------	-------	-------

Refer to montgomeryplanning org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spe.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: Mary Jo Kishter@montgomeryplanning.org, or call 301-495-4701

is this Property located in an area designated as a Sp	pecial Protection Arma? IT Man IV to
ir yes, special water quality measures and certain res	
Proposed land uses would threaten the swelle	servation of those resources or features in the absence of special coordinated with appropriate land use controls. An SPA may be
(1) a land use plan; (2) the Comprehensive Water Supply and Sower (3) a watershed plan; or (4) a resolution adopted after at least fifteen (15)	r System Plan;
ontained in Sections A and S before Sections	sure that the Seller has disclosed to the Buyer the information souted a contract for the above-referenced Property. Further ite of Maryland-National Capital Area Park and Planning
Buyer	Buyer

11. PROPERTY TAXES: Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "Frequently Asked Questions" section located at <a href="https://www.montgomery.countymd.gov/finance/taxes/fags.html">https://www.montgomery.countymd.gov/finance/taxes/fags.html</a> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <a href="https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx">https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx</a> - this provides tax information from the State of Maryland.

- A. <u>Current Tax Bill</u>: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at <a href="https://www.apps.montgomerycountymd.gov/realpropertytax/">www.apps.montgomerycountymd.gov/realpropertytax/</a>
- B. Estimated Property Tax & Non-Tax Charges: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.mostgomerycountymd.gowlestimatedtax

	Buyer acknowledges receipt of both tax disclosure:
Stayer's instrute	and a surrounded receipt of both tax disclosure

## 12. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <a href="https://www2.montgomery.county.md.gov/estimatedtax/FAQ.aspx#3607">https://www2.montgomery.county.md.gov/estimatedtax/FAQ.aspx#3607</a>. Seller shall choose one of the following:

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Of this Property	rty is located in an EXISTING Development District: Each year the Buyer of this Property must pay a nent or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other tements that are due. As of the date of execution of this disclosure, the special assessment or special tax each year. A map reflecting Existing Development Districts can be obtained at antgomerycountymd.gow/estimatedtax/map/Existing_DevDistricts.pdf/
	OR
each year, A mag	ty is located in an PROPOSED Development District: Each year the Buyer of this Property must be sessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all be reflecting Proposed Development Districts can be obtained at
	iontgomerycountymd.gov/estimatedtax/map/dev_districts pdf
	OR
The Property	y is not located in an existing or proposed Development District.
binding commitment for	rently be under a tax benefit program that has deferred taxes due on transfer or may require a legally om Buyer to remain in the program, such as, but not limited to:
A. Forest Conse Maryland Fore	est Conservation Management Program(FC&MP): Buyer is hereby notified that a property under a list the Property under FCMA? Yes X No. If yes, taxes assessed shall be paid by the Buyer lifer.
Agricultural P	Program: Is the Property subject to agricultural transfer taxes? Yes X No. If yes, taxes result of the transfer shall be paid by the Buyer OR the Soller. Confirm if applicable to this
Yes X No	o. If yes, explain:
9477. In order to obtain a Property. Plats are also a Buyers shall check ONE	MNCPPC or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777- at plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the available online at http://www.monloomeryplanning.org/info/plat_maps.shtm_or at www.plats.net.
	Desimproved Lot and New Construction: If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.  OR
Buyer's Initiats	B. Resale/Acknowledged Receipt; if the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer basely.
	show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.
	copy of the recorded subdivision plat.  OR

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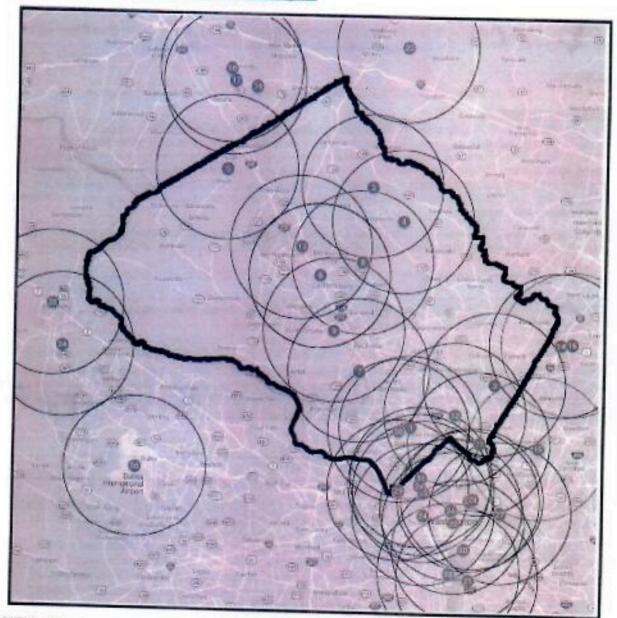
e 0	CULTURAL RESERVE DISCLOSURE NOTICE:  Property is is is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures intained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to amont. Additional Information can be obtained at SDAT and Montgomery County Zoning Layer (MC Arlas).
T	CONCERNING CONSERVATION EASEMENTS: roperly is is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements idum is hereby provided. See <a href="https://mcates.org/FCE/">https://mcates.org/FCE/</a> for easement locator map.
17. G	ND RENT: roperty is X is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.
(3 pr of pr	RIC PRESERVATION: questionable properties' status with the Montgomery County Historic Preservation Commission 53-3400) or go to http://www.montgomeryplanning.org/historic/index.shtm, to check applicability. Buyers of y located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be see significant according to criteria established by the Rockville Historic District Commission, should be notified purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and all process. This process may result in the property being designated a historic site, and if so, any exterior alterations a reviewed and approved.
	City of Rockville: Montgomery County Code §-12A has been adopted by the City of Rockville.  City of Gaithersburg: Montgomery County Code -12A has been adopted by the City of Gaithersburg at City  Code §2-6.  Other: Contact the local municipality to verify whether the Property is subject to any additional local ordinance.
Is the Saller restric Code Histor	operty been designated as an historic site in the master plan for historic preservation?  Yes  No.  No.  No.  No.  Yes  No.  Yes  No.  Yes  No.  No.  No.  Perty listed as an historic resource on the County location atlas of historic sites?  Yes  No.  Yes  No.  Yes  No.  Yes  No.  Provided the information required of Sec 40-12A as stated above, and the Buyer understands that special so on land uses and physical changes may apply to this Property. To confirm the applicability of this County 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County eservation Commission, 301-563-3400. If the Property is located within a local municipality, contact the local at to verify whether the Property is subject to any additional local ordinances.
Buyer	Buyer
9. <u>MA</u>	Forest Conservation Law: The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the Forest Conservation Law. The Buyer is required to comply with the Forest Conservation Law. Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the Countywide Environmental Planning Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan. Forest Conservation Plan.

- Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.
- B. Forest Conservation Easements: Seller represents and warrants that the Property is x is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

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20. AIRPORTS AND HELIPORTS: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: http://www.faa.gov/airports/airport\_safety/airportdata\_5010



#### MONTGOMERY COUNTY

- Waiter Reed National Medical Center Heliport, 8901 Rockville Pike, Bethesda, MD 20889
- Davis Airport, 7200 Hawkins Creamery Road, Laytonseille, MD 20879
- Dow Jones & Company, Inc., 11501 Columbia Pike, Silver 3. Spring, MD 20904
- Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882
- Flying M Farms , 24701 Old Hundred Road, Comus. MD 20842
- IBM Corporation Heliport, 18100 Frederick Avenue. Gaithersburg, MD 20879
- Maryland State Police Hellport, 7915 Montrose Road, Rockville, MD 20854
- Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879
- Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850

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- Suburban Hospital, 8600 Old Georgetown Road, Bathesda. MD 20814 11. Washington Adventist Hospital, 7600 Carroll Avenue,
- Takoma Park, MD 20912
- Holy Cross Hospital. 1500 Forest Glen Road, Silver Spring. MD, 20910
- Holy Cross Germantown, 19601 Observation Drive. Germantown, MD 20876

#### PRINCE GEORGE'S COUNTY

- 14. Citizens Bank Helipad, 14401 Sweitzer Lane, Laurel, MD 20707
- College Park, 1909 Cpl Frank Scott Drive, College Park, MD 20740
- The Greater Laurel Beltsville Hospital, 7100 Contee Road, Laurel, MD 20701

#### FREDERICK COUNTY

- 17. Faux-Buritams Airport. 9401 Ball Road, Ijamsville, MD
- fjamsville Airport, 9701 C. Reichs Ford Road, fjamsville, MD 21754
- Stoi-Crest Airfle d. 3851 Price's Distillery Road, Urbana. MD 21754

#### CARROLL COUNTY

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

#### DISTRICT OF COLUMBIA

Botting Air Force Base, 238 Brookley Avenue, SW, 20032

- Children's Nutional Medical Center, 111 Michigan Avenue, NW 20010
- Washington Hospital Center, 110 Irving Street, NW, 20010 23
- 24 Georgetown University Hospital, 3800 Reservoir Road, NW, 20007
- Metropolitan Police, Dist. 2, 3320 Idaho Avenue, NW, 25.
- 20007 Metropolitan Police, Dist. 3, 1620 V Street, NW, 20007 26.
- Metropolitan Police. Dist. 5. 1805 Bladensburg Road, NE. 27. 20002
- National Presbyterian Church, 4101 Nebraska Avenue, NW 20016
- 28. Sibley Memorial Hospital, 5255 Loughboro Road, NW, 20016
- 30. Police Harbor Patrol Branch, Water St, SW, 20024
- Steuart Office Pad, Steuart Petroleum Co., 4640 40th Street. NW, 20016
- 32 Former Washington Post Building, 1150 15th Street, NW, 20017

#### VIRGINIA

- 33. Rosald Reagan Washington National Airport, Arington County 20001
- Leasburg Executive, 1001 Sycolin Road, Leasburg, 22075
- Loudoun Hospital Center, 224 Cornwall, NW, Leesburg, 35. 22076
- Dulles International Airport, 1 Saarinen Cir. Dulles, VA 20166
- 21. ENERGY EFFICIENCY DISCLOSURE NOTICE; Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:
  - Information Disclosure: information about home energy efficiency improvements, including the benefit of conducting a home energy audit, Buyers should visit the following websites for this information: https://www.montgomerycountymd.gow/green/Resources/Files/energy/Home-Sales-Disclosure.pdf
  - <u>Usage History</u>: Has the home been owner-occupied for the immediate prior 12 months? If the Property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills OR cost and usage history for the single-family home for that time. Sellers may use GCAAR Utility Cost and Usage History Form to disclose the utility costs and usage history.

22.	SCHOOL BOUNDARY NOTICE: The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed. 7/2022 Buyer Cate Seller Date Buyer



ADDENDUM dated

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

09/14/22

ADDENDUM	dated			09/1	4/22		to the	Contract of Sal
between Buy	er	00		- allegan			500,000	
and Seller		Sencha	Re	v Tr				
for Property	known	as	5630	Wisconsin	Avenue #404	Chevy Chase	MD	20815
Tax-Property Art property under S property by fored by a fiduciary in	icle, exo subsection closure of the coun	ept land installments co on 13-207(a)(12) of the 1 or deed in lieu of forecloses se of the administration	ntracts of Tax-Propi sure; (4) a	ate of the Contract; sale under Subsectorty Article; (3) a sale a sheriff's sale, tax:	(2) a transfer that is exem- tion 13-207(a)(11) of the T le by a lender or an affiliate sale, or sale by foreclosure diametric, consequenceship.	over been occupied, or for we pt from the transfer tax und ax-Property Article and option or subsidiary of a lender the partition or by court appoint or trust; (6) a transfer of sinusele of unimproved real property.	er Subs ons to p nat acqu nted tru	ection 13-207of the surchase real sired the real
or a sirigic la	mily res	sidential property (	the pro	perty") deliver i	Code of Maryland ("S to each buyer, on or to commission, EITHER:	ection 10-702") requir pefore entering into a	res tha	at a seller ct of sale, on a
(A)	A w	ritten property cond ch the seller has ad	dition di ctual kn	sclosure staten owledge in rela	nent listing all defects tion to the following:	including latent defec	cts, or	information of
	(i)	Water and sewer treatment system	system	s, including the	source of household	water, water		
	(ii) (iii)	Insulation;			ralls, floors, foundatio	n and any		
	(iv) (v)	Plumbing, electric	cal, hea	ting, and air co	nditioning systems;			
		Land use matters Hazardous or reg	; ulated r	naterials, includ	ling asbestos, lead-b	ased paint,		
	(viii) (ix) (x)	Whether the requirements of the smolent of the smol	al defectired per ke alarr an alarr years o erated,	cts, including la mits were obtains: in in the event old; and are sealed, tan	itent defects, of which ined for any improver of a power outage;	th the seller has actuments made to the pro- corporating a silence/ 2018; and	perty;	
	(xi)	If the property reli- operation, whether	es on the er a cart	ne combustion of oon monoxide a	of a fossil fuel for hea alarm is installed on ti	t, ventilation, hot wate ne property.	er, or c	lothes dryer
	"Late prop	ent defects" under perty that:	Section	10-702 means	material defects in re	eal property or an imp	roven	ent to real
	(ī) (ii)	A buyer would not Would pose a thre tenant or invitee or	eat to the	e health or safe	ed to ascertain or ob ty of the buyer or an	serve by a careful visu occupant of the prope	ual ins erty, in	pection, and cluding a
				OR				
(B) A	written	disclaimer statem	ent pro	viding that:				
ıyer <i>j</i>	(i) -	seller makes no re	presen	tations or warra	ler has actual knowle inties as to the condit e real property; and	dge, the tion of the Se	eller &	<u>~</u>
R LF110				Page 1 of 2	10/17			

(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:

- 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.

	Characing Paller	9/17/2022
Date	Seller's Signature	Date
Date	Seller's Signature	Date
	Susan Berger Ellen Sandler	
Date	Agent's Signature	Date
	Date	Date  Date  Seller's Signature  Susan Berger Ellen Sandler

Page 2 of 2 10/17

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

For the sale of Property at: 5630 Wisconsin Avenue #404

404

Chevy Chase MD 20815

R				<b>6</b>
Agent		Date	Agent	Date
Susan	Berger E	llen Sandler		
Seller		Date	Purchaser	Date
		V. <del></del>	r ut critises	Date
seller	TEX	Date	Purchaser	Date
Statuting		9/17/2022	2,	oviewe is true and accurate.
The follow	fication of a wing parties h	ave reviewed the information above and certify, to the best of	their knowledge, that the information they have pro	ovided is true and accurate
				es aconstruited
g.		Agent has informed the Seller of the Seller's obligations under 42 U	J.S.C. 4852d and is aware of his/her responsibility to ensu	ure compliance.
V. Agen	it's Acknowl	edgment (initial item 'g' below)		
	(ii)	Waived the opportunity to conduct a risk assessment	or inspection for the presence of lead-based paint and/or	lead-based paint hazards.
	w	Received a 10-day opportunity (or mutually agreed up and/or lead-based paint hazards.	on period) to conduct a risk assessment or inspection for	the presence of lead-based paint
f.	Purchaser ha	s (each Purchaser initial (i) or (ii) below):		
е.		Purchaser has received the pamphlet Protect Your Family from	m Lead in Your Home.	
d.		Purchaser has received copies of all information listed above.		
C.	_	Purchaser has read the Lead Warning Statement above.		
	chaser's Ack	nowledgment (each Purchaser Initial and complete items	c, d, e and f below)	
	(1)	Seller has no reports or records pertaining to lead-based pain	Andreas and the second of the	
	<u> </u>	Seller has provided the purchaser with all available records a (list documents below).	nd reports pertaining to load-based paint and/or lead-based p	paint hazards in the housing
b.		nd reports available to the Seller (Initial and complete (	(i) or (ii) below):	
	(i) [i?	Seller has no knowledge of lead-based paint and/or lead-base		
	·	Known lead-based paint and/or lead-based paint hazards are	e present in the housing (explain)	
8.	Presence	of lead-based paint and/or lead-based paint hazards (it	nitial and complete (i) or (ii) below):	
II. Selle	er's Disclosi	ire (each Seller complete items 'a' and 'b' below)		
		The second secon	commended prior to purchase.	
Every p exposur perman also por lead-ba A risk si	urchaser of re to lead fro ent neurolog ses a particu sed paint ha ssessment o er's Disclose	tatement in residential real property on which a resi any interest in residential real property on which a resi on lead-based paint that may place young children at r local damage, including learning disabilities, reduced in lar risk to pregnant women. The seller of any interest it tards from risk assessments or inspections in the seller or inspection for possible lead-based paint hazards is rec line (each Seller complete tems 'a' and b' below)	dential dwelling was built prior to 1978 is notifi isk of developing lead poisoning. Lead poison itelligence quotient, behavioral problems, and in residential real property is required to provid 's possession and notify the buyer of any know commended prior to purchase.	ed that such property may preser ning in young children may produc impaired memory. Lead poisonir
SELLER	AGREES TO C	OMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL	ALL FAD BASED DAINT HAZARD DEDUCTION ACT OF	F 4000
	W-100	Seller is unable to represent and warrant the age of the		
	_	Property (all portions) was constructed after January Property (any portion) was constructed before January	1. 1978. (If initialed, complete section V only.)	Year Constructed:
	60	AT (each Seller initial ONE of the following and state Yes	4 dame out to a	

Printed on: 9/29/2022 3:22:27 PM



### Real Property Estimated Tax and Other Non-tax Charges a new owner will pay

in the first full fiscal year of ownership

ACCOUNT NUMBER	R:	03254072				
PROPERTY:	OWNER NAME	SENCHA REV TR				
	ADDRESS	5630 WISCONSIN AVE +404 CHEVY CHASE , MD 20815-4407				
	TAX CLASS	38				
	REFUSE INFO	Refuse Area: R Refuse Unit:				

TAX DESCRIPTION	Parameter Market and Control of Control	Name and the second	
	LY23 PHASE-IN VALUE1	LY22 RATE2	ESTIMATED FY23 TAX/CHARGE
STATE PROPERTY TAX	2,515,000	+1120	\$2,816.8
COUNTY PROPERTY TAX3	2,515,000	.9915	\$24,936.23
SOLID WASTE CHARGE4		22.2600	\$22.20
WATER QUAL PROTECT CHG (MFR)4			\$10.59
ESTIMATED TOTALS			\$27,785.88

The following footnote references apply only if the table above has a foot number reference.

- Phase in value comes from the data base at the Maryland Department of Assessments and Taxation http://www.dat.state.md.us/, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
- Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County
  Government's Department of Finance: https://www.montgomerycountymd.gov/finance. Look for a link to "Pay or view your property tax bill
  on line".
- County Property Tax is the sum of the General Fund tax and several special fund taxes.
- All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
- This property is located in an existing development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the FAQ section of this website.
- You must update the estimate for the property taxes and other non-tax charges
  - Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
  - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 early January in the third year of the three year assessment cycle.
- 7. This property is located in a proposed development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the FAQ section of this website.
- 8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
- This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.

## Montgomery County Property Tax

### Real Property Consolidated Tax Bill

Levy Year 2022 ANNUAL BILL

Tax Period 07/01/2022-06/30/2023

Lot	Block	District	Sub	Tax Class	Bi	11#	Account Number	
		07	205	R038	-		V243. 909-00-024	
			203	RUSS	4228	88163	03254072	
Mortgage	Information	Pi	roperty Addre	ss	Refus	e Area	Refuse Unit	
UNK	NOWN	5630	WISCONSIN AV	E 404	R32L		1	
TAX DESCRIPTI	ION			ACCES	SSMENT	RATE		
STATE PROPER					515,000	0.1120*	TAX/CHARG	
COUNTY PROP	ERTY TAX O				515,000	0.9915*	2,816.8	
SOLID WASTE	CHARGE 0				515,000	22.2600	24,936.2 22.2	
WATER QUAL F	PROTECT CHG O					88.2000	10.59	
TOTAL							27,785.88	
PRIOR PAYMEN	VTS ****						\$27,785.88	
INTEREST							427,703.00	
TOTAL AMOUN							\$0.00	
Amount Due by	y 9/30/2022						\$0.00	
			00	ccupancy				
			NOT A PRIN	ICIPAL RESIDENCE				
			Propert	y Description				
			UN 404 P	ARC SOMERSET				
			Maili	ng Address				
		20020000000	SENC	HA REV TR				
		5630 WISCON	SIN AVE APT 4	04 CHEVY CHASE, M	D 20815-44	54		

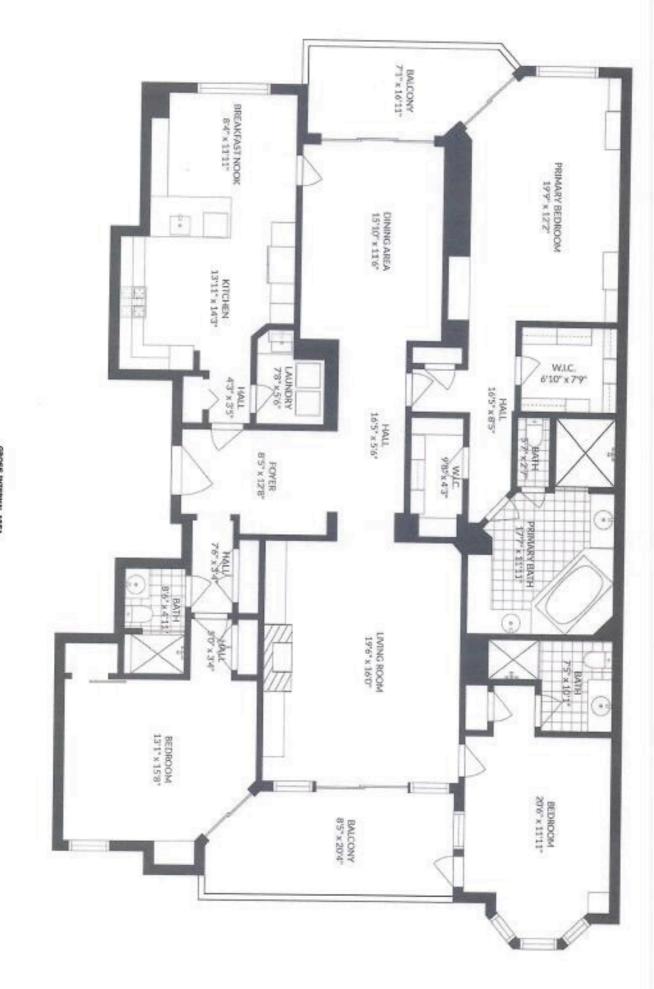
<sup>\*</sup> Tax Rate is Per \$100 of Assessment

Important Information About The Maryland Homestead Tax Credit - YouTube

View All Bills

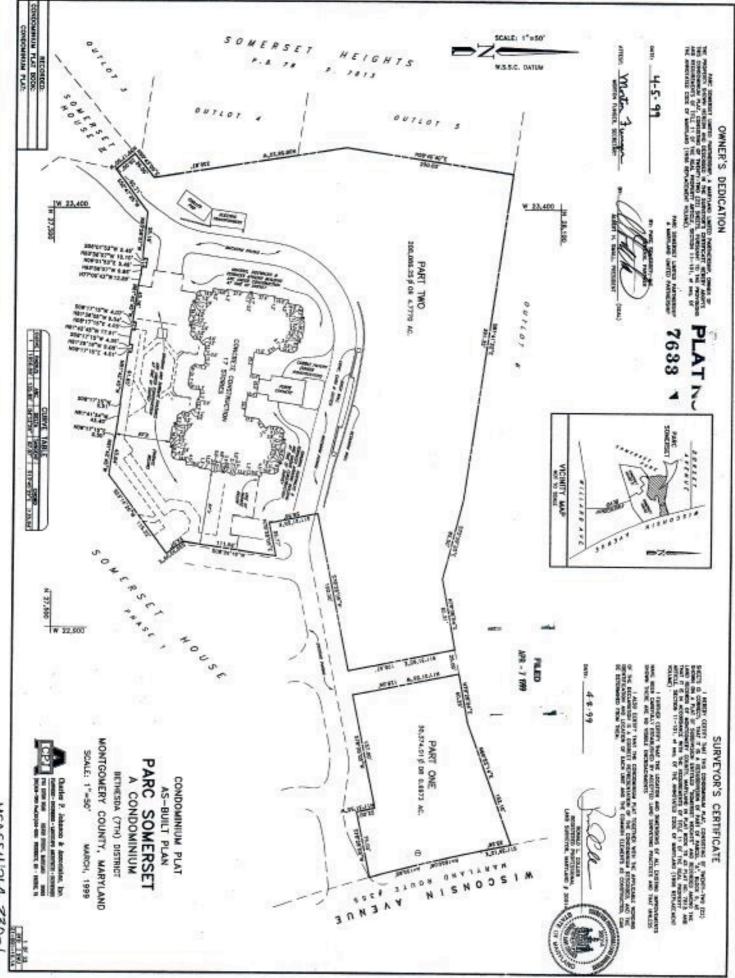
View Online Payment History

Pay Another Way

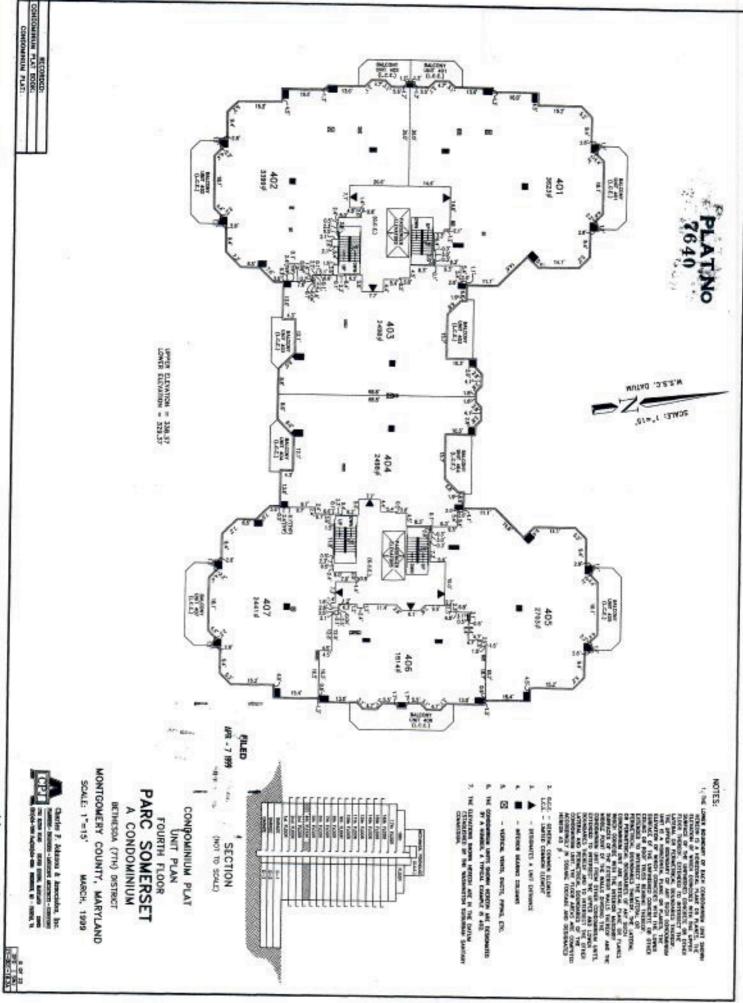


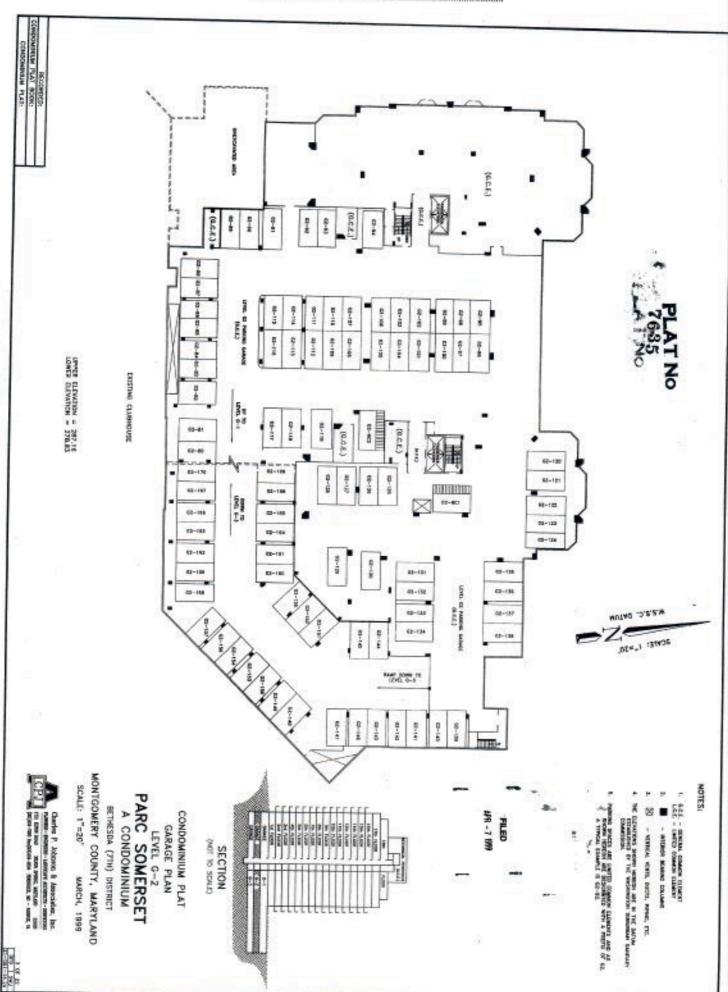
GROSS INTERNAL AREA
FLOOR 1: 2349 sq. ft, EXCLLOED AREAS:
BALCOW: 264 sq. ft
TOTAL: 2499 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY WARK.

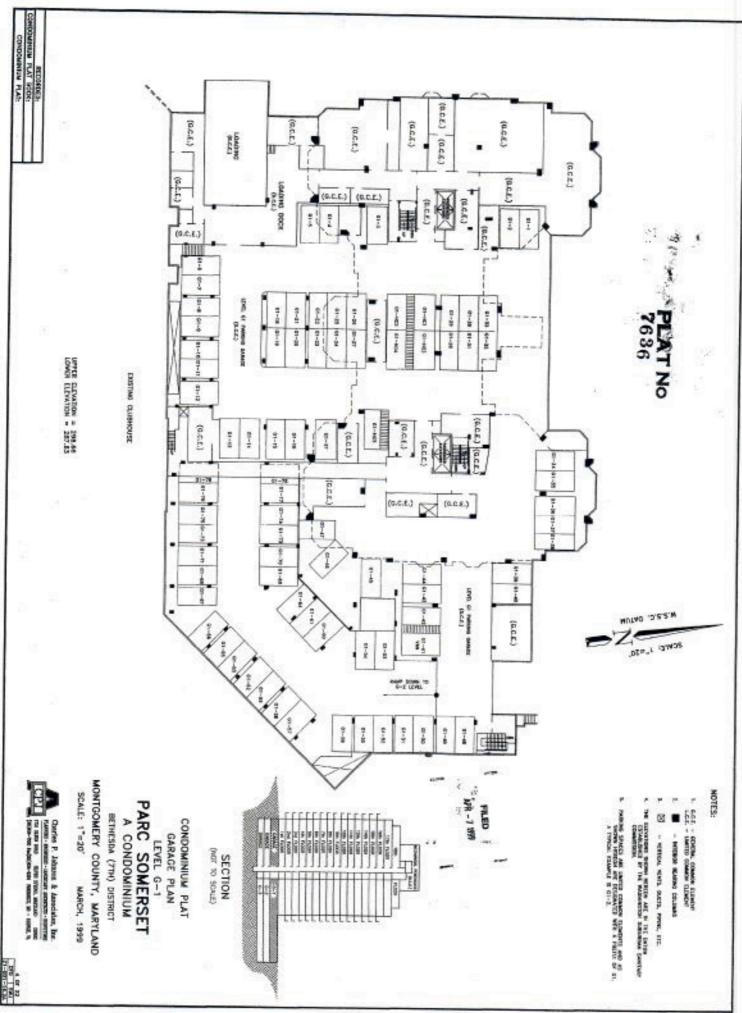
	3 00											
View Map View Grounditent Special Tax Recapture: None					dillent Redemptio	on.			View GroundRe	nt Registrat	tion	
			one									
Account	identific	err		District - 07	Account Number	r - 03254072						
						Owner Informati	on					
Owner N	Owner Name: SENCHA RE						Use:	datasasas	RESIDENT	IAL CONDO	MUNIM	
Mailing Address:			5630 WISCONSIN AVE APT 4 CHEVY CHASE MD 20815-446		Principal Residence:  Deed Reference:		/43036/00	099				
					Location	n & Structure in	formation					
Premises Address:				S630 WISCON CHEVY CHAS UNIT: 404	NSIN AVE E 20815-4407		Legal Descrip	ption:	UN 404 PA CODM PH		SET	
Map: HM33	Grid: 0000	Parcel 0000	Neighborh 764020536		Subdivision: 0205	Section:	Block:	Lot	Assessment Year:		Plat No:	7633
Town: No	ene		707020370		0203				2023	-	Plat Ref:	
Primary 5 1999	Structur	e Built	Abov 2,498	e Grade Living	Area	Finished Base	ement Area		Property Land	Area	County 119	y Use
Stories	Basen	nent	Type CONDO HI RISE	Exter	for Quality	Full/Half Bath	Garag	ge L	ast Notice of Major Ir	nproveme		
						Value Informatio	en.					
				Base Val	20	Value		Phase	-in Assessments			
						As of		As of		As of		
Land:				754.500		01/01/2020		07/01/	2022	07/01/20	023	
mproven	monts			1760,500		754,500						
Total:	True ILL			2,515,000		1,760,500		1200000	2.27			
Preferent	tial Land	E		0		2,515,000		2,515,0	000			
					Tr	ansfer Informati	lon					
Seller: UP	NICK 30	MAN			Date: 05	V/B/2012			Price: \$2,2	00000		
ype: ARN	MS LENC	THIMPS	ROVED			Deedl: /43036/ 00099			Deed2:			
Seller: PA	MPILLO	NIA HOL	LYG		Date: 01	/12/2012			Price: \$2,0	50,000		
Type: ARM	MS LENC	THIMPS	OVED		Deedl:/	43036/00099			Deed2:	30,000		
Seller: DE					Date: 11/	77/2000			Price: \$1.00	00000		
ype: ARN	4S LENG	TH IMPR	SOVED		Deedt:/	18560/00340			Deed2:			
			1200	125055	Exe	mption Informa	tion					
Partial Ex	empt As	sessmer	nts	Class			77/01/2022		07/01/2023			
County:				000			0.00					
dunicipal				000			.00					
ipecial Ta		durec No	ne	000		c	(00)		0.00			
	West Co.				Homestea	d Application In	formation					
Iomestea	ad Appli	cation St	tatus: No Applica	tion		Carlotte and the Control						
					lomeowners' Ta	x Credit Applica	tion Informa	ition				
	Acres There	Condit !	Application Statu	or Mr. Amellowit			late:					



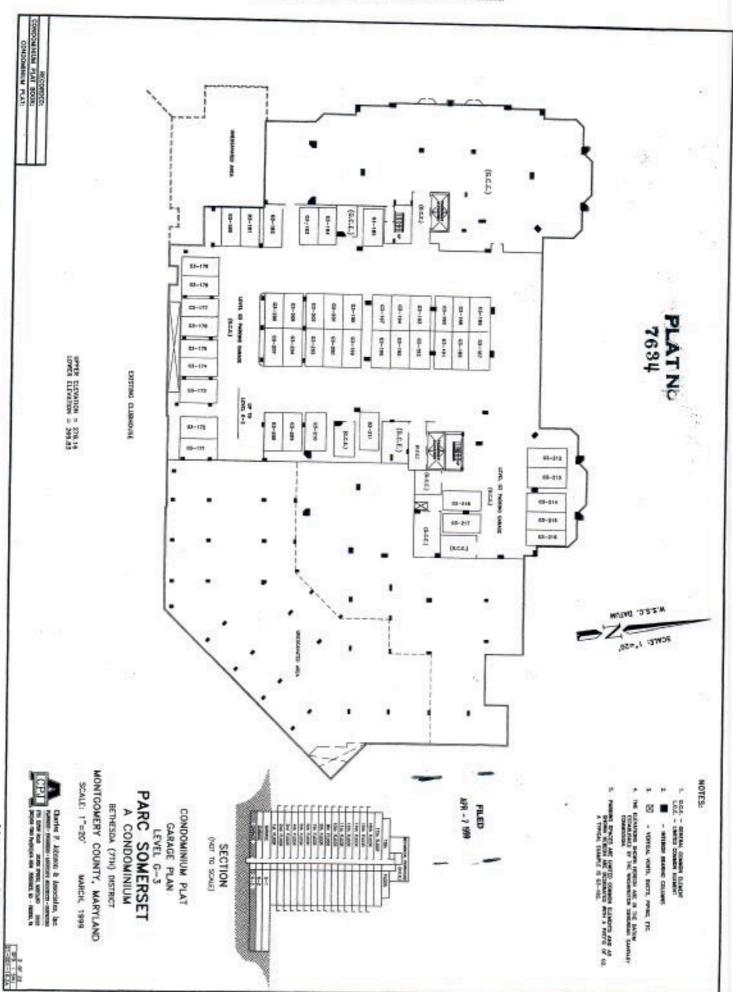
MSA SSU 1264-330-







MSA SSU 1214-330-



MSASSU 1244-330-2