



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

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to the Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller Gail L. Lee Engle Lee  
for Property known as 305 Brushwood Drive Owings Mills, MD 21117

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

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

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
  - (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement; Plumbing, electrical, heating, and air conditioning systems;
  - (iv) Infestation of wood-destroying insects;
  - (v) Land use matters;
  - (vi) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (vii) Any other material defects, including latent defects, of which the seller has actual knowledge; and
  - (ix) Whether the smoke detectors will provide an alarm in the event of a power outage; and
  - (x) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

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

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

OR

- (B) A written disclaimer statement providing that:
  - (i) Except for latent defects of which the seller has actual knowledge, the Seller makes no representations or warranties as to the condition of the Real property or any improvements on the real property; and
  - (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



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

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

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

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

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

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

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

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

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

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

Buyer's Signature _____	Date _____	<i>[Signature]</i> _____	<i>9/22/08</i>
		Seller's Signature	Date
Buyer's Signature _____	Date _____	<i>[Signature]</i> _____	<i>9/22/08</i>
		Seller's Signature	Date
Agent's Signature _____	Date _____	<i>[Signature]</i> _____	<i>11/6/08</i>
		Agent's Signature	Date



MARYLAND PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 305 Brushwood Drive Owings Mills, MD 21117
Legal Description:

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. - The following are specifically excluded from the provisions of Sections 10-702:

- 1. 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 Subsection 13-207 of the Tax-Property Article, except land installment contracts of sale under Subsection 13-207(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(12) of the Tax-Property Article;
3. A sale by a lender, or an affiliate or subsidiary of a lender, that acquired the real property by foreclosure or deed in lieu of foreclosure.
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; or
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.
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no actual knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? 7 yrs

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
Dishwasher: [ ] Yes [ ] No
Heating: [ ] Oil [ ] Natural Gas [ ] Electric [ ] Heat Pump Age \_\_\_\_\_ [ ] Other \_\_\_\_\_
Air Conditioning: [ ] Oil [ ] Natural Gas [ ] Electric [ ] Heat Pump Age \_\_\_\_\_ [ ] Other \_\_\_\_\_
Hot Water: [ ] Oil [ ] Natural Gas [ ] Electric Capacity \_\_\_\_\_ Age \_\_\_\_\_ [ ] Other \_\_\_\_\_

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Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems?  Yes  No  Unknown

COMMENTS:

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply

COMMENTS:

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown

Type of roof \_\_\_\_\_ Age: \_\_\_\_\_

Is there any existing fire retardant treated plywood?  Yes  No  Unknown

COMMENTS:

4. Other Structural Systems, including Exterior Walls and Floors:

COMMENTS:

Any Defects (structural or otherwise)?  Yes  No  Unknown

COMMENTS:

5. Plumbing System: Is the system in operating condition?  Yes  No  Unknown

COMMENTS:

6. Heating Systems: Is heat supplied to all finished rooms?  Yes  No  Unknown

COMMENTS:

Is the system in operating condition?  Yes  No  Unknown

COMMENTS:

7. Air Conditioning System: Is cooling supplied to all finished rooms?  Yes  No  Unknown  Does Not Apply

COMMENTS:

Is the system in operating condition?  Yes  No  Unknown  Does Not Apply

COMMENTS:

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes  No  Unknown

COMMENTS:

Will the smoke detectors provide an alarm in the event of a power

outage?

Yes  No  Does Not Apply

COMMENTS:

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

When was the system last pumped? Date: \_\_\_\_\_

Unknown

COMMENTS:

10. Water Supply: Any problem with water supply?  Yes  No  Unknown

COMMENTS:

Home Water Treatment System:  Yes  No  Unknown

COMMENTS:

Fire Sprinkler System:  Yes  No  Unknown  Does Not Apply

COMMENTS:

Are the systems in operating condition?  Yes  No  Unknown

COMMENTS:

11. Insulation:

In exterior walls?  Yes  No  Unknown  
In ceiling/attic?  Yes  No  Unknown  
In any other areas?  Yes  No  Unknown

COMMENTS:

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes  No  Unknown

COMMENTS:

Are gutters and downspouts in good repair?  Yes  No  Unknown

COMMENTS:

14. Are there any hazardous or regulated materials (including, but not limited to licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

Yes  No  Unknown

If yes, specify below.

COMMENTS: \_\_\_\_\_

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

Yes  No  Unknown

COMMENTS: \_\_\_\_\_

16. Are there any zone violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes  No  Unknown

If yes, specify below.

COMMENTS: \_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

Yes  No  Unknown If yes, specify below.

COMMENTS: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Homeowners Association or any other type of community association?

Yes  No  Unknown If yes, specify below.

COMMENTS: \_\_\_\_\_

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

Yes  No  Unknown

COMMENTS: \_\_\_\_\_

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

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

OWNER

*Neil L. Lee*

Date

*9/22/08*

OWNER

*Rouland J. Lee*

Date

*9/22/08*

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

Purchaser

Date

Purchaser

Date

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

For the sale of Property at: 305 Brushwood Drive Owings Mills, MD 21117  
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY THAT (each Seller initial ONE of the following and state Year Constructed):

*JFK/EA*

- Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1999
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

#### Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

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

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

*JFK/EA*  
(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Seller (initial and complete (i) or (ii) below):

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

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

III. Purchaser's Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c.  Purchaser has read the Lead Warning Statement above.

d.  Purchaser has received copies of all information listed above.  (If none listed, check here.)

e.  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser initial (i) or (ii) below):

(i)  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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

IV. Agent's Acknowledgment (initial item 'g' below)

g. *JOS* Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

#### V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

*[Signature]* 9/22/08  
Seller Date

*[Signature]* 9/22/2008  
Seller Date

*[Signature]* 11/6/08  
Agent Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Purchaser Date

\_\_\_\_\_  
Agent Date





### ADDENDUM TO LISTING CONTRACT

**INCLUSIONS/EXCLUSIONS:** Included in the purchase price are all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, item shall be considered excluded):

<p><b>Included</b></p> <p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Stove or Range</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Cooktop</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Wall Oven(s) #</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Refrigerator(s) # 1</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> w/ice maker</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Built-in Microwave</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Trash Compactor</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Exist. WW Carpet</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Disposal</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Exhaust Fan(s)</p>	<p><b>Included</b></p> <p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Dishwasher</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Freezer</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Window Fan(s) #</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Fireplace Screen/Doors</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pool, Equip. &amp; Cover</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hot Tub, Equip. &amp; Cover</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Screens</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Storm Windows</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Storm Doors</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Window A/C Unit(s) #</p>	<p><b>Included</b></p> <p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Ceiling Fan(s) #</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Clothes Washer</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Clothes Dryer</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Furnace Humidifier</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Electronic Air Filter</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Water Filter</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Water Softener</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Drapery/Curtains</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Drapery/Curtain Rods</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Shades/Blinds</p>	<p><b>Included</b></p> <p>YES NO</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Alarm System</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Intercom</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Storage Shed(s) #</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Garage Opener(s) # 1</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> w/remote(s) # 2</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Playgrnd. Equipment</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Wood Stove</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> T.V. Antenna</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Satellite Dish</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Central Vacuum</p>
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ADDITIONAL INCLUSIONS (SPECIFY): \_\_\_\_\_

ADDITIONAL EXCLUSIONS (SPECIFY): \_\_\_\_\_

ALL OTHER TERMS AND CONDITIONS OF LISTING CONTRACT REMAIN IN FULL FORCE AND EFFECT.

Gail L. Lee  
SELLER

9/22/08  
DATE

Eugene L. Lee  
SELLER

9/22/08  
DATE

