



**Homeowners Association (HOA) Seller Disclosure/Resale Addendum for Maryland**  
*(Required for the Listing Agreement and required for either the GCAAR Contract or the MAR Contract)*

Address 311 High Gables Dr Apt 204  
 City Gaithersburg, State MD Zip 20878-7420 Lot: \_\_\_\_\_  
 Block/Square: \_\_\_\_\_ Unit: 204 Section: \_\_\_\_\_ Tax ID # \_\_\_\_\_  
 Parking Space(s) # \_\_\_\_\_ Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: Lakeland Ridge CODM

**PART I - SELLER DISCLOSURE:**

**1. SELLER'S ACKNOWLEDGMENT:** ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER.  
 The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

**2. NAME OF HOMEOWNERS ASSOCIATION:** The Lot, which is the subject of this Contract, is located within a Development and is subject to the Lakeland's Ridge Homeowners Association.

**3. CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:

**A. HOA Fee:** Potential Buyers are hereby advised that the present HOA fee for the subject unit and parking space or storage unit, if applicable, is \$ 119.14 per month

**B. Special Assessments:**  No  Yes (If yes, complete 1-4 below.)  
 1) Reason for Assessment: NA  
 2) Payment Schedule: \$ \_\_\_\_\_ per \_\_\_\_\_  
 3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_\_ (Date)  
 4) Total Special Assessment balance remaining: \$ \_\_\_\_\_

**C. Delinquency:** Are there any delinquent Fees and/or Special Assessments?  No  Yes

**D. Fee Includes:** The following are included in the HOA Fee:  
 None  Trash  Lawn Care  Other \_\_\_\_\_

**4. FEES DURING PRIOR FISCAL YEAR:** The total amount of fees, assessments and other charges imposed by the HOA upon the Lot during the prior fiscal year of the HOA is as follows:

Fees:	\$	<u>1429.68</u>
Assessments:	\$	<u>-</u>
Other Charges:	\$	<u>-</u>
Total:	\$	<u>1429.68</u>

**5. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as: 1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Unit, or 3) Conveyed by Deed. The following Parking and/or Storage Units convey with this property:

Parking Space #(s) X147  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03370877, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

Storage Unit #(s) SU-13  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03371198, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

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**6. MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the HOA to provide information to the public regarding the HOA and the Development is as follows:

Name: Abanis Realty Phone: 301 468-8919

Address: 7811 Montrose Rd, Suite 110, Potomac, MD 20854

[OR] No agent or officer is presently authorized by the HOA to provide to the public information regarding the HOA and the Development. If none, please initial here \_\_\_\_\_ / \_\_\_\_\_

**7. SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the Homeowners Association, except as noted:

none

**8. SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the Lot, except as noted:

None

**9. NOTICE TO SELLER REGARDING OBLIGATIONS TO NOTIFY THE HOA:** WITHIN THIRTY (30) CALENDAR DAYS OF ANY RESALE TRANSFER OF A LOT WITHIN A DEVELOPMENT, THE TRANSFEROR [SELLER] SHALL NOTIFY THE HOMEOWNERS ASSOCIATION FOR THE PRIMARY DEVELOPMENT OF THE TRANSFER. THE NOTIFICATION SHALL INCLUDE, TO THE EXTENT REASONABLY AVAILABLE, THE NAME AND ADDRESS OF THE TRANSFEROR [SELLER], THE DATE OF TRANSFER, THE NAME AND ADDRESS OF ANY MORTGAGEE, AND THE PROPORTIONATE AMOUNT OF ANY OUTSTANDING HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT ASSUMED BY EACH OF THE PARTIES TO THE TRANSACTION.

**10. NOTICE OF BUYER'S RIGHT TO RECEIVE DOCUMENTS PURSUANT TO THE MARYLAND HOMEOWNERS ASSOCIATION ACT (HOA DOCUMENTS):**

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU AT OR BEFORE THE TIME THE CONTRACT IS ENTERED INTO, OR WITHIN 20 CALENDAR DAYS OF ENTERING INTO THE CONTRACT, CERTAIN INFORMATION CONCERNING THE DEVELOPMENT IN WHICH THE LOT YOU ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN § 11B-106(B) OF THE ACT (THE "MHA INFORMATION") AS FOLLOWS:

§11B-106(B) THE VENDOR SHALL PROVIDE THE PURCHASER THE FOLLOWING INFORMATION IN WRITING:

(1) A STATEMENT AS TO WHETHER THE LOT IS LOCATED WITHIN A DEVELOPMENT;

(2) (I) THE CURRENT MONTHLY FEES OR ASSESSMENTS IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT;

(II) THE TOTAL AMOUNT OF FEES, ASSESSMENTS, AND OTHER CHARGES IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT DURING THE PRIOR FISCAL YEAR OF THE HOMEOWNERS ASSOCIATION; AND

(III) A STATEMENT OF WHETHER ANY OF THE FEES, ASSESSMENTS, OR OTHER CHARGES AGAINST THE LOT ARE DELINQUENT;

(3) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE MANAGEMENT AGENT OF THE HOMEOWNERS ASSOCIATION, OR OTHER OFFICER OR AGENT AUTHORIZED BY THE HOMEOWNERS ASSOCIATION TO PROVIDE TO MEMBERS OF THE PUBLIC, INFORMATION REGARDING THE HOMEOWNERS ASSOCIATION AND THE DEVELOPMENT, OR A STATEMENT THAT NO AGENT OR OFFICER IS PRESENTLY SO AUTHORIZED BY THE HOMEOWNERS ASSOCIATION;

(4) A STATEMENT AS TO WHETHER THE OWNER HAS ACTUAL KNOWLEDGE OF:

(I) THE EXISTENCE OF ANY UNSATISFIED JUDGMENTS OR PENDING LAWSUITS AGAINST THE HOMEOWNERS ASSOCIATION; AND

(II) ANY PENDING CLAIMS, COVENANT VIOLATIONS, ACTIONS, OR NOTICES OF DEFAULT AGAINST THE LOT; AND

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*(Required for the Listing Agreement and required for either the GCAAR Contract or the MAR Contract)*

Address 311 High Gables Dr Apt 204  
 City Gaithersburg, State MD Zip 20878-7420 Lot: \_\_\_\_\_  
 Block/Square: \_\_\_\_\_ Unit: 204 Section: \_\_\_\_\_ Tax ID # \_\_\_\_\_  
 Parking Space(s) # \_\_\_\_\_ Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: Lakeland Ridge CODM

**PART I - SELLER DISCLOSURE:**

**1. SELLER'S ACKNOWLEDGMENT: ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER.**  
 The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

**2. NAME OF HOMEOWNERS ASSOCIATION:** The Lot, which is the subject of this Contract, is located within a Development and is subject to the Lakelands Ridge Homeowners Association.

**3. CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:

**A. HOA Fee:** Potential Buyers are hereby advised that the present HOA fee for the subject unit and parking space or storage unit, if applicable, is \$ 119.14 per Month

**B. Special Assessments:**  No  Yes (If yes, complete 1-4 below.)

1) Reason for Assessment: NA

2) Payment Schedule: \$ \_\_\_\_\_ per \_\_\_\_\_

3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_\_ (Date)

4) Total Special Assessment balance remaining: \$ \_\_\_\_\_

**C. Delinquency:** Are there any delinquent Fees and/or Special Assessments?  No  Yes

**D. Fee Includes:** The following are included in the HOA Fee:  
 None  Trash  Lawn Care  Other \_\_\_\_\_

**4. FEES DURING PRIOR FISCAL YEAR:** The total amount of fees, assessments and other charges imposed by the HOA upon the Lot during the prior fiscal year of the HOA is as follows:

Fees:	\$	<u>1,429.68</u>
Assessments:	\$	_____
Other Charges:	\$	_____
Total:	\$	<u>1,429.68</u>

**5. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as:  
 1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Unit, or 3) Conveyed by Deed. The following Parking and/or Storage Units convey with this property:

Parking Space #(s) X147  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03370877, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

Storage Unit #(s) SU-13  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03371198, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

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**6. MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the HOA to provide information to the public regarding the HOA and the Development is as follows:

Name: **Abaris Realty**

Phone: **(301) 468-8919**

Address: **7811 Montrose Rd Suite 110, Potomac, MD 20854**

[OR] No agent or officer is presently authorized by the HOA to provide to the public information regarding the HOA and the Development. If none, please initial here \_\_\_\_\_ / \_\_\_\_\_

**7. SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the Homeowners Association, except as noted:

**NONE**

**8. SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the Lot, except as noted:

**None**

**9. NOTICE TO SELLER REGARDING OBLIGATIONS TO NOTIFY THE HOA:** WITHIN THIRTY (30) CALENDAR DAYS OF ANY RESALE TRANSFER OF A LOT WITHIN A DEVELOPMENT, THE TRANSFEROR [SELLER] SHALL NOTIFY THE HOMEOWNERS ASSOCIATION FOR THE PRIMARY DEVELOPMENT OF THE TRANSFER. THE NOTIFICATION SHALL INCLUDE, TO THE EXTENT REASONABLY AVAILABLE, THE NAME AND ADDRESS OF THE TRANSFEROR [SELLER], THE DATE OF TRANSFER, THE NAME AND ADDRESS OF ANY MORTGAGEE, AND THE PROPORTIONATE AMOUNT OF ANY OUTSTANDING HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT ASSUMED BY EACH OF THE PARTIES TO THE TRANSACTION.

**10. NOTICE OF BUYER'S RIGHT TO RECEIVE DOCUMENTS PURSUANT TO THE MARYLAND HOMEOWNERS ASSOCIATION ACT (HOA DOCUMENTS):**

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU AT OR BEFORE THE TIME THE CONTRACT IS ENTERED INTO, OR WITHIN 20 CALENDAR DAYS OF ENTERING INTO THE CONTRACT, CERTAIN INFORMATION CONCERNING THE DEVELOPMENT IN WHICH THE LOT YOU ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN § 11B-106(B) OF THE ACT (THE "MHAA INFORMATION") AS FOLLOWS:

§11B-106(B) THE VENDOR SHALL PROVIDE THE PURCHASER THE FOLLOWING INFORMATION IN WRITING:

(1) A STATEMENT AS TO WHETHER THE LOT IS LOCATED WITHIN A DEVELOPMENT;

(2) (I) THE CURRENT MONTHLY FEES OR ASSESSMENTS IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT;

(II) THE TOTAL AMOUNT OF FEES, ASSESSMENTS, AND OTHER CHARGES IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT DURING THE PRIOR FISCAL YEAR OF THE HOMEOWNERS ASSOCIATION; AND

(III) A STATEMENT OF WHETHER ANY OF THE FEES, ASSESSMENTS, OR OTHER CHARGES AGAINST THE LOT ARE DELINQUENT;

(3) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE MANAGEMENT AGENT OF THE HOMEOWNERS ASSOCIATION, OR OTHER OFFICER OR AGENT AUTHORIZED BY THE HOMEOWNERS ASSOCIATION TO PROVIDE TO MEMBERS OF THE PUBLIC, INFORMATION REGARDING THE HOMEOWNERS ASSOCIATION AND THE DEVELOPMENT, OR A STATEMENT THAT NO AGENT OR OFFICER IS PRESENTLY SO AUTHORIZED BY THE HOMEOWNERS ASSOCIATION;

(4) A STATEMENT AS TO WHETHER THE OWNER HAS ACTUAL KNOWLEDGE OF:

(I) THE EXISTENCE OF ANY UNSATISFIED JUDGMENTS OR PENDING LAWSUITS AGAINST THE HOMEOWNERS ASSOCIATION; AND

(II) ANY PENDING CLAIMS, COVENANT VIOLATIONS, ACTIONS, OR NOTICES OF DEFAULT AGAINST THE LOT; AND

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(5) A COPY OF:

(I) THE ARTICLES OF INCORPORATION, THE DECLARATION, AND ALL RECORDED COVENANTS AND RESTRICTIONS OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER'S TENANTS, IF APPLICABLE; AND

(II) THE BYLAWS AND RULES OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER AND THE OWNER'S TENANTS, IF APPLICABLE.

**IF YOU HAVE NOT RECEIVED ALL OF THE MHAA INFORMATION FIVE (5) CALENDAR DAYS OR MORE BEFORE ENTERING INTO THE CONTRACT, YOU HAVE FIVE (5) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING ALL OF THE MHAA INFORMATION. YOU MUST CANCEL THE CONTRACT IN WRITING, BUT YOU DO NOT HAVE TO STATE A REASON.**

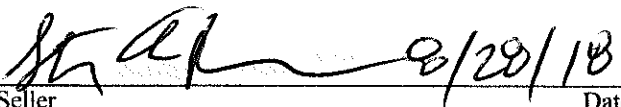
THE SELLER MUST ALSO PROVIDE YOU WITH NOTICE OF ANY CHANGES IN MANDATORY FEES EXCEEDING 10% OF THE AMOUNT PREVIOUSLY STATED TO EXIST AND COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE INFORMATION PROVIDED TO YOU. YOU HAVE THREE (3) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING NOTICE OF ANY CHANGES IN MANDATORY FEES, OR COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE MHAA INFORMATION WHICH ADVERSELY AFFECTS YOU.

IF YOU DO CANCEL THE CONTRACT YOU WILL BE ENTITLED TO A REFUND OF ANY DEPOSIT YOU MADE ON ACCOUNT OF THE CONTRACT. HOWEVER, UNLESS YOU RETURN THE MHAA INFORMATION TO THE SELLER WHEN YOU CANCEL THE CONTRACT, THE SELLER MAY KEEP OUT OF YOUR DEPOSIT THE COST OF REPRODUCING THE MHAA INFORMATION, OR \$100, WHICHEVER AMOUNT IS LESS.

BY PURCHASING A LOT WITHIN THIS DEVELOPMENT, YOU WILL AUTOMATICALLY BE SUBJECT TO VARIOUS RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS, INCLUDING THE OBLIGATION TO PAY CERTAIN ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION WITHIN THE DEVELOPMENT. THE LOT YOU ARE PURCHASING MAY HAVE RESTRICTIONS ON:

- (1) ARCHITECTURAL CHANGES, DESIGN, COLOR, LANDSCAPING, OR APPEARANCE;
- (2) OCCUPANCY DENSITY;
- (3) KIND, NUMBER, OR USE OF VEHICLES;
- (4) RENTING, LEASING, MORTGAGING, OR CONVEYING PROPERTY;
- (5) COMMERCIAL ACTIVITY; OR
- (6) OTHER MATTERS.

YOU SHOULD REVIEW THE MHAA INFORMATION CAREFULLY TO ASCERTAIN YOUR RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS WITHIN THE DEVELOPMENT.

  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Stephan A Parker

  
Seller \_\_\_\_\_ Date \_\_\_\_\_  
Deborah J Choupin

**PART II - RESALE ADDENDUM:**

The Contract of Sale dated \_\_\_\_\_, between Seller Stephan A Parker, Deborah J Choupin and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

**1. DEED AND TITLE/TITLE:** Paragraph is amended to include the agreement of the Buyer to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in HOA instruments, and the right of other owners in the Common Elements of the HOA and the operation of the HOA.

**2. PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Fees and/or other Special Assessments as the Board of Directors or Association of the HOA may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments:  Seller agrees to pay at the time of Settlement, any Special Assessments as disclosed in the Current Fees and Assessments Paragraph unless otherwise agreed herein: \_\_\_\_\_

**3. ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the HOA instruments and with the Rules and Regulations and covenants and restrictions of the HOA, from and after the date of settlement hereunder.

**4. RIGHT TO CANCEL:** Buyer shall have the right for a period of five (5) days following Buyer's receipt of the HOA documents and statements referred to in the HOA Documents Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such HOA documents and statements are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such five (5) day period shall commence upon ratification of this Contract. If the HOA documents and statements are not delivered to Buyer within the 20 day time period referred to in the HOA Documents Paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such HOA documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

Seller <b>Stephan A Parker</b>	Date	Buyer	Date
Seller <b>Deborah J Choupin</b>	Date	Buyer	Date



**Condominium Seller Disclosure/Resale Addendum for Maryland**  
*(Required for the Listing Agreement and for either the GCAAR Contract or the MAR Contract)*

Address 311 High Gables Dr Apt 204  
 City Gaithersburg, State MD Zip 20878-7420 Parking Space(s) # \_\_\_\_\_  
 Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: Lakeland Ridge CODM

**PART I - SELLER DISCLOSURE:**

**1. 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 or storage unit, if applicable, is \$ 347.37 per Month

**B. Special Assessments:**  No  Yes (If yes, complete 1-4 below.)

1) Reason for Assessment: NA

2) Payment Schedule: \$ \_\_\_\_\_ per \_\_\_\_\_

3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_\_ (Date)

4) Total Special Assessment balance remaining: \$ \_\_\_\_\_

**C. Fee Includes:** The following are included in the Condominium Fee:

None  Water  Sewer  Heat  Electricity  Gas  Other Garage and Storage unit

**2. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as:

1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Condominium Unit, or 3) Conveyed by Deed and separately taxed. The following Parking and/or Storage Units convey with this property:

Parking Space #(s) X147  is  is not Separately taxed. If Separately taxed, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03370877, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

Storage Units #(s) SU-13  is  is not Separately taxed. If Separately taxed, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # 03371198, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

**3. 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: Arbaris Realty Phone: (301) 468-8919

Address: 7811 Montrose Rd Suite 110, Potomac, MD 20854

**4. UNIT OWNER'S STATEMENT:**

For a condominium containing seven (7) or more units:

Pursuant to Section 11-135(a) of the Maryland Condominium Act, the undersigned unit owner(s)/Seller(s) make(s) the following statements:

**A.** I/We have no knowledge that any alteration to the described unit or to the limited common elements, if any, assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and/or Regulations of the condominium except as follows: NONE

**B.** I/We have no knowledge of any violation of the health or building codes with respect to the unit or the limited common elements assigned to the unit except as follows: NONE

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C. I/We have no knowledge that the unit is subject to an extended lease under Section 11-137 of the Maryland Condominium Act or under local law except as follows: NONE (An extended lease under Section 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.)

- OR -

For a condominium containing fewer than seven (7) units:

Pursuant to Section 11-135(b) of the Maryland Condominium Act, the undersigned unit owner(s)/Seller(s) make(s) the following statements:

I/We have incurred \$ \_\_\_\_\_ as my/our expenses during the preceding twelve (12) months relating to the common elements. (Total payments made to or on behalf of Condominium Association.)

**5. NOTICE (APPLIES ONLY TO A CONDOMINIUM WITH 7 OR MORE UNITS) (CONDO DOCUMENTS):**

**The following notice 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.**

THE SELLER IS REQUIRED BY LAW TO FURNISH TO THE BUYER NOT LATER THAN FIFTEEN (15) DAYS PRIOR TO CLOSING THE CERTAIN INFORMATION CONCERNING THE CONDOMINIUM WHICH IS DESCRIBED IN § 11-135 OF THE MARYLAND CONDOMINIUM ACT. THIS INFORMATION MUST INCLUDE AT LEAST THE FOLLOWING:

- (I) A COPY OF THE DECLARATION (OTHER THAN THE PLATS);
- (II) A COPY OF THE BY-LAWS;
- (III) A COPY OF THE RULES AND REGULATIONS OF THE CONDOMINIUM;
- (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 UNIT OWNER;

2. A STATEMENT OF THE AMOUNT OF THE MONTHLY COMMON EXPENSE ASSESSMENT AND ANY UNPAID COMMON EXPENSE OR SPECIAL ASSESSMENT CURRENTLY DUE AND PAYABLE FROM THE SELLING UNIT OWNER;

3. A STATEMENT OF ANY OTHER FEES PAYABLE BY THE UNIT OWNER 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 THE TIME OF CONVEYANCE 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 TO THE LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT VIOLATES ANY PROVISION OF THE DECLARATION, BY-LAWS, 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; AND

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

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**(V) A STATEMENT BY THE UNIT OWNER AS TO WHETHER THE UNIT OWNER HAS KNOWLEDGE:**

1. THAT ANY ALTERATION TO THE UNIT OR TO THE LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT VIOLATES ANY PROVISION OF THE DECLARATION, BY-LAWS, OR RULES AND REGULATIONS;
2. OF ANY VIOLATION OF THE HEALTH OR BUILDING CODES WITH RESPECT TO THE UNIT OR THE LIMITED COMMON ELEMENTS ASSIGNED TO THE UNIT;
3. THAT THE UNIT IS SUBJECT TO AN EXTENDED LEASE UNDER § 11-137 OF THIS TITLE OR UNDER LOCAL LAW, AND IF SO, A COPY OF THE LEASE MUST BE PROVIDED.

**(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.**

**6. NOTICE (APPLIES ONLY TO A CONDOMINIUM WITH FEWER THAN 7 UNITS) (CONDO DOCUMENTS):**

The following notice 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.

THE SELLER IS REQUIRED BY LAW TO FURNISH TO THE BUYER NOT LATER THAN FIFTEEN (15) DAYS PRIOR TO CLOSING CERTAIN INFORMATION CONCERNING THE CONDOMINIUM WHICH IS DESCRIBED IN §11-135 OF THE MARYLAND CONDOMINIUM ACT. THIS INFORMATION MUST INCLUDE AT LEAST THE FOLLOWING:

- (1) A COPY OF THE DECLARATION (OTHER THAN THE PLATS);
- (2) A COPY OF THE BY-LAWS;
- (3) A COPY OF THE RULES AND REGULATIONS OF THE CONDOMINIUM; AND
- (4) A STATEMENT BY THE SELLER OF HIS EXPENSES RELATING TO THE COMMON ELEMENTS DURING THE PRECEDING 12 MONTHS;
- (5) A WRITTEN NOTICE OF THE UNIT OWNER'S RESPONSIBILITY FOR THE COUNCIL OF UNIT OWNERS' PROPERTY INSURANCE DEDUCTIBLE AND THE AMOUNT OF THE DEDUCTIBLE.

  
Seller  
**Stephan A Parker**

8/28/18  
Date

  
Seller  
**Deborah J Choupin**

Date

**PART II - RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller **Stephan A Parker, Deborah J Choupin** and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **DEED AND TITLE/TITLE:** Paragraph is amended to include the agreement of the Buyer to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in Condominium instruments, and the right of other Unit owners in the Common Elements and the operation of the Condominium.

2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Monthly Fees and/or other Special Assessments as the Board of Directors or Association of the Condominium may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments as disclosed in the Current Fees and Assessments Paragraph unless otherwise agreed herein: \_\_\_\_\_

3. **ASSUMPTION OF CONDOMINIUM OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the Condominium instruments including the Condominium Bylaws and with the Rules and Regulations of the Condominium, from and after the date of settlement hereunder.

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**4. RIGHT TO CANCEL:** Buyer shall have the right for a period of seven (7) days following Buyer's receipt of the condominium documents and statements referred to in the Condo Docs Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such condominium documents and statements are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such seven (7) days period shall commence upon ratification of this Contract. If the condominium documents and statements are not furnished to Buyer more than 15 days prior to closing, as referred to in the Condo Documents paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such condominium documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

Seller <b>Stephan A Parker</b>	Date	Buyer	Date
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Seller <b>Deborah J Choupin</b>	Date	Buyer	Date
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**Inclusions/Exclusions Disclosure and/or Addendum**  
*Required for use with GCAAR Listing Agreement & Sales Contract*

**PROPERTY ADDRESS: 311 High Gables Dr Apt 204, Gaithersburg, MD 20878-7420**

**PERSONAL PROPERTY AND FIXTURES:** The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, shutters, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items shall be noted in the blank.

**KITCHEN APPLIANCES**

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

**LAUNDRY**

- Washer
- Dryer

**ELECTRONICS**

- Alarm System
- Intercom
- Satellite Dishes

**LIVING AREAS**

- Fireplace Screen/Door
- Gas Log
- Ceiling Fans
- Window Fans
- Window Treatments

**WATER/HVAC**

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window A/C Units

**RECREATION**

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

**OTHER**

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels
- \_\_\_\_\_
- \_\_\_\_\_

**EXCLUSIONS:** \_\_\_\_\_

**LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS:** Leased items/systems or service contracts, including but not limited to: solar panels & systems, appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: \_\_\_\_\_

**CERTIFICATION:** Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

Stephan A Parker      8/28/18  
 Seller **Stephan A Parker**      Date

Deborah J Choupin      8/28/18  
 Seller **Deborah J Choupin**      Date

**2. ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** *(Completed only after presentation to the Buyer)*

The Contract of Sale dated \_\_\_\_\_ between Seller **Stephan A Parker, Deborah J Choupin** and Buyer \_\_\_\_\_ for the Property referenced above is hereby amended by the incorporation of this Addendum.

\_\_\_\_\_  
 Seller *(sign only after Buyer)*      Date

\_\_\_\_\_  
 Buyer      Date

\_\_\_\_\_  
 Seller *(sign only after Buyer)*      Date

\_\_\_\_\_  
 Buyer      Date



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

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to the Contract of Sale between Buyer \_\_\_\_\_ and Seller **Stephan A Parker, Deborah J Choupin** for the Property known as **311 High Gables Dr Apt 204, Gaithersburg, MD 20878-7420**

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

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

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
  - (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (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 means material defects in real property or an improvement to real property that:

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

**OR**

- (B) A written disclaimer statement providing that:
  - (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
  - (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.

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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.

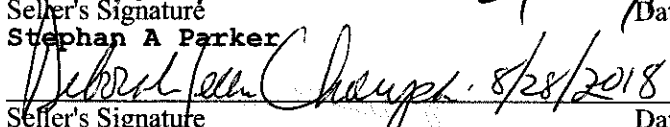

Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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.

 _____ Seller's Signature <b>Stephan A Parker</b>	<u>8/28/18</u> Date	_____	Buyer's Signature	_____	Date
 _____ Seller's Signature <b>Deborah J Choupin</b>	<u>8/28/2018</u> Date	_____	Buyer's Signature	_____	Date
 _____ Agent's Signature <b>Robert Kerxton</b>	<u>8-28-18</u> Date	_____	Agent's Signature	_____	Date

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**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**

Property Address: 311 High Gables Dr Apt 204, Gaithersburg, MD 20878-7420

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 §10-702:

1. The initial sale of single family residential real property:
  - A. that has never been occupied; or
  - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the 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, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

**NOTICE TO PURCHASERS:** The information provided is the representation of the 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 knowledge or other conditions of which the Owners have no actual knowledge.

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How long have you owned the property? 16 years

**Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)**

Water Supply	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____ (# bedrooms)	Other Type _____
Garbage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> Other _____

**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 \_\_\_\_\_  
Comments: NA  
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: \_\_\_\_\_

8A. Will the smoke alarms provide an alarm in the event of a power outage?  Yes  No  
Are the smoke alarms over 10 years old?  Yes  No  
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?  Yes  No  
Comments: \_\_\_\_\_

9. Septic Systems: 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 *NA*  
 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 - *NA*  
 In any other areas?  Yes  No  Unknown  
 Where? \_\_\_\_\_  
 Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
 Yes  No  Unknown *NA*  
 Comments: \_\_\_\_\_  
 Are gutters and downspouts in good repair?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

13. Wood-destroying insects: Any infestation and/or prior damage?  Yes  No  Unknown  
 Comments: \_\_\_\_\_  
 Any treatments or repairs?  Yes  No  Unknown  
 Any warranties?  Yes  No  Unknown  
 Comments: \_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?  Yes  No  Unknown  
 If yes, specify below  
 Comments: \_\_\_\_\_

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?  
 Yes  No  Unknown  
 Comments: \_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown  
 If yes, specify below  
 Comments: \_\_\_\_\_

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office?  Yes  No  Does Not Apply  Unknown *Tankless hot water heater*  
 Comments: \_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  Yes  No  Unknown If yes, specify below  
 Comments: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?  
 Yes  No  Unknown If yes, specify below  
 Comments: *HOA @ Condo* \_\_\_\_\_

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 it 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 §10-702 of the Maryland Real Property Article.

Owner Stephan A Parker Date 8/28/18  
Owner Deborah J Choupin Date 8/28/2018

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

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

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

**MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT**

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

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

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

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



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

The Contract of Sale dated \_\_\_\_\_, Address 311 High Gables Dr Apt 204,  
 City Gaithersburg, State MD Zip 20878-7420 between  
 Seller Stephan A Parker, Deborah J Choupin and  
 Buyer \_\_\_\_\_ is hereby  
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

**Notice to Seller and Buyer:** This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting 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.MC311.com](http://www.MC311.com)
- **Maryland-National Capital Area Park and Planning Commission (M-NCPPC)**, 8787 Georgia Avenue, Silver Spring, MD, 20910. Main number: 301-495-4600. Web site: [www.mc-mncppc.org](http://www.mc-mncppc.org)
- **City of Rockville**, City Hall, 111 Maryland Ave, Rockville, MD 20850. Main telephone number: 240-314-5000. Web site: [www.rockvillemd.gov](http://www.rockvillemd.gov)

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act?  Yes  No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: \_\_\_\_\_.
2. **SMOKE DETECTORS:** Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: [www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix\\_2013.pdf](http://www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf). In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector. **Maryland law requires by 2018 the replacement of all BATTERY-ONLY operated smoke alarms with tamper resistant units incorporating a silence/hush button and long-life batteries.**
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg?  Yes  No. If yes, Seller shall indicate month and year of initial offering: \_\_\_\_\_. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

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4. **RADON DISCLOSURE:** Effective October 1, 2016, a radon test must be performed on or before Settlement of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <http://www.montgomerycountymd.gov/dep/air/radon.html> for details) **A Single Family Home means a single-family detached or attached residential building. Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation.** The Seller of a Single Family Home (*unless otherwise exempt below*) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test **MUST** be performed.

Is Seller exempt from the Radon Test disclosure?  Yes  No. If yes, reason for exemption: 2<sup>nd</sup> floor condo

**Exemptions:**

- 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

If not exempt above, a copy of the radon test result is attached  Yes  No. <sup>PA</sup> If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency. **If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.**

**NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.**

5. **AVAILABILITY 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.
- **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.
- **Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit [waterworks@montgomerycountymd.gov](mailto:waterworks@montgomerycountymd.gov) .

<p><b>A. Water:</b> Is the Property connected to public water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If no, has it been approved for connection to public water? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know          If not connected, the source of potable water, if any, for the Property is: _____</p> <p><b>B. Sewer:</b> Is the Property connected to public sewer system? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No          If no, answer the following questions:          1. Has it been approved for connection to public sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know          2. Has an individual sewage disposal system been constructed on Property? <input type="checkbox"/> Yes <input type="checkbox"/> No             Has one been approved for construction? <input type="checkbox"/> Yes <input type="checkbox"/> No             Has one been disapproved for construction? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Do not know          If no, explain: _____</p> <p><b>C. Categories:</b> The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____ . This category affects the availability of water and sewer service as follows (if known) _____ .</p>
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**D. Recommendations and Pending Amendments (if known):**

- 1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: \_\_\_\_\_
- 2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: \_\_\_\_\_

**E. Well and Individual Sewage System:** When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer	Date	Buyer	Date
-------	------	-------	------

**6. CITY OF TAKOMA PARK:**

If this property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

**7. HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a  Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or  Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or  Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or  Other (ie: Homeowners Association/ Civic Association WITHOUT dues):

**8. UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit [www.mde.state.md.us](http://www.mde.state.md.us)  
Does the Property contain an UNUSED underground storage tank?  Yes  No  Unknown. If yes, explain when, where and how it was abandoned: \_\_\_\_\_

**9. DEFERRED WATER AND SEWER ASSESSMENT:**

**A. Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**

Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bills?  Yes  No If yes, EITHER  the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ \_\_\_\_\_, OR  Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR  a local jurisdiction has adopted a plan to benefit the property in the future.

**B. Private Utility Company:**

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills?  Yes  No. If yes, complete the following:

**EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES**  
This property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ 150 payable annually in Jan (month)

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until 1/2032 (date) to Suburban Water and Sewer, LLC (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this property, and is not in any way a fee or assessment imposed by the county in which the property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

- (1) Prior to Settlement, the Buyer shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate 5 days after the seller provides the Buyer with the notice in compliance with this section
- (2) Following settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

**10. SPECIAL PROTECTION AREAS (SPA):**

Refer to <http://www.montgomeryplanning.org/environment/spa/faq.shtm> for an explanation 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: [spa@mncppe-mc.org](mailto:spa@mncppe-mc.org), or call 301-495-4540.

Is this Property located in an area designated as a Special Protection Area?  Yes  No. If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

**A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;**

**B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:**

- (1) a land use plan;
- (2) the Comprehensive Water Supply and Sewer System Plan;
- (3) a watershed plan; or
- (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

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

\_\_\_\_\_  
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 [www.montgomerycountymd.gov/apps/tax](http://www.montgomerycountymd.gov/apps/tax) and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at [www.dat.state.md.us/sdatweb/taxassess.html](http://www.dat.state.md.us/sdatweb/taxassess.html) - this provides tax information from the State of Maryland.

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**A. Current Tax Bill:** 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 [www.montgomerycountymd.gov/apps/tax](http://www.montgomerycountymd.gov/apps/tax).

**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.montgomerycountymd.gov/estimatedtax](http://www.montgomerycountymd.gov/estimatedtax).

\_\_\_\_\_/\_\_\_\_\_  
Buyers' Initials      Buyer acknowledges receipt of both tax disclosures.

**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. FAQ's regarding Development Districts can be viewed at [www.montgomerycountymd.gov/apps/OCP/Tax/FAQ.asp](http://www.montgomerycountymd.gov/apps/OCP/Tax/FAQ.asp). Seller shall choose one of the following:

**The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ \_\_\_\_\_ each year. A map reflecting Existing Development Districts can be obtained at [www.montgomerycountymd.gov/apps/OCP/Tax/map/Existing\\_DevDistricts.pdf](http://www.montgomerycountymd.gov/apps/OCP/Tax/map/Existing_DevDistricts.pdf).

OR

**The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ \_\_\_\_\_ each year. A map reflecting Existing Development Districts can be obtained at [www.montgomerycountymd.gov/apps/ocp/tax/map/dev\\_districts.pdf](http://www.montgomerycountymd.gov/apps/ocp/tax/map/dev_districts.pdf).

OR

**The Property is not located in an existing or proposed Development District.**

**13. TAX BENEFIT PROGRAMS:**

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

**A. Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA?  Yes  No. If yes, taxes assessed shall be paid by  the Buyer OR  the Seller.

**B. Agricultural Program:** Is the Property subject to agricultural transfer taxes?  Yes  No. If yes, taxes assessed as a result of the transfer shall be paid by  the Buyer OR  the Seller. Confirm if applicable to this Property at [www.dat.state.md.us/sdatweb/agtransf.html](http://www.dat.state.md.us/sdatweb/agtransf.html).

**C. Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program?  Yes  No. If yes, explain: \_\_\_\_\_

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**14. RECORDED SUBDIVISION PLAT:**

Plats are available at the [MNCPPC](#) or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the property. Plats are also available online at [http://www.montgomeryplanning.org/info/plat\\_maps.shtm](http://www.montgomeryplanning.org/info/plat_maps.shtm) or at [www.plats.net](http://www.plats.net) . Buyers shall check **ONE** of the following:

\_\_\_\_\_/\_\_\_\_\_  
*Buyers' Initials*

**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 contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

**15. AGRICULTURAL RESERVE DISCLOSURE NOTICE:**

This Property  is  **is not** subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at [http://www.mcmaps.org/notification/agricultural\\_lands.aspx](http://www.mcmaps.org/notification/agricultural_lands.aspx) .

**16. NOTICE CONCERNING CONSERVATION EASEMENTS:** This property  is  **is not** subject to a Conservation Easement. **If applicable, GCAAR Conservation Easements Addendum is hereby provided.** See [www.montgomeryplanning.org/environment/forest/easements/easement\\_tool.shtm](http://www.montgomeryplanning.org/environment/forest/easements/easement_tool.shtm) for easement locator map.

**17. GROUND RENT:**

This property  is  **is not** subject to Ground Rent. **See Property Subject to Ground Rent Addendum.**

**18. HISTORIC PRESERVATION:**

Check questionable properties' status with the [Montgomery County Historic Preservation Commission](#) (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm> , to check applicability. buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

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- a. **City of Rockville:** Potential buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.
- b. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- c. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance

Has the Property been designated as an historic site in the master plan for historic preservation?  Yes  No.

Is the Property located in an area designated as an historic district in that plan?  Yes  No.

Is the Property listed as an historic resource on the County location atlas of historic sites?  Yes  No.

**Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.**

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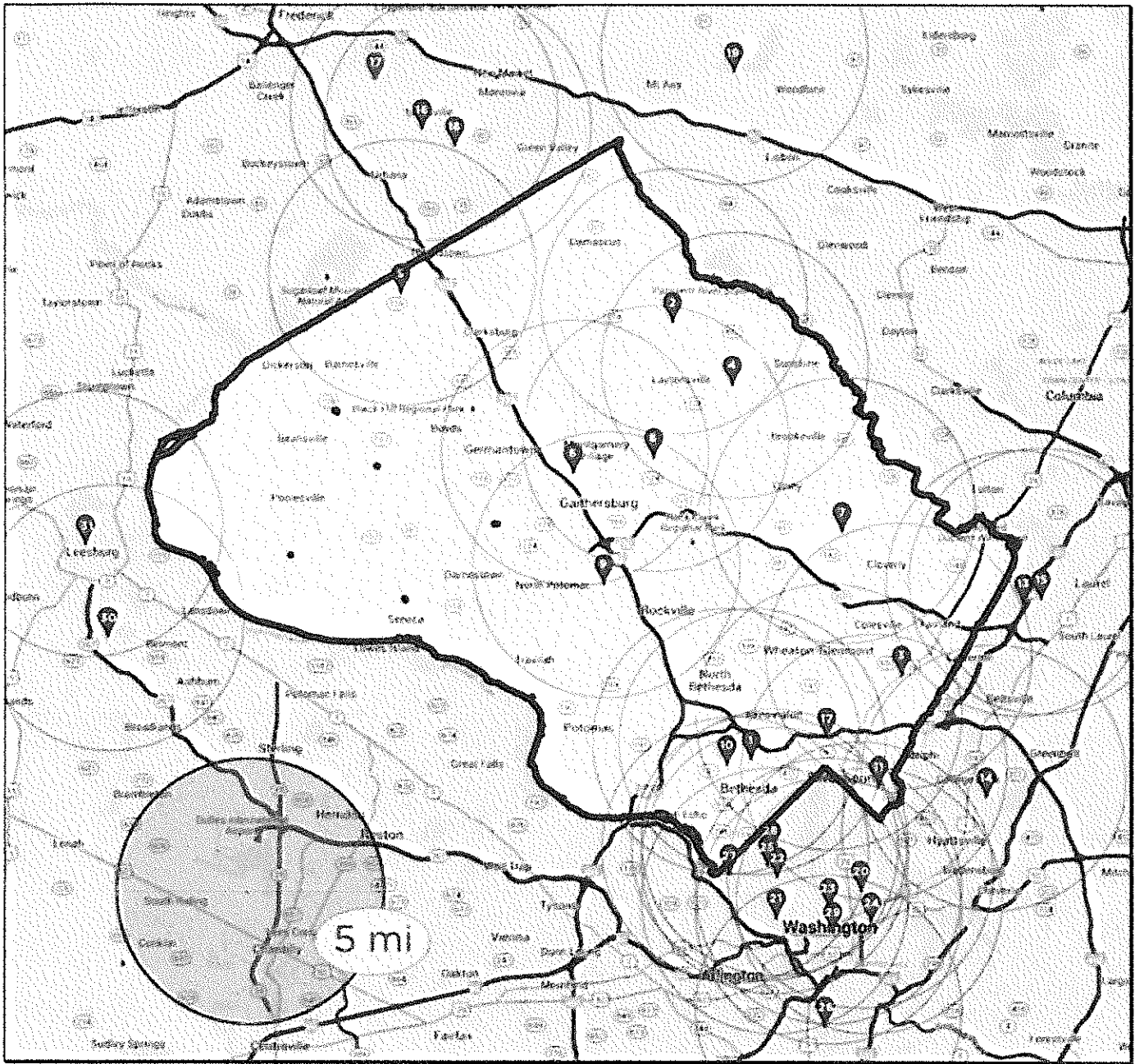
Buyer \_\_\_\_\_ Buyer \_\_\_\_\_

**19. MARYLAND FOREST CONSERVATION LAWS:**

- A. **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, 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  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).

**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 6/1/2015. 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](http://www.faa.gov/airports/airport_safety/airportdata_5010) .





**MONTGOMERY COUNTY**

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. <b>Walter Reed National Medical Center Heliport</b>, 8901 Rockville Pike, Bethesda, MD 20889</li> <li>2. <b>Davis Airport</b>, 7200 Hawkins Creamery Road, Laytonsville, MD 20879</li> <li>3. <b>Dow Jones &amp; Company, Inc.</b>, 11501 Columbia Pike, Silver Spring, MD 20904</li> </ol> | <ol style="list-style-type: none"> <li>4. <b>Federal Support Center Heliport</b>, 5321 Riggs Road, Gaithersburg, MD 20882</li> <li>5. <b>Flying M Farms</b>, 24701 Old Hundred Road, Comus, MD 20842</li> <li>6. <b>IBM Corporation Heliport</b>, 18100 Frederick Avenue, Gaithersburg, MD 20879</li> <li>7. <b>Maryland State Police Heliport</b>, 16501 Norwood Road, Sandy Spring, MD 20860</li> </ol> |
|---|---|

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8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850
10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910
13. **Holy Cross Germantown**, 19801 Observation Dr, Germantown, MD 20876

**PRINCE GEORGE'S COUNTY**

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

**FREDERICK COUNTY**

17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
18. **Ijamsville Airport**, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

**CARROLL COUNTY**

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

**DISTRICT OF COLUMBIA**

21. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010  
**Washington Hospital Center**, 110 Irving Street, NW, 20010
22. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
23. **Metropolitan Police**, Dist. 2, 3320 Idaho Avenue, NW, 20007
24. **Metropolitan Police**, Dist. 3, 1620 V Street, NW, 20007
25. **Michael R. Nash**, 50 Florida Avenue, NE 20002
26. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
27. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
28. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
29. **Washington Post**, 1150 15th Street, NW, 20017

**VIRGINIA**

30. **Ronald Reagan Washington National Airport**, Arlington County 20001
31. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
32. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075

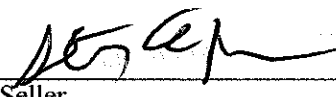
**21. ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

**A. 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:

- |  |  |
|--|--|
| <a href="http://gcaar.com/news_ektid5454.aspx">http://gcaar.com/news_ektid5454.aspx</a>    | <a href="http://www.Lighterfootstep.com">www.Lighterfootstep.com</a>   |
| <a href="http://www.Energystar.gov/homeperformance">www.Energystar.gov/homeperformance</a> | <a href="http://www.Goinggreenathome.org">www.Goinggreenathome.org</a> |

**B. Usage History:** Has the home been owner-occupied for the immediate prior 12 months?  Yes  No  
If 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.

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.

 8/28/18  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Stephan A Parker**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

 8/28/2018  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Deborah J Choupin**

Buyer \_\_\_\_\_ Date \_\_\_\_\_



### Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address 311 High Gables Dr Apt 204, Gaithersburg, MD 20878-7420

Month	Year		Electric	Gas	Heating Oil
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
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		Total Usage:			

See Attached

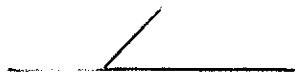
Seller/Owner (Indicate if sole owner) Stephan A Parker 8/28/18  
Date  
 Seller/Owner (Indicate if sole owner) Deborah J Choupin 8/28/2018  
Date

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Account Summary

Account Name   STEPHAN PARKER           DEBORAH CHOUPIN  
 Address        311 HIGH GABLES DR # 204,GAITHERSBURG,MD 20878

Electric Bill Date	Electric Usage (kWh)	Total Electric Charges	Gas Bill	Gas Usage (CCF)	Total Gas Charges
			Sep-18	7	\$ 19.54
8/28/18	663	\$ 113.37	Aug-18	7	\$ 19.29
7/30/18	553	\$ 96.28	Jul-18	6	\$ 15.03
6/28/18	419	\$ 73.94	Jun-18	5	\$ 17.27
5/29/18	526	\$ 79.01	May-18	9	\$ 22.88
4/27/18	398	\$ 62.08	Apr-18	9	\$ 22.63
3/28/18	245	\$ 39.99	Mar-18	10	\$ 22.51
2/27/18	272	\$ 44.97	Feb-18	10	\$ 24.14
1/30/18	321	\$ 51.00	Jan-18	17	\$ 26.17
12/28/17	257	\$ 41.33	Dec-17	9	-\$ 6.10
11/29/17	326	\$ 49.78	Nov-17	7	\$ 21.00
10/27/17	489	\$ 84.91	Oct-17	6	\$ 19.56
9/28/17	566	\$ 97.52	Sep-17	7	\$ 20.71
8/28/17	659	\$ 115.66	Aug-17	6	\$ 20.46

  
 \_\_\_\_\_  
 Buyer's Initials



REAL PROPERTY CONSOLIDATED TAX BILL

Department of Finance
Division of Treasury
255 Rockville Pike, L-15
(Monroe Street Entrance)
Rockville, MD 20850

ANNUAL BILL
TAX PERIOD 07/01/2018-06/30/2019
FULL LEVY YEAR
LEVY YEAR 2018

Hours: 8:00 a.m. - 4:30 p.m.
Mon. - Fri.

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

Buyers Initials

PRINCIPAL RESIDENCE

Table with columns: BILL DATE (08/28/2018), PROPERTY DESCRIPTION (UN 311-204 LAKELANDS RIDGE CODM-THREE PH 1), BILL # (38299138), ACCOUNT # (03370593), REFUSE AREA (R42), REFUSE UNITS (1)

Main tax assessment table with columns: LOT, BLOCK, DISTRICT, SUB, TAX CLASS, MORTGAGE INFORMATION, PROPERTY ADDRESS, TAX DESCRIPTION, ASSESSMENT, RATE, TAX/CHARGE. Includes total annual amount due of 3,291.40.

Summary boxes: CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT (310,000), CONSTANT YIELD RATE INFORMATION (COUNTY RATE OF 0.7414 IS MORE THAN THE CONSTANT YIELD RATE OF 0.7404 BY 0.001)

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT www.montgomerycountymd.gov/finance

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
TAX PERIOD 07/01/2018 - 06/30/2019
FULL LEVY YEAR

Table with columns: BILL # (38299138)

Check here if your address changed & enter change on reverse side. [ ]

Make Check Payable to:
Montgomery County, MD

Table with columns: ACCOUNT # (03370593), LEVY YEAR (2018), AMOUNT DUE (1,645.72)

DUE SEP 30 2018
PLEASE INDICATE AMOUNT BEING PAID

Table with columns: AMOUNT PAID

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

20820180382991388000016457200000000000



**Real Property Estimated Tax  
and Other Non-tax Charges  
a new owner will pay  
in the first full fiscal year of ownership**

\* This property will be reassessed in early January next year,  
so you must recalculate in early January next year (see footnote 6b).

**ACCOUNT NUMBER:** 03370593

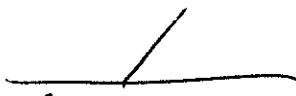
**PROPERTY:** **OWNER NAME** PARKER STEPHAN A &

**ADDRESS** 311 HIGH GABLES DR +204  
GAITHERSBURG , MD 20878-7420

**TAX CLASS** 16

**REFUSE INFO** Refuse Area: R42  
Refuse Unit: 1

<b>TAX INFORMATION:</b>			
<b>TAX DESCRIPTION</b>	<b>FY18 PHASE-IN VALUE<sub>1</sub></b>	<b>FY18 RATE<sub>2</sub></b>	<b>ESTIMATED FY18 TAX/CHARGE</b>
STATE PROPERTY TAX	310,000	.1120	\$347.2
COUNTY PROPERTY TAX <sub>3</sub>	310,000	.8987	\$2,785.97
GAITHERSBURG PROPERTY TAX	310,000	.2620	\$812.2
SOLID WASTE CHARGE <sub>4</sub>		16.0600	\$16.06
GAITHERSBURG STORMWATER FEE			\$21.97
<b>ESTIMATED TOTAL<sub>5</sub></b>			<b>\$3,983.4</b>

  
 Buyers Initials



REAL PROPERTY CONSOLIDATED TAX BILL

Department of Finance
Division of Treasury
255 Rockville Pike, L-15
(Monroe Street Entrance)
Rockville, MD 20850

ANNUAL BILL
TAX PERIOD 07/01/2018-06/30/2019
FULL LEVY YEAR
LEVY YEAR 2018

Hours: 8:00 a.m. - 4:30 p.m.
Mon. - Fri.

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

Buyers Initials

PRINCIPAL RESIDENCE

Table with columns: BILL DATE (08/28/2018), PROPERTY DESCRIPTION (GU-X147 LAKELANDS RIDGE CODM-THREE PH 1), BILL # (38299166), ACCOUNT # (03370877), REFUSE AREA, REFUSE UNITS.

Main tax assessment table with columns: LOT, BLOCK, DISTRICT, SUB, TAX CLASS, MORTGAGE INFORMATION, PROPERTY ADDRESS, TAX DESCRIPTION, ASSESSMENT, RATE, TAX/CHARGE. Includes total annual amount due of 251.05.

Summary boxes: CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT (18,000), CONSTANT YIELD RATE INFORMATION (COUNTY RATE OF 0.7414 IS MORE THAN THE CONSTANT YIELD RATE OF 0.7404 BY 0.001).

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT www.montgomerycountymd.gov/finance

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
TAX PERIOD 07/01/2018 - 06/30/2019
FULL LEVY YEAR

Table with columns: BILL # (38299166)

Check here if your address changed & enter change on reverse side. [ ]

Make Check Payable to:
Montgomery County, MD

Table with columns: ACCOUNT # (03370877), LEVY YEAR (2018), AMOUNT DUE (125.54)

DUE SEP 30 2018
PLEASE INDICATE AMOUNT BEING PAID

Table with columns: AMOUNT PAID

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

2082018038299166900000125542000000000



**Real Property Estimated Tax  
and Other Non-tax Charges  
a new owner will pay  
in the first full fiscal year of ownership**

\* This property will be reassessed in early January next year,  
so you must recalculate in early January next year (see footnote 6b).

**ACCOUNT NUMBER:** 03370877

**PROPERTY:**                      **OWNER NAME**                      PARKER STEPHAN A &

**ADDRESS**                              311 HIGH GABLES DR +X147

  GAITHERSBURG, MD 20878-7420

**TAX CLASS**                              16

**REFUSE INFO**                            Refuse Area: R

  Refuse Unit:

<b>TAX INFORMATION:</b>			
<b>TAX DESCRIPTION</b>	<b>FY18 PHASE-IN VALUE<sub>1</sub></b>	<b>FY18 RATE<sub>2</sub></b>	<b>ESTIMATED FY18 TAX/CHARGE</b>
STATE PROPERTY TAX	18,000	.1120	\$20.16
COUNTY PROPERTY TAX <sub>3</sub>	18,000	.8987	\$161.77
GAITHERSBURG PROPERTY TAX	18,000	.2620	\$47.16
GAITHERSBURG STORMWATER FEE			\$21.97
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>\$251.06</b>

\_\_\_\_\_  
Buyers Initials





REAL PROPERTY CONSOLIDATED TAX BILL

Department of Finance
Division of Treasury
255 Rockville Pike, L-15
(Monroe Street Entrance)
Rockville, MD 20850

ANNUAL BILL
TAX PERIOD 07/01/2018-06/30/2019
FULL LEVY YEAR
LEVY YEAR 2018

Hours: 8:00 a.m. - 4:30 p.m.
Mon. - Fri.

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

Buyers Initials

PRINCIPAL RESIDENCE

Table with columns: BILL DATE (08/28/2018), PROPERTY DESCRIPTION (SU-13 LAKELANDS RIDGE CODM-THREE PH 1), BILL # (38299198), ACCOUNT # (03371198), MORTGAGE INFORMATION (CHASE HOME FINANCE LLC), PROPERTY ADDRESS (311 HIGH GABLES DR SU-13), REFUSE AREA, REFUSE UNITS.

Main tax assessment table with columns: TAX DESCRIPTION, ASSESSMENT, RATE, TAX/CHARGE. Includes rows for STATE PROPERTY TAX, COUNTY PROPERTY TAX, GAITHERSBURG PROPERTY TAX, GAITHERSBURG STORMWATER FEE, and TOTAL (53.80). Also includes PRIOR PAYMENTS and INTEREST (0).

Summary boxes: CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT (2,500); CONSTANT YIELD RATE INFORMATION (COUNTY RATE OF 0.7414 IS MORE THAN THE CONSTANT YIELD RATE OF 0.7404 BY 0.001).

Total Annual Amount Due: 53.80

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT www.montgomerycountymd.gov/finance

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
TAX PERIOD 07/01/2018 - 06/30/2019
FULL LEVY YEAR

Table with columns: BILL # (38299198)

Check here if your address changed & enter change on reverse side. [ ]

Make Check Payable to:
Montgomery County, MD

Table with columns: ACCOUNT # (03371198), LEVY YEAR (2018), AMOUNT DUE (26.92)

Table with columns: AMOUNT PAID

DUE SEP 30 2018
PLEASE INDICATE AMOUNT BEING PAID

PARKER STEPHAN A &
DEBORAH J CHOUPIN
311 HIGH GABLES DR APT 204
GAITHERSBURG, MD 20878-7420

2082018038299198200000026922000000000



**Real Property Estimated Tax  
and Other Non-tax Charges  
a new owner will pay  
in the first full fiscal year of ownership**

\* This property will be reassessed in early January next year,  
so you must recalculate in early January next year (see footnote 6b).

**ACCOUNT NUMBER:** 03371198

**PROPERTY:**

**OWNER NAME:** PARKER STEPHAN A &

**ADDRESS:** 311 HIGH GABLES DR +SU-13  
GAITHERSBURG , MD 20878-7420

**TAX CLASS:** 16

**REFUSE INFO:** Refuse Area: R  
Refuse Unit:

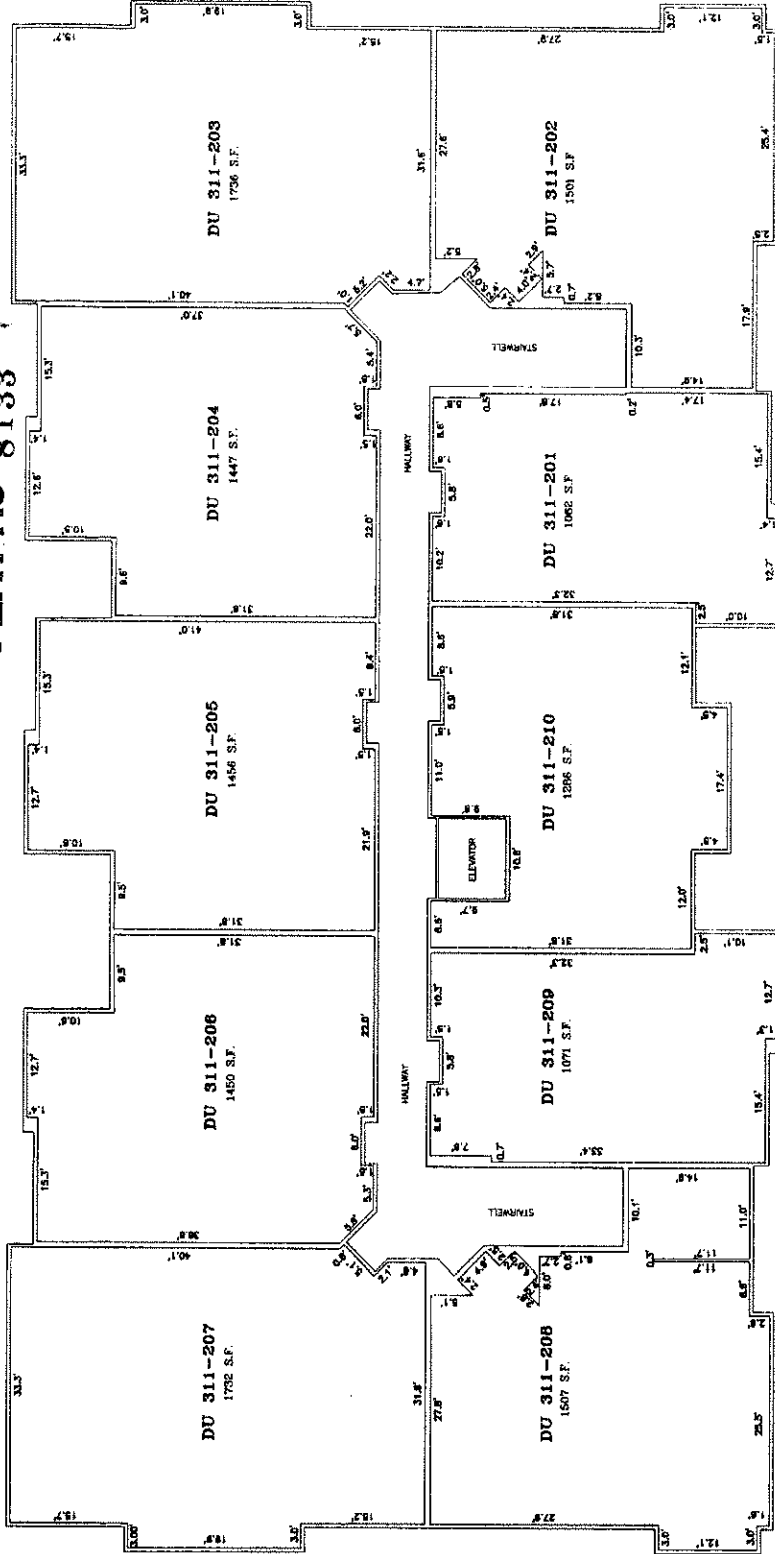
**TAX INFORMATION:**

TAX DESCRIPTION	FY18 PHASE-IN VALUE <sub>1</sub>	FY18 RATE <sub>2</sub>	ESTIMATED FY18 TAX/CHARGE
STATE PROPERTY TAX	2,500	.1120	\$2.8
COUNTY PROPERTY TAX <sub>3</sub>	2,500	.8987	\$22.47
GAITHERSBURG PROPERTY TAX	2,500	.2620	\$6.55
GAITHERSBURG STORMWATER FEE			\$21.97
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>\$53.79</b>

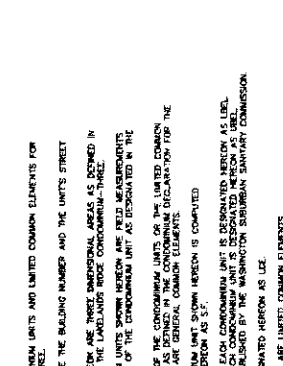
\_\_\_\_\_  
Buyers Initials



**PLAT NO 8133**



**SECOND FLOOR**



**LEGEND**  
DU - DWELLING UNIT

*Buyers Initials*

1. THIS SHEET DELINEATES THE CONDOMINIUM UNITS AND LIMITED COMMON ELEMENTS FOR THE LAKELANDS RIDGE CONDOMINIUM-THREE.
2. THE DWELLING UNIT DESIGNATIONS ARE THE BUILDING NUMBER AND THE UNIT'S STREET ADDRESS.
3. THE CONDOMINIUM UNITS SHOWN HEREON ARE THESE INDIVIDUAL UNITS AS SHOWN IN THE DECLARATION OF CONDOMINIUM FOR THE LAKELANDS RIDGE CONDOMINIUM-THREE.
4. THE DIMENSIONS OF THE CONDOMINIUM UNITS SHOWN HEREON ARE FIELD MEASUREMENTS TAKEN AT FLOOR LEVEL OF EACH FLOOR OF THE CONDOMINIUM UNIT AS DESIGNATED IN THE DECLARATION.
5. THE FLOOR AREA OF EACH CONDOMINIUM UNIT AND THE LIMITED COMMON ELEMENTS AS INDICATED HEREON, AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR THE LAKELANDS RIDGE CONDOMINIUM-THREE, ARE GENERAL COMMON ELEMENTS.
6. THE FLOOR AREA OF EACH CONDOMINIUM UNIT SHOWN HEREON IS COMPUTED AS FOLLOWS: THE LOWER BOUNDARY ELEVATION OF EACH CONDOMINIUM UNIT IS DESIGNATED HEREON AS LEVEL 1. THE UPPER BOUNDARY ELEVATION OF EACH CONDOMINIUM UNIT IS DESIGNATED HEREON AS LEVEL 2. ELEVATIONS ARE BASED ON DATA ESTABLISHED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION.
7. ALL FINISH SPACES SHOWN HEREON ARE LIMITED COMMON ELEMENTS.

**CONDOMINIUM PLAT  
UNIT PLAN  
SECOND FLOOR**  
**LAKELANDS RIDGE CONDOMINIUM-THREE**  
CITY OF GAITHERSBURG  
GAITHERSBURG (9TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1"=10' JANUARY, 2002

**IRSA**  
RODGERS & ASSOCIATES, INC.  
1000 GAITHERSBURG ROAD  
GAITHERSBURG, MD 20878  
(301) 941-1000  
(301) 941-1001 FAX

RECORDED  
SUBSCRIBING  
PLAT NO.

# MUST COMPLETE TO SUBMIT AN OFFER



## Financial Information Sheet

This information is presented with the understanding that it may be used as a basis for the acceptance of a contract by the seller. The undersigned hereby authorizes the agent to disclose to the seller, seller's agents, dual agents, cooperating agents and any lender all or any portion of the information sheet.

Buyer (Full Name) \_\_\_\_\_

Present Address \_\_\_\_\_

Occupation (Position & Title) \_\_\_\_\_ # of Years \_\_\_\_\_

Place of Employment (Name & Address) \_\_\_\_\_

Co-Buyer (Full Name) \_\_\_\_\_

Present Address \_\_\_\_\_

Occupation (Position & Title) \_\_\_\_\_ # of Years \_\_\_\_\_

Place of Employment (Name & Address) \_\_\_\_\_

GROSS ANNUAL INCOME:	Buyer	Co-Buyer
Base Salary:	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____
Other: _____	\$ _____	\$ _____
<b>TOTAL:</b>	\$ _____	\$ _____

**ASSETS:** You need only to show enough assets to complete this transaction.

Present Residence (if owned) Market Value \$ \_\_\_\_\_

Mortgage Balance(s) \$ \_\_\_\_\_

Checking: \$ \_\_\_\_\_ Bank \_\_\_\_\_  
 \$ \_\_\_\_\_ Bank \_\_\_\_\_  
 Savings: \$ \_\_\_\_\_ Bank \_\_\_\_\_  
 \$ \_\_\_\_\_ Bank \_\_\_\_\_  
 Credit Union: \$ \_\_\_\_\_ Bank \_\_\_\_\_

<b>OTHER ASSETS:</b> (Specify)

Stocks/Equities/Bonds: \$ \_\_\_\_\_ Retirement: (401(k), IRA, TSP, etc.) \$ \_\_\_\_\_

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**LIABILITIES:** (Outstanding obligations including, but not limited to rent, auto leases/loans, mortgages, credit cards, personal loans, student loans, alimony payments, child support payments, and/or cosigned loans and all other obligations)

Type	Creditor Name	Unpaid Balance	Payoff Date	Payments Remaining	Monthly Payment

Total Monthly Housing Payment: \$ \_\_\_\_\_  Own OR  Rent

**ADDITIONAL INFORMATION:** (Check all that apply)

- One or both buyers has declared bankruptcy. *If yes, explain below*
- There are outstanding current judgments, lawsuits or tax liens. *If yes, amount: \$ \_\_\_\_\_ and explain below*
- There may be factors or conditions that could adversely affect any buyer's ability to obtain a mortgage loan. *If yes, explain below*
- A part of the down payment or settlement costs is being obtained from a source other than from assets listed above.  
*If yes, amount: \$ \_\_\_\_\_ and source/explanation: \_\_\_\_\_*

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**CERTIFICATION**

I certify that I am over the age of majority and that all the above information is true and accurate to the best of my knowledge. I acknowledge any misrepresentations, fraudulent entries and/or omissions on this form, which may adversely affect my ability to qualify for a loan, may be used as a basis for legal action.

\_\_\_\_\_  
 Buyer Date Buyer Date

Property Address: 311 HIGH GABLES DR 204, GAITHERSBURG MD 20878 7420

Legal Subdiv/Neighborhood: LAKELAND RIDGE CODM Condo/Coop Project: LAKELAND RIDGE C
Incorporated City: GAITHERSBURG Absent Owner: No

Owner Name: STEPHAN A PARKER Company Owner:
Addtl: CHOUPIN, DEBORAH J Care of Name:

MAILING ADDRESS: 311 HIGH GABLES DR 204, GAITHERSBURG, MD 20878 7420

LEGAL DESCRIPTION: UN 311-204 LAKELANDS RIDGE CODM-THREE PH 1 BLDG 1

Mag/Dist #: 9 Lot: Block/Square:
Election District: 9 Legal Unit #: 311-204 Grid: Tax Map:
Section: Subdiv Ph: 1 Addl Parcel Flag/#: Map: FS22
Map Suffix: Suffix: Parcel: Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Fiscal Year 2017 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$4,165 City Tax: \$838 Tax Year: 2017
State/County Tax: \$3,291 Refuse: \$16 Base Tax Rate: 1.03
Spec Tax Assmt: \$20 Exempt Class: Homestd/Exempt Status:
Front Foot Fee: Tax Class: 16 Mult. Class:

ASSESSMENT

Table with 5 columns: Year Assessed, Phase-in Value, Land, Improvement, Land Use. Rows for years 2016, 2017, 2018.

DEED Deed Liber: 20786 Deed Folio: 785
Transfer Date: 21-Mar-2002 Price: \$215,143 Grantor: GREAT SENECA LLC Grantee: PARKER, STEPHAN A & CHOUPIN,

PROPERTY DESCRIPTION

Year Built: 2002 Zoning Code: MXD Census Trct/Bldk: /
Irregular Lot: Square Feet: Acreage:
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class:U Quality Grade: Road Description:
Zoning Desc: GAITHERSBURG MIXED DEVE Xfer Devel.Right: Road Frontage:
Prop Use: RESIDENTIAL CONDOMINIUM Site Influence: Topography:
Building Use: CONDOMINIUM (RESIDENTIAL Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

Construction: Section 1 Section 2 Section 3 Section 4 Section 5
Story Type:
Description:
Dimensions:
Area:
Foundation: Roofing: # of Dormers:
Ext Wall: Style: Year Remodeled:
Stories: Units: 1 Model/Unit Type: CONDO GARDEN
Total Building Area: Living Area: 1,447 Base Sq Ft:
Patio/Deck Type: Sq Ft: Porch Type: Sq Ft:
Balcony Type: Sq Ft: Pool Type: Sq Ft:
Attic Type: Sq Ft: Roof Type:
Rooms: Fireplace Type: Fireplaces:
Bedrooms: Bsmt Type: Garage Type:
Full Baths: Bsmt Tot Sq Ft: Garage Const.:
Half Baths: Bsmt Fin Sq Ft: Garage Sq Ft:
Baths: Bsmt Unfin Sq Ft: Garage Spaces:
Other Rooms: Air Conditioning:
Other Amenities: Interior Floor:
Appliances: Outbuildings:
Gas: Heat: Sewer: Public Fuel:
Electric: Water: Underground: Walls:

Tax Record Updated: 17-Jul-2018

Courtesy of: Robert Kerxton

Home: (301) 785-9075 Office: (301) 774-5900
Cell: (301) 785-9075 Email: rkerxton@remax.net
Company: RE/MAX Realty Centre, Inc.
Office: (301) 774-5900 Fax: (301) 774-8302



Property Address: 311 HIGH GABLES DR X147, GAITHERSBURG MD 20878 7420

Legal Subdiv/Neighborhood: LAKELAND RIDGE CODM Condo/Coop Project: LAKELAND RIDGE C  
Incorporated City: GAITHERSBURG Absent Owner: No  
Owner Name: STEPHAN A PARKER Company Owner:  
Addtnl: CHOUPIN, DEBORAH J Care of Name:

MAILING ADDRESS: 311 HIGH GABLES DR 204, GAITHERSBURG, MD 20878 7420

LEGAL DESCRIPTION: GU-X147 LAKELANDS RIDGE CODM-THREE PH 1 BLDG 1

Mag/Dist #: 9 Lot: Block/Square:  
Election District: 9 Legal Unit #: Grid: Tax Map:  
Section: Subdiv Ph: 1 Addl Parcel Flag/#: Map: FS22  
Map Suffix: Suffix: Parcel: Sub-Parcel:  
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Fiscal Year 2017 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$252 City Tax: \$47 Tax Year: 2017  
State/County Tax: \$185 Refuse: Base Tax Rate: 1.03  
Spec Tax Assmt: \$20 Exempt Class: Homestd/Exempt Status:  
Front Foot Fee: Tax Class: 16 Mult. Class:

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2018	\$18,000	\$5,400	\$12,600	
2017	\$18,000	\$5,400	\$12,600	
2016	\$18,000	\$5,400	\$12,600	

DEED Deed Liber: 20786 Deed Folio: 785  
Transfer Date Price Grantor Grantee  
21-Mar-2002 \$215,143 GREAT SENECA LLC PARKER, STEPHAN A & CHOUPIN,

PROPERTY DESCRIPTION

Year Built: 2002 Zoning Code: MXD Census Trct/Bldk: /  
Irregular Lot: Square Feet: Acreage:  
Land Use Code: Residential Plat Liber/Folio: / Property Card:  
Property Class:U Quality Grade: Road Description:  
Zoning Desc: GAITHERSBURG MIXED DEV Xfer Devel.Right: Road Frontage:  
Prop Use: RESIDENTIAL CONDOMINIUM Site Influence: Topography:  
Building Use: CONDOMINIUM (RESIDENTIA Sidewalk:  
Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units: 1		Model/Unit Type: PARKING SPACE	
Total Building Area:			Living Area: 222	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths:		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 17-Jul-2018

Courtesy of: Robert Kerxton  
Home: (301) 785-9075 Office: (301) 774-5900  
Cell: (301) 785-9075 Email: rkerxton@remax.net  
Company: RE/MAX Realty Centre, Inc.  
Office: (301) 774-5900 Fax: (301) 774-8302

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Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.





Property Address: 311 HIGH GABLES DR SU-13, GAITHERSBURG MD 20878 7420

Legal Subdiv/Neighborhood: LAKELAND RIDGE CODM Condo/Coop Project: LAKELAND RIDGE C  
Incorporated City: GAITHERSBURG Absent Owner: No  
Owner Name: STEPHAN A PARKER Company Owner:  
Addtl: CHOUPIN, DEBORAH J Care of Name:

MAILING ADDRESS: 311 HIGH GABLES DR 204, GAITHERSBURG, MD 20878 7420

LEGAL DESCRIPTION: SU-13 LAKELANDS RIDGE CODM-THREE PH 1 BLDG 1

Mag/Dist #: 9 Lot: Block/Square:  
Election District: 9 Legal Unit #: Grid: Tax Map:  
Section: Subdiv Ph: 1 Addl Parcel Flag/#: Map: FS22  
Map Suffix: Suffix: Parcel: Sub-Parcel:  
Historic ID: Agri Dist: Plat Folio: Plat Liber:

Tax Fiscal Year 2017 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$52 City Tax: \$7 Tax Year: 2017  
State/County Tax: \$26 Refuse: Base Tax Rate: 1.03  
Spec Tax Assmt: \$20 Exempt Class: Homestd/Exempt Status:  
Front Foot Fee: Tax Class: 16 Mult. Class:

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2018	\$2,500	\$700	\$1,800	
2017	\$2,500	\$700	\$1,800	
2016	\$2,500	\$700	\$1,800	

DEED Deed Liber: 20786 Deed Folio: 785  
Transfer Date Price Grantor Grantee  
21-Mar-2002 \$215,143 GREAT SENECA LLC PARKER, STEPHAN A & CHOUPIN,

PROPERTY DESCRIPTION

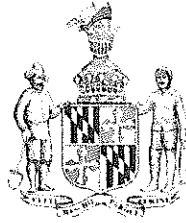
Year Built: 2002 Zoning Code: MXD Census Trct/Bldk: /  
Irregular Lot: Square Feet: Acreage:  
Land Use Code: Residential Plat Liber/Folio: / Property Card:  
Property Class:U Quality Grade: Road Description:  
Zoning Desc: GAITHERSBURG MIXED DEV Xfer Devel.Right: Road Frontage:  
Prop Use: RESIDENTIAL CONDOMINIUM Site Influence: Topography:  
Building Use: CONDOMINIUM (RESIDENTIA Sidewalk:  
Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units: 1		Model/Unit Type: STORAGE UNIT	
Total Building Area:			Living Area: 58	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths:		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths:		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths:		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated: 17-Jul-2018





STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

### Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

### Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

## Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

\* **Dual agents and intra-company agents must disclose material facts about a property to all parties.**

## How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

## Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

REMAX Realty Centre

(Firm Name)

act as a Dual Agent for me as the

311 High Gables Dr Apt 204, Gaithersburg, MD

Seller in the sale of the property at: 20878-7420

Buyer in the purchase of a property listed for sale with the above-referenced broker.

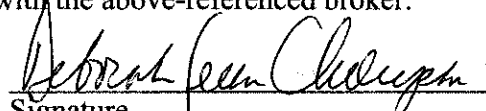


Signature

**Stephan A Parker**

8/28/18

Date



Signature

**Deborah J Choupin**

8/28/2018

Date

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

- The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

311 High Gables Dr Apt 204, Gaithersburg, MD 20878-7420

Property Address

Signature

Date

Signature

Date

- The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature

Date

**Stephan A Parker**

Signature

Date

**Deborah J Choupin**