MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: ____________________________________________________________

Legal Description: __________________________________________________________

NOTICE TO SELLER AND PURCHASER

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

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

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 seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property “as is.” “Latent defects” are defined as: Material defects in real property or an improvement to real property that:
   1. A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
   2. Would pose a direct threat to the health or safety of:
      (i) the purchaser; or
      (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

How long have you owned the property? ______________________________

<table>
<thead>
<tr>
<th>Property System: Water, Sewage, Heating &amp; Air Conditioning (Answer all that apply)</th>
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</thead>
<tbody>
<tr>
<td>Water Supply</td>
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<tr>
<td>Sewage Disposal</td>
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<tr>
<td>Garbage Disposal</td>
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<tr>
<td>Dishwasher</td>
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<tr>
<td>Heating</td>
</tr>
<tr>
<td>Air Conditioning</td>
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<tr>
<td>Hot Water</td>
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</tbody>
</table>
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:_____________________________________________________________________________________
   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
    Home water treatment system:  □ Yes  □ No  □ Unknown
    Comments:_____________________________________________________________________________________
    Fire sprinkler system:  □ Yes  □ No  □ Unknown  □ Does Not Apply
    Comments:_____________________________________________________________________________________
    Are the systems in operating condition?  □ Yes  □ No  □ Unknown
    Comments:_____________________________________________________________________________________

11. Insulation:
    In exterior walls?  □ Yes  □ No  □ Unknown
    In ceiling/attic?  □ Yes  □ No  □ Unknown
    In any other areas?  □ Yes  □ No  □ Unknown
    Where? ____________________________
    Comments:_____________________________________________________________________________________

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

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13. Wood-destroying insects: Any infestation and/or prior damage?  □ Yes  □ No  □ Unknown

Comments:_____________________________________________________________________________________________

Any treatments or repairs? □ Yes  □ No  □ Unknown

Comments:_____________________________________________________________________________________________

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

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:_____________________________________________________________________________________________

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

□ Yes  □ No  □ Unknown

Comments:_____________________________________________________________________________________________

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

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

Seller(s) ___________________________________________ Date __________________________

Seller(s) ___________________________________________ Date __________________________

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 SELLER(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 seller(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 seller(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.

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

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

Does the seller(s) have actual knowledge of any latent defects? □ Yes □ No If yes, specify:

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Seller ___________________________ Date ____________________
Seller ___________________________ 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 ____________________