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 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 (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.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? __________________________

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

<table>
<thead>
<tr>
<th>Property System</th>
<th>Public</th>
<th>Well</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Supply</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Sewage Disposal</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Garbage Disposal</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Heating</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Air Conditioning</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
<tr>
<td>Hot Water</td>
<td>Yes</td>
<td>No</td>
<td>O_o Other___</td>
</tr>
</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?
   Type of Roof:
   Age
   - Yes
   - No
   - Unknown
   Comments:
   Is there any existing fire retardant treated plywood?
   - Yes
   - No
   - Unknown
   Comments:

4. Other Structural Systems, including exterior walls and floors:
   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
   Comments:
   Is the system in operating condition?
   - Yes
   - No
   - Unknown
   Comments:

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
   - Yes
   - No
   - Unknown
   Comments:
   Will the smoke detectors provide an alarm in the event of a power outage?
   - Yes
   - No
   - Does Not Apply
   Comments:

9. Septic Systems: Is the septic system functioning properly?
   - Yes
   - No
   - Unknown
   Comments:
   When was the system last pumped?
   Date
   - Unknown
   Comments:

10. Water Supply: Any problem with water supply?
    - Yes
    - No
    - Unknown
    Comments:
    Home water treatment system:
    - Yes
    - No
    - Unknown
    Comments:
    Fire sprinkler system:
    - Yes
    - No
    - Unknown
    Comments:
    Are the systems in operating condition?
    - Yes
    - No
    - Unknown
    Comments:

11. Insulation:
    In exterior walls?
    - Yes
    - No
    - Unknown
    Comments:
    In ceiling/attic?
    - Yes
    - No
    - Unknown
    Comments:
    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
    Comments:
    Are gutters and downspouts in good repair?
    - Yes
    - No
    - Unknown
    Comments:
13. Wood-destroying insects: Any infestation and/or prior damage? o Yes o No o Unknown
Comments:
- Any treatments or repairs? o Yes o No o Unknown
- Any warranties? o Yes o No o 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? o Yes o No o Unknown
If yes, specify below
Comments:

15. 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? o Yes o No o Unknown
If yes, specify below
Comments:

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

17. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association? o Yes o No o Unknown
If yes, specify below
Comments:

18. Are there any other material defects affecting the physical condition of the property? o Yes o No o 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 ___________________________________________ Date ____________
Owner ___________________________________________ 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 OWNER(S): Sign this statement only if you elect to sell the property without representation and warranties as to its condition, except as otherwise provided in the contract of sale; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The undersigned owner(s) of the real property described above 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 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.

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________________________