

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 544 Rich Mar Westminster, MD 21158

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.

How long have you owned the property? 7 yrs

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

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

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 Does Not Apply

Comments: _____

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

Comments: _____

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

Yes No Unknown

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

9. Septic 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

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: ceiling in basement and exterior walls

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: _____

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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
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 on 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: _____

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: 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 Amelia Kelly Date 4/16/08

Owner Donna P Kelly Date 4-16-08

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

Purchaser _____ Date _____

Purchaser _____ Date _____

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MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS



For resale of a lot within a development of ANY size
OR for initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM NUMBER TO CONTRACT OF SALE DATED

BUYER(S):

SELLER(S):

PROPERTY: 544 Rich Mar

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1) The lot which is the subject of the contract of sale is located within the development known as Stoneridge Overlook

(2) (i) The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ per month: year

(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 was: \$ 159.00

(iii) The fees, assessments, or other charges imposed by the homeowners association against the lot are /are not (Seller to initial applicable) delinquent. If any of the foregoing are delinquent, seller to explain, giving amounts and dates of delinquency:

(3) Seller to initial (i) or (ii) and complete as appropriate:

(i) 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 is: Name: Stoneridge Overlook HOA, INC Address: 679 Old New Windsor Pike, WDF 21157 Telephone: 410-876-0201

(ii) No agent or officer is presently so authorized by the homeowners association.

(4) Seller to initial (i) or (ii) and complete as appropriate:

(i) Seller has actual knowledge of-. (Seller to initial any which apply)

(A) The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain:

(B) Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain:

(ii) Seller has no actual knowledge of any of the items listed in (4)(i) above.



Buyer

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Seller

www.mrbstoneridge.com

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(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all appropriate items.)

- ~~_____~~ (A) Articles of incorporation;
- ~~_____~~ (B) Declaration of covenants and restrictions;
- ~~_____~~ (C) All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
- ~~_____~~ (D) The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

(A) Are _____ or Are Not _____ enforceable against an owner;

(B) Are _____ or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum 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.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

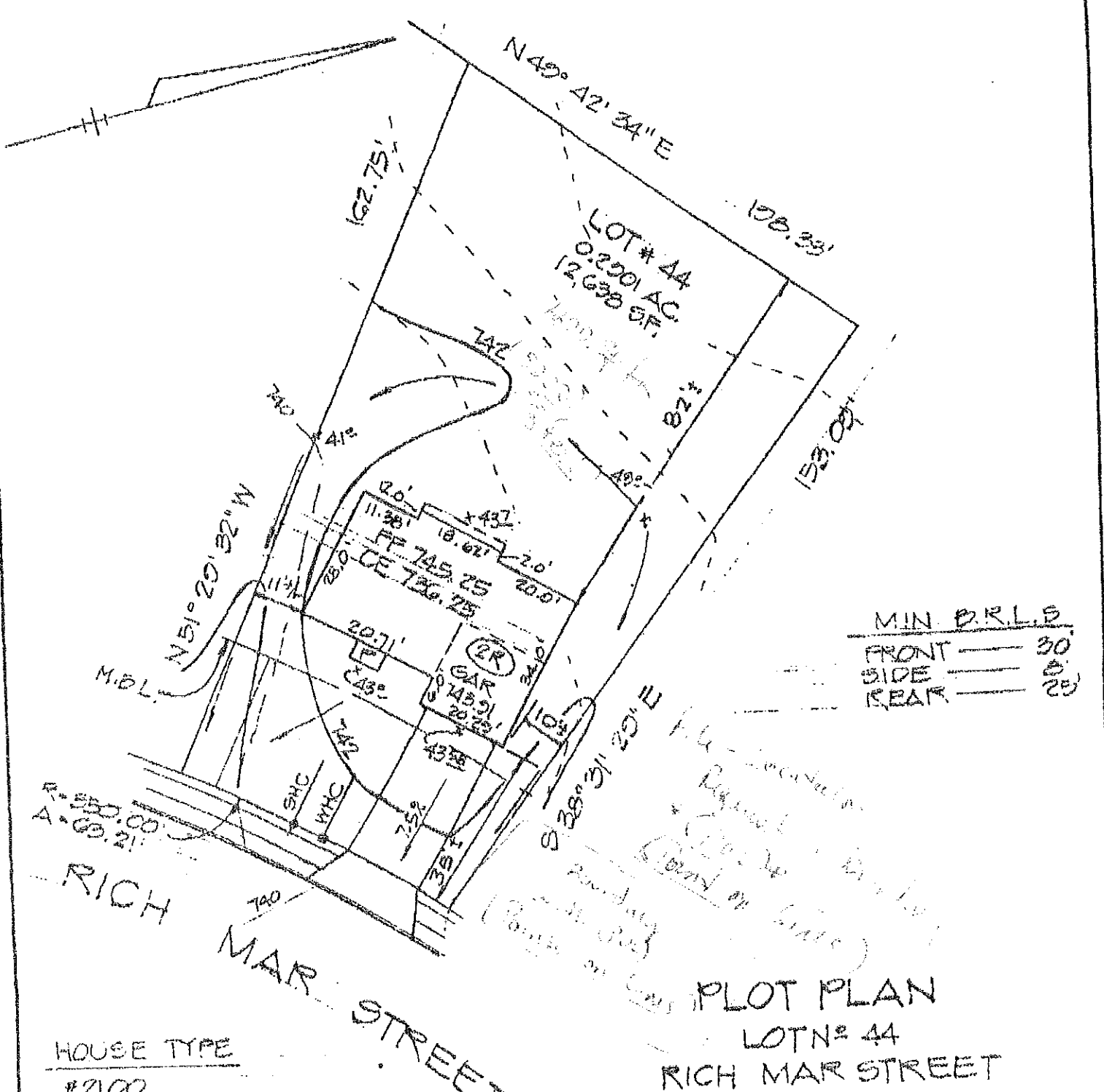
Donald Kelly
 Seller _____
 Date 4/16/08

Donna P. Kelly
 Seller _____
 Date 4-16-08

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer _____ Date _____

Buyer _____ Date _____



MIN. D.R.L.S.

FRONT	30
SIDE	5
REAR	25

R. = 550.00'
A. = 63.21'

RICH MAR STREET

PLOT PLAN
LOTN# 44
RICH MAR STREET
PHASE ONE - SECTION THREE
"STONERIDGE OVERLOOK"
7TH ELECT. DIST. CARROLL CO., MD.

HOUSE TYPE
#2100

EXISTING GRADES SHOULD BE FIELD VERIFIED WHEN HOUSE STAKEOUT IS DONE.

DATE	REVISIONS	BY
11-13-00	REV. HSE. LOCATION	J.E.P.

CLSI
Carroll Land Services
INCORPORATED
Engineers • Surveyors • Land Development Consultants
Landscape Architects • Environmental Specialists
110 East Main Street Westminster, MD 21157-8639

DRAWN BY:	J.E.P.
DESIGN BY:	J.E.
REVIEW BY:	
DATE:	11-8-00
SCALE:	1" = 20'
JOB NO:	95002A
DATE:	(DET)