MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property A	ddress:
Legal Desc	ription:
	NOTICE TO SELLER AND PURCHASER
furnish to to property "a property, e DISCLOSU	c702 of the Real Property Article, <i>Annotated Code of Maryland</i> , requires the owner of certain residential real property to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the is is" and makes no representations or warranties as to the condition of the property or any improvements on the real except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY JRE STATEMENT disclosing defects or other information about the condition of the real property actually known by the retain transfers of residential property are excluded from this requirement (see the exemptions listed below).
1.	 10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702: 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;
6.	A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee; A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship. conservatorship, or trust; 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 A sale of unimproved real property.
of. The ow real propert (1) A p (2) Wo (i)	and also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge ner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in the property of the real property that: Sourchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and build pose a direct threat to the health or safety of: the purchaser; or an occupant of the real property, including a tenant or invitee of the purchaser.
	MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT
You may windependen	O OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other a about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. Wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any it investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your lowledge of the condition of the property at the time of the signing of this statement.
Owners as company, a	O PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners and the property of which the Owners have no knowledge or other conditions of which the Owners have no actual
How long h	nave you owned the property?
Property S Water Supp Sewage Dis Garbage Di Dishwasher Heating Air Conditi Hot Water	sposal Public Septic System approved for (# bedrooms) sposal Yes No Yes No Oil Natural Gas Electric Heat Pump Age Other

Page 1 of 4

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? ☐ 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? ☐ Unknown ☐ Yes ☐ No Comments: Is the system in operating condition? ☐ Yes ☐ No ☐ Unknown Comments: Air Conditioning System: Is cooling supplied to all finished rooms? ☐ Yes □ No ☐ Does Not Apply □ Unknown

comments.	5 supplied to dir illi			• • • • • • • • • • • • • • • • • • • •	2 2000 1100 11pp1)
Comments: Is the system in operating comments:	ndition?	☐ No ☐	Unknown	☐ Does Not Apply	
Comments:					
. Electric Systems: Are there any pro	blems with electric	al fuses, circuit brea	akers, outlets or w	iring?	
☐ Yes ☐ No		,	,	C	
Comments:					
Will the smoke detectors pro		e event of a power o	outage? 🔲 Yes	■ No	Does Not Apply
Comments:					
9. Septic Systems: Is the septic system	n functioning prop	erly?	□ No	☐ Unknown	☐ Does Not Apply
When was the system last pu			Unknow		Does Not Apply
Comments:	peu.		CHKHOW	11	
0. Water Supply: Any problem with w		☐ Yes	□ No	☐ Unknown	
Comments:		L 1 C3	110	Clikilowii	
Home water treatment system	n: Yes	☐ No	Unknown		
Comments:	<u>-</u>				
Comments: Fire sprinkler system:	☐ Yes	☐ No	Unknown	Does N	Not Apply
Comments:					
Are the systems in operating		Yes	☐ No	Unknown	
Comments:					
1. Insulation:					
In exterior walls? In ceiling/attic? In any other areas? Yes Yes	■ No	Unknown			
In ceiling/attic?	☐ No	Unknown			
In any other areas?	■ No	Where?			
Comments:					
2. Exterior Drainage: Does water stan	d on the property fo	or mara than 24 hay	ra ofter a beauty ra	in?	
Yes No	Unknown	n more man 24 nou	is after a fleavy ra	.111 (
Comments:	_ Chanown				
Are gutters and downspouts	n good repair?	Yes 🗖	No 🔲	Unknown	
Comments:		_	_		
		Page 2 of 4			

	lestroying insects: Any inf		prior damage?	☐ Yes	☐ No	Unknown
A Comments:	iny treatments or repairs? Iny warranties?	Yes Yes	□ No □ No	Unknown Unknown		
undergroun If yes, spec	d storage tanks, or other co	ontamination) o	n the property?	☐ Yes ☐		oestos, radon gas, lead-based pair Jnknown
monoxide a	oroperty relies on the complarm installed in the property Yes No	rty? [] Unknown		,	water, or clo	thes dryer operation, is a carbo
unrecorded If yes, spec	easement, except for utilit	ies, on or affect	ing the property	?	ns or setback	c requirements or any recorded of Unknown
District?	property located in a floo	Unknown	If yes, specif	tland area, Chesape y below	ake Bay cri	tical area or Designated Histori
-	roperty subject to any restr	Unknown	If yes, specif	ers Association or and below	ny other type	of community association?
19. Are then	re any other material defec	ts, including lat	ent defects, affec	eting the physical co	ndition of the	e property?
	Owner(s) may wish NTIAL PROPERTY D				lings on t	he property on a separat
is comple	· · ·	the date sign	ed. The owner	er(s) further ackn	owledge th	comments, and verify that in they have been informed
Owner _					Date _	
Owner _					Date _	
-	haser(s) acknowledge n informed of their rigi	-				rther acknowledge that the al Property Article.
Purchasei	r				Date _	
Purchasei	r				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 the have been informed of their rights and obligations un	his disclaimer statement and further acknowledge that they der § 10-702 of the Maryland Real Property Article.
Purchaser	Date
Purchaser	Date

Page 4 of 4

Form: DLLR/REC/P/10-1-01Rev

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