



STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Understanding Whom Real Estate Agents Represent

### THIS NOTICE IS NOT A CONTRACT

*In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"*

#### Agents Who Represent the Seller

**Seller's Agent:** A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the seller.

**Subagent:** A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

**If you are viewing a property listed by the company with whom the agent accompanying you is affiliated, and you have not signed a Buyer Agency Agreement and a "Consent for Dual Agency" form, that agent is representing the seller.**

#### Agents Who Represent the Buyer

**Buyer's Agent:** A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

#### Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent 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 strategies.

If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or 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 an agent from another real estate broker/company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with a different broker/company. Alternatively, 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.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the ☒ Sellers/Landlord ☐ Buyers/Tenants acknowledge receipt of a copy of this disclosure and

that CHAS. H. JAMISON LLC (firm name)

and Robert P. Jamison (salesperson) are working as:

(You may check more than one box but not more than two)

- ☒ seller/landlord's agent  
☐ subagent of the Seller  
☐ buyer's/tenant's agent  
☐ intra-company agent/dual agent (CHECK BOX ONLY IF CONSENT FOR DUAL AGENCY FORM HAS BEEN SIGNED)

DocuSigned by:

Norie Morgan

1/13/2017

E07E5D01DE33411...

DocuSigned by:

Diana Luan Morgan Gustafson

1/16/2017

Signature FFA8A5F4324498...

(Date)

DocuSigned by:

Teresa Lineberger

1/13/2017

F6252DA4AC06448...

Signature

Olivia D Morgan

1/13/2017

(Date)

C8BAA7AD10E84F9...

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement.

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)





## Inclusions/Exclusions Disclosure and Addendum (Required for use with GCAAR Sales Contract)

Property Address: 25214 Peach Tree Rd, ~~25214~~ MD

### PART I. INCLUSIONS/EXCLUSIONS DISCLOSURE

**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, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. If more than one of an item conveys, the number of items is noted. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT** convey. The items marked YES below convey.

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input type="checkbox"/>		Freezer (separate)	<input type="checkbox"/>	<input type="checkbox"/>		Satellite Dish
<input type="checkbox"/>	<input type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input type="checkbox"/>		Hot Tub, Equip, & Cover	<input type="checkbox"/>	<input type="checkbox"/>		Water Treatment System
<input type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input type="checkbox"/>		Intercom	<input type="checkbox"/>	<input type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input type="checkbox"/>		Pool, Equip, & Cover	<input type="checkbox"/>	<input type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input type="checkbox"/>		Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

#### OTHER

*Fixtures and major appliances convey except for outdoor sculptures/art.*

#### LEASED ITEMS

Any leased items, systems or service contracts (including but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Buyer and Seller. The following is a list of the leased items within the Property:

Seller certifies that Seller has completed this checklist disclosing what conveys with the Property and gives permission to make this information available to prospective buyers.

<p>DocuSigned by: <i>Diana Morgan</i> Seller Diana Morgan, <del>Teresa</del> <i>Cecilia Morgan</i> 1/16/2017</p>	<p>DocuSigned by: <i>Norie Morgan</i> Seller Maria Morgan, 1/13/2017</p>	<p>DocuSigned by: <i>Teresa Line</i> Olivia Morgan 1/13/2017</p>	<p>DocuSigned by: <i>Olivia D Morgan</i> Date 1/13/2017</p>
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### PART II. INCLUSIONS/EXCLUSIONS ADDENDUM

The Contract of Sale dated \_\_\_\_\_ between Seller Diana Morgan, Teresa Line, Norie Morgan, , Maria Morgan, and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein.

Seller _____	Date _____	Buyer _____	Date _____
Seller _____	Date _____	Buyer _____	Date _____

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## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 25214 Peach Tree Rd, Comus, MD 20871

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? \_\_\_\_\_

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

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

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

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

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: \_\_\_\_\_

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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 \_\_\_\_\_

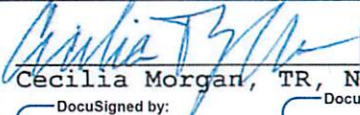
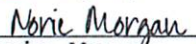
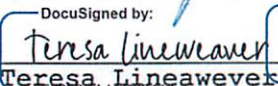
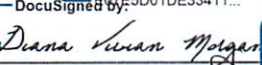
Purchaser \_\_\_\_\_ Date \_\_\_\_\_

### MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without 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: N/A

Owner		DocuSigned by:		Date	1/13/2017
	Cecilia Morgan, TR, Norie Morgan, Maria Morgan				
Owner		DocuSigned by:		Date	1/13/2017
	Teresa Lineaweaver, Diana Luan Morgan, Olivia Morgan				
	1/16/2017				
	1/13/2017				

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 25214 Peach Tree Rd,  
City Comus, State MD Zip 20871 between  
Seller Diana Morgan, Teresa Lineaweaver, Norie, Maria & Olivia Morgan 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 or the City of Rockville? ☐ 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 before completing the sale of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C. 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 a copy of radon test results performed less than one year before Settlement Date or permit the Buyer to perform a radon test.

Is Seller exempt from the Radon Test disclosure? ☐ Yes ☒ No. If yes, reason for exemption: \_\_\_\_\_

Exemptions:

- Property is NOT a "Single Family Home".
- Transfer is an intra family transfer under MD Tax Property Code Section 13-207
- 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
- Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a 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 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.

If Buyer elects not to perform a Radon Test, under Montgomery County Code Section 40-13C, the Seller is mandated to perform the test and provide the results to the Buyer prior to Settlement Date.

Buyer ☐ or Seller ☐ will perform a radon test in accordance with Montgomery County Code Section 40-13C.

**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://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.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).

A. **Water:** Is the Property connected to public water? ☐ Yes ☒ No

If no, has it been approved for connection to public water? ☐ Yes ☒ No ☐ Do not know

If not connected, the source of potable water, if any, for the Property is: Well

B. **Sewer:** Is the Property connected to public sewer system? ☐ Yes ☒ No

If no, answer the following questions:

1. Has it been approved for connection to public sewer? ☐ Yes ☒ No ☐ Do not know

2. Has an individual sewage disposal system been constructed on Property? ☒ Yes ☐ No

Has one been approved for construction? ☐ Yes ☐ No

Has one been disapproved for construction? ☐ Yes ☐ No ☐ Do not know

If no, explain: Two septic systems

C. **Categories:** The water and sewer service area category or categories that currently apply to the Property is/are (if known) W6S6. This category affects the availability of water and sewer service as follows (if known) \_\_\_\_\_

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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 \_\_\_\_\_

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) 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 \$ \_\_\_\_\_ payable annually in \_\_\_\_\_ (month)

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until \_\_\_\_\_ (date) to \_\_\_\_\_ (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@mncppc-mc.org](mailto:spa@mncppc-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.shtml](http://www.montgomeryplanning.org/info/plat_maps.shtml) or at [www.plats.net](http://www.plats.net). Buyers shall check **ONE** of the following:

☐ 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.

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

**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.mcmmaps.org/notification/agricultural\\_lands.aspx](http://www.mcmmaps.org/notification/agricultural_lands.aspx).

**16. NOTICE CONCERNING CONSERVATION EASEMENTS:** This property ☒ is ☐ is not subject to a Conservation Easement. See GCAAR Conservation Easements Addendum. See [www.montgomeryplanning.org/environment/forest/easements/easement\\_tool.shtml](http://www.montgomeryplanning.org/environment/forest/easements/easement_tool.shtml) 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.shtml>, 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.

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).

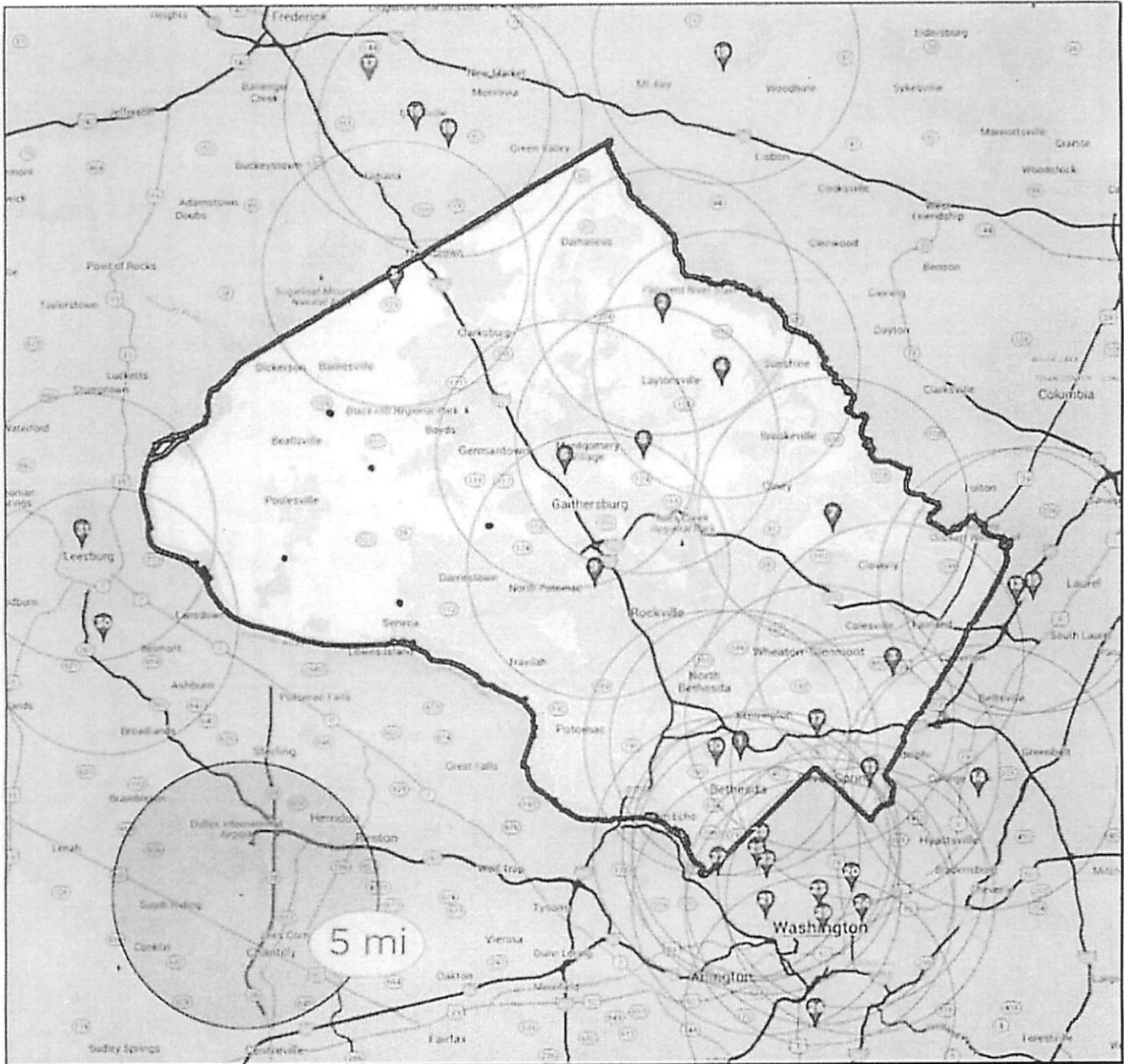
**20. AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation 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) .

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#### MONTGOMERY COUNTY

1. **Walter Reed National Medical Center Heliport**, 8901 Rockville Pike, Bethesda, MD 20889
2. **Davis Airport**, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. **Dow Jones & Company, Inc.**, 11501 Columbia Pike, Silver Spring, MD 20904
4. **Federal Support Center Heliport**, 5321 Riggs Road, Gaithersburg, MD 20882
5. **Flying M Farms**, 24701 Old Hundred Road, Comus, MD 20842
6. **IBM Corporation Heliport**, 18100 Frederick Avenue, Gaithersburg, MD 20879
7. **Maryland State Police Heliport**, 16501 Norwood Road, Sandy Spring, MD 20860

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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

**PRINCE GEORGE'S COUNTY**

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

**FREDERICK COUNTY**

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

**CARROLL COUNTY**

19. Walters Airport, 7017 Watersville Road, Mt. Airy, MD 21771

**DISTRICT OF COLUMBIA**

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

**VIRGINIA**

29. Ronald Reagan Washington National Airport, Arlington County 20001
30. Leesburg Executive, 1001 Sycolin Road, Leesburg, 22075
31. 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:

[http://gcaar.com/news\\_ektid5454.aspx](http://gcaar.com/news_ektid5454.aspx)

[www.Lighterfootstep.com](http://www.Lighterfootstep.com)

[www.Energystar.gov/homeperformance](http://www.Energystar.gov/homeperformance)

[www.Goinggreenathome.org](http://www.Goinggreenathome.org)

**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.

DocuSigned by:

*Diana Morgan* 1/16/2017

DocuSigned by:

*Teresa Lineaweaver* 1/16/2017

FFAB0A8C-24198...

Seller  
Diana Morgan, Teresa Lineaweaver

Buyer

Date

DocuSigned by:

*Olivia D Morgan* 1/13/2017

C8BAA7AD10E84F9...

Seller  
Maria Morgan, Olivia Morgan

Buyer

Date

DocuSigned by:

*Morie Morgan* 1/13/2017  
*Morie Morgan*

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## MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

25214 Peach Tree Rd

Property Address: Boys, MD

**MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE:** Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property \_\_\_\_\_ / \_\_\_\_\_ is or \_\_\_\_\_ is not registered in the Maryland Program (*Seller to initial applicable line*).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (*Seller to initial applicable line*) \_\_\_\_\_ / \_\_\_\_\_ has; or \_\_\_\_\_ / \_\_\_\_\_ has not occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (*Seller to initial applicable line*) \_\_\_\_\_ / \_\_\_\_\_ will; OR \_\_\_\_\_ / \_\_\_\_\_ will not perform the required treatment prior to transfer of title of the Property to Buyer.

**ACKNOWLEDGEMENT:** Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_\_\_ / \_\_\_\_\_ (BUYER)

**CERTIFICATION OF ACCURACY:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

DocuSigned by:

Diana Morgan 1/16/2017  
FFAB0A3F4324498...

DocuSigned by:

Teresa Lineweaver 1/13/2017  
F6252DA44C06448...

DocuSigned by:

Norie Morgan 1/13/2017  
E07E5D01DE33411...

Seller  
Diana Morgan, Teresa Lineweaver,

DocuSigned by:

Olivia D Morgan 1/13/2017  
C8BA7AD10E84F9...

Seller  
Maria Morgan, Olivia Morgan

Buyer  
Date

Robert P. Jamison 1/9/17

Seller's Agent  
Robert P. Jamison

Buyer's Agent  
Date

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GCAAR Form #908 – MC  
(Previously form #1301 L.2)

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1/15

Charles H Jamison Inc, 19939 Fisher Ave/PO Box 86 Poolesville, MD 20837  
Robert Jamison

Phone: 301.428.820015 Fax: 301.428.8133  
Produced with zipForm® by zipLogix 18070 Filteon Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Morgan



25214 Peach Tree Rd *Census*

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): DM housing was constructed prior to 1978 OR 2/1/78 / DM date of construction is uncertain.

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)





## Agricultural Reserve (AR) Zone Disclosure Notice

This Notice dated \_\_\_\_\_, made by Diana Morgan, Teresa Lineweaver, Norie Morgan, Maria Morgan, Olivia Morgan Seller,  
 regarding property described as: Address 25214 Peach Tree Rd,  
 City Boyle County, State MD Zip \_\_\_\_\_.

### NOTICE TO BUYER:

Sellers of Montgomery County, MD properties that are located in, adjoin or confront an area that is zoned agricultural must make certain disclosures to potential Buyers, prior to entering into a Contract for the sale and purchase of that property. These disclosures are made in order to advise potential Buyers that existing County and State Laws are intended to discourage owners of real property adjacent to agricultural- zoned land from filing certain lawsuits against an owner or operator of an agricultural use in those areas. For additional information [http://www.parksshowidol.com/notification/agricultural\\_lands.html](http://www.parksshowidol.com/notification/agricultural_lands.html). The required disclosure provides;

As required under Montgomery County Code Section 40-12B, you are hereby notified that the State of Maryland and Montgomery County have enacted laws that establish agriculture as the preferred use on land zoned Agricultural Reserve (AR) and as a permitted use in other agricultural zones, as defined in Section 59-C-9.1 of the County Code. The property subject to this Contract is located in, adjoins or confronts an area zoned agricultural. Residents and other occupants of property near land in agricultural zones should be prepared to accept effects of usual and customary agricultural operations, facilities and practices, including noise, odors, dust, smoke, insects, operation of machinery, storage and disposal of manure, unusual hours of operation, and other agricultural activities.

Under Maryland law, an agricultural operation is not a nuisance, and a lawsuit may not be successful alleging that an agricultural operation interferes with the use or enjoyment of other property, if the agricultural operation;

- 1) Has continued for at least one year;
- 2) Complies with applicable health, environmental, zoning, and permit requirements; and
- 3) Is not conducted negligently.

County law may provide additional protections for agricultural uses on agricultural-zoned land. For Further information contact the Montgomery County Department of Economic Development.

The undersigned Seller has executed this Disclosure for the purpose of advising potential Buyers of the provisions of County Code Section 40-12B

DocuSigned by: <u>Diana Morgan</u> FFAB8A5F4324498... 1/16/2017	DocuSigned by: <u>Teresa Lineweaver</u> F6252DA4AC06448... 1/13/2017	DocuSigned by: <u>Norie Morgan</u> E07E5D01DE33411... 1/13/2017
DocuSigned by: <u>Olivia D Morgan</u> C8BAA7AD10E84F9... 1/13/2017		

The undersigned hereby acknowledges receipt of this form prior to signing a Contract for the purchase of this property and further, understands the disclosures made herein.

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

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This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.

Criteria	Map	Results
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Previous · Next · 1 of 1      Checked 0      All · None · Page      System Summary display      Display **Tax - Full Agent** at 1 per page

### Metropolitan Regional Information Systems, Inc.

Tax ID #: 161100918367

MONTGOMERY ☐ - Select this listing

25214 PEACH TREE RD, CLARKSBURG, MD 20871-9101

Public Record

Legal Subdivision: Barnesville Outside  
 Incorporated City:  
 Owner Name: Diana V Morgan  
 Additional: Am, Lineaweaver Teresa

Condo/Coop Name:

Company:

Absentee: No

Media Center

Photos

Tax Neighbor Photos

Virtual Earth Maps

Mailing Address: 129 W CHURCH ST, FREDERICK, MD, 21701-5428

Care of Name:

Legal Description: Ward Inheritt 4234/83 8 7866/396 Civil 65534

Mag/Dist #: 11

Lot:

Block/Square: /

Election District: 11

Legal Unit #:

Grid:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Tax Map:

Map Suffix:

Suffix:

Parcel: P210

Map: DX51

Historic ID:

Agtl Dist:

Plat Folio:

Sub Parcel:

Plat Liber:

Resource Center

Property History

Community Information

Montgomery County GIS Assessor Maps

Montgomery Tax Website

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

TOTAL EST. CHARGES: \$7,170

City Tax:

Tax Year: 2017

State/County Tax: \$6,714

Refuse: 205.11

Base Tax Rate: 1.15

Special Tax: \$250

Homestead/Exempt Status:

Exempt Class:

Front Foot Fee:

Tax Class: 42

Mult Class:

#### ASSESSMENT

Year Assessed	Phase-In Value	Land	Improvement	Land Use
2016	\$583,767	\$242,800	\$338,800	
2015	\$581,600	\$242,800	\$338,800	
2014	\$581,600	\$242,800	\$338,800	

#### DEED

Deed Liber: 48062

Deed Folio: 88

Transfer Date

Price

Grantor

Grantee

12-Dec-2013

\$

Morgan, Diana V

Morgan, Diana V

19-Mar-2012

\$

Morgan Leroy T Et Al Tr

Morgan, Diana V

29-Dec-2004

\$

Morgan, Leroy T Et Al Tr

Morgan, Leroy T Et Al Tr

#### PROPERTY DESCRIPTION

Year Built: 1935

Zoning Code: RDT

Census Tract/Block: /

Irregular Lot:

Square Feet: 5346119

Acreage: 122.730

Property Card #:

Land Use: Agricultural/Rural

Property Class: A

Plat Liber/Folio: /

Zoning Desc: Rural Density Transfer

Quality Grade: Average

Prop Use: AGRICULTURAL

Building Use: 2 STORY NO BASEMENT

Xfer Devel. Right:

Lot Description:

Site Influence:

Sidewalk:

Road Desc:

Pavement:

Road Frontage:

Topography:

STRUCTURE DESCRIPTION					
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction					
Story Type:			1	2	1
Description					
Dimensions:					
Area	800	450	678	4546	406

#### Foundation:

Ext Wall: Other

Stories: 2

Units: 1

Style: Standard Unit

Total Building Area:

Roofing: Shingle - Composite

Year Remodeled:

# of Domers:

Model/Unit Type: Standard Unit

Living Area: 4952

Base Sq Ft:

Patio or Deck Type/Sqft: DECK /1250

Porch Type/Sqft: Open /678

Balcony Type/Sqft: /

Pool Type/Area: Concrete/2228

Attic Type/Sqft: /

Roof Type:

#### Rooms:

Bedrooms:

Fireplace Type:

Fireplaces:

Full Baths: 1

Bsmt Type:

Garage Type:

Half Baths: 1

Bsmt Tot Sq Ft:

Garage Constr:

Baths: 1.5

Bsmt Fin Sq Ft:

Garage Sq Ft:

Bsmt Unfin Sq Ft:

Garage Spaces:

#### Other Rooms:

Other Amenities:

Air Cond:

Appliances:

Interior Floor:

Gas:

Heat: Hot Water

Outbuildings: BATH HOUSE

Electric:

Water:

Sewer: Private

Fuel:

Underground:

Walls:

Last Updated: 07-Oct-2016

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.



Metropolitan Regional Information Systems, Inc.

MONTGOMERY ☐ - Select this listing

Public Record

Media Center

No Photos

Absentee: Yes

Company:

Legal Subdivision: Barnesville Outside

Owner Name: Diana Vivian Morgan

Additional: Linc, Weaver Teresa Morg

Mailing Address: 129 W CHURCH ST, FREDERICK, MD, 21701-5428

Legal Description: Words Inheritance 69 47746 8984/777

Block/Square:

Grd:

Adit Parcel Flag/#:

Parcel: P758

Plat Folio:

Plat Liber:

Tax Map:

Map:DX52

Sub Parcel:

Map Liber:

Section:

Map Sheet:

Historic ID:

Front Foot Fee:

Special Tax:

State/County Tax: \$69

TOTAL EST. CHARGES: \$69

City Tax:

Refuse:

Homestead/Exempt Status:

Tax Class: 42

Exempt Class:

Base Tax Ratio: 1.15

Mult Class:

Tax Year: 2017

Estimated property tax and non-tax charges in first full fiscal year of ownership.

DEED

Deed Liber: 48062

Deed Folio: 88

Grantor

Grantee

12-Dec-2013

09-Sep-2011

20-May-2011

Year Built:

Land Use: Agriculture/Rural

Property Class: A

Plat Liber/Folio: /

Quality Grade:

Xfer Devel. Right:

Site Influence:

Road Desc:

Road Frontage:

Topography:

Construction

Story Type:

Dimensions:

Area

Foundation:

Ext Wall:

Stories:

Style:

Total Building Area:

Patio or Deck Type/Sqft: /

Balcony Type/Sqft: /

Attic Type/Sqft: /

Rooms:

Bedrooms:

Full Baths:

Half Baths:

Baths:

Other Rooms:

Other Amenities:

Gas:

Electric:

Water:

Heat:

Sewer:

Underground:

Fuel:

Walls:

Roofing:

Year Remodeled:

Model/Unit Type:

Living Area: 0

Porch Type/Sqft: /

Pool Type/Area: /

Fireplaces:

Garage Type:

Garage Constr:

Garage Sq Ft:

Garage Spaces:

Basmt Tot Sq Ft:

Basmt Fin Sq Ft:

Basmt Unfin Sq Ft:

Fireplace Type:

Fireplace Type:

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Basmt Fin Sq Ft:

Basmt Unfin Sq Ft:

Fireplace Type:

Garage Type:

Garage Constr:

Garage Sq Ft:

</

ANNUAL BILL  
TAX PERIOD 07/01/2016-06/30/2017  
FULL LEVY YEAR  
LEVY YEAR 2016

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

**MORGAN DIANA V  
LINEAWEAVER TERESA AM  
129 W CHURCH ST  
FREDERICK MD 21701-5428**

**PRINCIPAL RESIDENCE**

<b>BILL DATE</b>	
01/09/2017	
<b>PROPERTY DESCRIPTION</b>	
WARD INHERIT 4234/83 8 7866/396 CIVIL 65534	
<b>BILL #</b>	<b>ACCOUNT #</b>
36080925	00918367
<b>REFUSE AREA</b>	<b>REFUSE UNITS</b>
R17	1

LOT	BLOCK	DISTRICT	SUB	TAX CLASS
		11	001	R042
MORTGAGE INFORMATION		PROPERTY ADDRESS		
UNKNOWN SEE REVERSE		25214 PEACH TREE RD		
TAX DESCRIPTION		ASSESSMENT	RATE	TAX/CHARGE
STATE PROPERTY TAX		583,767	.1120	653.82
COUNTY PROPERTY TAX		583,767	1.0382	6,060.66
SOLID WASTE CHARGE			205.1100	205.11
BAY RESTORATION FUND				60.00
WATER QUALITY PROTECT CHG (AG				190.00
TOTAL				7,169.59
CREDIT DESCRIPTION		ASSESSMENT	RATE	AMOUNT
COUNTY PROPERTY TAX CREDIT				-692.00
TOTAL CREDITS				-692.00
PRIOR PAYMENTS ****				6477.59
INTEREST				0
Total Annual Amount Due :				0.00

\*PER \$100 OF ASSESSMENT

**CURRENT YEAR FULL CASH VALUE  
TAXABLE ASSESSMENT**

**583.767**

### CONSTANT YIELD RATE INFORMATION

COUNTY RATE OF 0.773 IS MORE THAN  
THE CONSTANT YIELD RATE OF 0.700 BY  
0.073

**YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT [www.montgomerycountymd.gov/finance](http://www.montgomerycountymd.gov/finance)**

**PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.**



RETURN THIS PORTION WITH PAYMENT  
**REAL PROPERTY CONSOLIDATED TAX BILL**  
 TAX PERIOD 07/01/2016 - 06/30/2017  
 FULL LEVY YEAR

<b>BILL #</b>
<b>36080925</b>

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

**Make Check Payable to:  
Montgomery County, MD**

ACCOUNT #	LEVY YEAR	AMOUNT DUE
00918367	2016	0.00

**DUE JAN 31 2017**  
**PLEASE INDICATE AMOUNT BEING PAID**

<b>AMOUNT PAID</b>

**MORGAN DIANA V  
LINEAWEAVER TERESA AM  
129 W CHURCH ST  
FREDERICK, MD 21701-5428**

**20820164360809255000000000000000000000**





# REAL PROPERTY CONSOLIDATED TAX BILL

ANNUAL BILL  
TAX PERIOD 07/01/2016-06/30/2017  
FULL LEVY YEAR  
LEVY YEAR 2016

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

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

MORGAN DIANA VIVIAN  
WEAVER TERESA MORGAN LINEA  
129 W CHURCH STREET  
FREDERICK, MD 21701

NOT A PRINCIPAL RESIDENCE

<b>BILL DATE</b>	
01/09/2017	
<b>PROPERTY DESCRIPTION</b>	
WARDS INHERITANCE 69 47/746 8984/777	
<b>BILL #</b>	<b>ACCOUNT #</b>
36080927	00918380
<b>REFUSE AREA</b>	<b>REFUSE UNITS</b>

LOT	BLOCK	DISTRICT	SUB	TAX CLASS
		11	001	R042
<b>MORTGAGE INFORMATION</b>		<b>PROPERTY ADDRESS</b>		
UNKNOWN SEE REVERSE		OLD HUNDRED RD		
<b>TAX DESCRIPTION</b>	<b>ASSESSMENT</b>	<b>RATE</b>	<b>TAX/CHARGE</b>	
STATE PROPERTY TAX	6,000	.1120	6.72	
COUNTY PROPERTY TAX	6,000	1.0382	62.29	
TOTAL			69.01	
PRIOR PAYMENTS ****			69.01	
INTEREST			0	
Total Annual Amount Due :				0.00

\*PER \$100 OF ASSESSMENT

**CURRENT YEAR FULL CASH VALUE  
TAXABLE ASSESSMENT**

6,000

**CONSTANT YIELD RATE INFORMATION**

COUNTY RATE OF 0.773 IS MORE THAN  
THE CONSTANT YIELD RATE OF 0.700 BY  
0.073

PRIOR YEAR TAXES UNPAID

**YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT [www.montgomerycountymd.gov/finance](http://www.montgomerycountymd.gov/finance)**

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT  
**REAL PROPERTY CONSOLIDATED TAX BILL**  
TAX PERIOD 07/01/2016 - 06/30/2017  
FULL LEVY YEAR

<b>BILL #</b>
36080927

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

**Make Check Payable to:  
Montgomery County, MD**

ACCOUNT #	LEVY YEAR	AMOUNT DUE
00918380	2016	0.00

<b>AMOUNT PAID</b>

**DUE JAN 31 2017**  
PLEASE INDICATE AMOUNT BEING PAID

MORGAN DIANA VIVIAN  
WEAVER TERESA MORGAN LINEA  
129 W CHURCH STREET  
FREDERICK, MD 21701

20820164360809271000000000000000000000

# Office of Consumer Protection

*Ensuring Integrity in Our Marketplace*

100 Maryland Ave., Suite 330  
Rockville, MD 20850  
T: 240.777.3636

Printed on: 1/9/2017 1:48:03 PM



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

ACCOUNT NUMBER:		00918367	
PROPERTY:	OWNER NAME	MORGAN DIANA V	
	ADDRESS	25214 PEACH TREE RD CLARKSBURG, MD 20871-9101	
	TAX CLASS	42	
	REFUSE INFO	Refuse Area: R Refuse Unit:	
TAX INFORMATION:			
TAX DESCRIPTION	FY17 PHASE-IN VALUE <sub>1</sub>	FY16 RATE <sub>2</sub>	ESTIMATED FY17 TAX/CHARGE
STATE PROPERTY TAX	585,933	.1120	\$656.24
COUNTY PROPERTY TAX <sub>3</sub>	585,933	1.0382	\$6,083.16
SOLID WASTE CHARGE <sub>4</sub>		205.1100	\$205.11
BAY RESTORATION FUND			\$60
WATER QUALITY PROTECT CHG (AG <sub>4</sub>			\$190
ESTIMATED TOTAL <sub>6</sub>			\$7,194.51

The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>. Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <http://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the **FAQ** section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
  - a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
  - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the **FAQ** section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
9. This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.



# Office of Consumer Protection

*Ensuring Integrity in Our Marketplace*

100 Maryland Ave., Suite 330  
Rockville, MD 20850  
T: 240.777.3636

Printed on: 1/9/2017 1:48:24 PM



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

<b>ACCOUNT NUMBER:</b>		00918380	
<b>PROPERTY:</b>	<b>OWNER NAME</b>	MORGAN DIANA VIVIAN	
	<b>ADDRESS</b>	OLD HUNDRED RD MD 00000-0000	
	<b>TAX CLASS</b>	42	
	<b>REFUSE INFO</b>	Refuse Area: R Refuse Unit:	
<b>TAX INFORMATION:</b>			
<b>TAX DESCRIPTION</b>	<b>FY17 PHASE-IN VALUE<sub>1</sub></b>	<b>FY16 RATE<sub>2</sub></b>	<b>ESTIMATED FY17 TAX/CHARGE</b>
STATE PROPERTY TAX	6,000	.1120	\$6.72
COUNTY PROPERTY TAX <sub>3</sub>	6,000	1.0382	\$62.29
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>\$69.01</b>

The following footnote references apply only if the table above has a foot number reference.

- Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
- Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <http://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
- County Property Tax is the sum of the General Fund tax and several special fund taxes.
- All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
- This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the [FAQ](#) section of this website.
- You must update the estimate for the property taxes and other non-tax charges
  - Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
  - In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
- This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the [FAQ](#) section of this website.
- The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
- This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.