

LAND PROFILE SHEET

bright MLS™

Required fields marked with (*) (✓ One) = Choose one only ☐ = Can choose multiple

Submitted by		Entered by		MLS #	
Date Received		Date Entered		Tax ID*	
Address* 2139 Sykesville Rd, Westminster, MD 21157-7313					
Directions					
Property Sub Type* (✓ One) ☐ Dock <input checked="" type="checkbox"/> Land ☐ Other					
Comparable* (✓ One) ☐ Y ☐ N					
Status* (✓ One) <input checked="" type="checkbox"/> Active ☐ Active Under Contract ☐ Cancelled ☐ Closed ☐ Coming Soon ☐ Pending ☐ Temp Off Market ☐ Withdrawn					
List Price* \$450,000.00			Listing Agr Type* (✓ One) <input checked="" type="checkbox"/> Exclusive Agency ☐ Exclusive Right		
Expiration Date* 12/31/2022			Ownership Interest* (✓ One) <input checked="" type="checkbox"/> Fee Simple ☐ Leasehold ☐ Other		
Short Sale* (✓ One) ☐ Y <input checked="" type="checkbox"/> N			REO (Real Estate Owned)* (✓ One) ☐ Y <input checked="" type="checkbox"/> N		
Sale Type* ☐ Bankruptcy Property ☐ In Foreclosure ☐ Probate Listing ☐ Short Sale ☐ Third Party Approval ☐ Auction ☐ HUD Owned ☐ Notice of Default ☐ Real Estate Owned <input checked="" type="checkbox"/> Standard ☐ Undisclosed					
Acceptable Financing					
<input checked="" type="checkbox"/> Assumption <input checked="" type="checkbox"/> Exchange <input type="checkbox"/> FHVA <input type="checkbox"/> Lease Purchase <input type="checkbox"/> USDA <input checked="" type="checkbox"/> Bank Portfolio <input checked="" type="checkbox"/> Farm Credit Service <input type="checkbox"/> FMHA <input type="checkbox"/> Negotiable <input type="checkbox"/> VA <input checked="" type="checkbox"/> Cash <input type="checkbox"/> FHA <input type="checkbox"/> FNMA <input type="checkbox"/> Private <input type="checkbox"/> Variable <input type="checkbox"/> Contract <input type="checkbox"/> FHA 203(b) <input type="checkbox"/> Industrial Dev Authority <input type="checkbox"/> Rural Development <input type="checkbox"/> VHDA <input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA 203(k) <input type="checkbox"/> Instalment Sale <input type="checkbox"/> Seller Financing <input type="checkbox"/> Wrap <input type="checkbox"/> FHLMC <input type="checkbox"/> Joint Venture <input type="checkbox"/> State GI Loan <input checked="" type="checkbox"/> Other					
Disclosures					
<input type="checkbox"/> None <input type="checkbox"/> Flood Zone <input type="checkbox"/> MD Dept Nat Res <input type="checkbox"/> Special Permits <input type="checkbox"/> Agent has Financial Interest <input type="checkbox"/> Geo Haz Zone <input type="checkbox"/> Mineral Lease <input type="checkbox"/> Subject to a Potential Short Sale <input type="checkbox"/> Agent Related to Owner <input type="checkbox"/> High Intensity Line <input type="checkbox"/> Mineral Resource Zone <input type="checkbox"/> Subject to Agricultural Conser Easement <input type="checkbox"/> Build to Suit <input type="checkbox"/> Historic Property <input type="checkbox"/> Mineral Rights <input type="checkbox"/> Subject to Auction <input type="checkbox"/> Buried Fuel Tanks <input type="checkbox"/> House Code - Current License <input type="checkbox"/> Off-site Required <input type="checkbox"/> Subject to Condo/HOA Docs <input type="checkbox"/> Conserv Area <input type="checkbox"/> House Code - Inspected <input type="checkbox"/> One Unit-Owner Occupied <input type="checkbox"/> Subject to VA POA <input type="checkbox"/> Contract Pending Release <input type="checkbox"/> House Code - L&I Approval <input type="checkbox"/> Other Known Enviro Hazards <input type="checkbox"/> Surface Lease <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> House Code - Not Inspected <input type="checkbox"/> Owner RE Licensee <input type="checkbox"/> Under Lease <input type="checkbox"/> CPRA Fee <input type="checkbox"/> House Code - Other <input type="checkbox"/> Pinelands Credit <input type="checkbox"/> Underground Storage Tank <input type="checkbox"/> Division potential <input type="checkbox"/> Infra Fee Due at Settlement <input type="checkbox"/> Pipeline <input type="checkbox"/> Use and Occupancy Permit <input type="checkbox"/> ECRA Approval <input type="checkbox"/> Land Preservation Easement <input type="checkbox"/> Proffers <input type="checkbox"/> Utility Retirement Fee Not Paid <input type="checkbox"/> Encumbrances <input type="checkbox"/> Land Trust <input type="checkbox"/> Prop Disclaimer <input type="checkbox"/> Water Debt Fee Not Retired <input type="checkbox"/> Exempt - Disclosure/Disclaimer <input type="checkbox"/> Lead Based Paint - Federal <input type="checkbox"/> Prop Disclosure <input type="checkbox"/> Winterized <input type="checkbox"/> Federal State Wetland <input type="checkbox"/> Lead Based Paint - State <input type="checkbox"/> Room Addition w/o Permit <input type="checkbox"/> Zoning Issues <input type="checkbox"/> Flood Insurance Required <input type="checkbox"/> Lead Inspection Cert Available <input type="checkbox"/> Sell Entirely <input type="checkbox"/> Other <input type="checkbox"/> MD Dept Nat Res <input type="checkbox"/> Sewer Debt Fee Not Retired					
Listing Terms					
<input checked="" type="checkbox"/> All Negotiation Thru Lister <input type="checkbox"/> Builder - Hold Earnest <input type="checkbox"/> Local Association Contract <input type="checkbox"/> Special Addendum Required <input type="checkbox"/> As Is Condition <input type="checkbox"/> Builder - Write Contract <input type="checkbox"/> No Extended Warranty <input type="checkbox"/> Special Contract Required <input type="checkbox"/> Builder - Choice/Use Own <input type="checkbox"/> Builder Warranty <input type="checkbox"/> No Home Sale Contract <input type="checkbox"/> Tax Free Exchange Language Required <input checked="" type="checkbox"/> Builder Exclusive <input type="checkbox"/> Call LA-Contingent Info <input type="checkbox"/> Registration Required <input type="checkbox"/> Other <input type="checkbox"/> Home Warranty <input type="checkbox"/> Relo/Bank Addendum					
Prospects Excluded* (✓ One) ☐ Y <input checked="" type="checkbox"/> N					
Listing Service Type* (✓ One) ☐ Entry Only <input checked="" type="checkbox"/> Full Service ☐ Limited Service					
Dual Agency* (✓ One) <input checked="" type="checkbox"/> Y ☐ N					
Federal Flood Zone* (✓ One) ☐ Y <input checked="" type="checkbox"/> N					
Flood Zone Code					
Inclusions					
Exclusions					
Other Equipment <input checked="" type="checkbox"/> None <input type="checkbox"/> Negotiable <input type="checkbox"/> See Remarks <input type="checkbox"/> Some					
Possession					
<input type="checkbox"/> 0-30 Days CD <input type="checkbox"/> 120-180 Days <input type="checkbox"/> Immediate <input type="checkbox"/> Subject to Existing Lease <input type="checkbox"/> 31-60 Days CD <input type="checkbox"/> 181-365 Days <input checked="" type="checkbox"/> Negotiable <input type="checkbox"/> Subject to Home Choice <input type="checkbox"/> 61-90 Days CD <input type="checkbox"/> 1+Year <input type="checkbox"/> Pre-Settlement <input type="checkbox"/> Other <input type="checkbox"/> 90-120 Days CD <input checked="" type="checkbox"/> Coin w/Sell Sett <input type="checkbox"/> Seller Rent Back <input type="checkbox"/> Delay Settlement <input checked="" type="checkbox"/> Settlement					
Lease Considered (✓ One) ☐ Y <input checked="" type="checkbox"/> N					

Pg. 1

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Compensation

Buyer Agent Compensation Selection*	Compensation:	\$ <input type="checkbox"/> AND <input checked="" type="checkbox"/> OR	2.500	% <input type="checkbox"/> of Base <input checked="" type="checkbox"/> of Gross
Sub-Agency Compensation Selection*	Compensation:	\$ <input type="checkbox"/> AND <input type="checkbox"/> OR	0	% <input type="checkbox"/> of Base <input type="checkbox"/> of Gross
Transaction Broker Compensation Selection*	Compensation:	\$ <input type="checkbox"/> AND <input type="checkbox"/> OR	0	% <input type="checkbox"/> of Base <input type="checkbox"/> of Gross
Remarks - Compensation				
Dual Variable Compensation* (✓ One) <input type="checkbox"/> Y <input type="checkbox"/> N				

Transaction Participants

Listing an Auction, Ground Rent or Land Lease? Add as much detail as you can.
Download and use the Auction/Ground Rent/Land Lease addendum.

List Agent* Elisabeth Yeager	Co List Agent	Owner Name	Country Side Developing	Owner Phone
Locations				
MLS Area*	Municipality* Westminster			
Subdivision/Neighborhood	School District*			
Cross Street	High School			
Election District	Middle/Junior School			
	Elementary School			

Taxes: Assessment

Listing a HOA/Condo/Coop Association? Add as much detail as you can.
Download and use the HOA/Condo/Coop Association addendum.

Tax ID Number* 0704025563	Agricultural District	Tax Phase
Improvement Assessed Value	Historic (✓ One) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Tax Map Number
Tax Assessed Value*	Land Use Code	Tax Book Number
Year Assessed 2021	Clean Green Assessed (✓ One) <input type="checkbox"/> Y <input type="checkbox"/> N	Tax Page Number
Special Assessment	Section	Zoning* Residential
Tax Other Annual Assessment	Tax Lot x	Zoning Description
Agricultural Tax Due (✓ One) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Tax Block	
Transfer Development Rights (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Private <input type="checkbox"/> Public		

Taxes: Tax Bill

+In City Limits and City Tax is Required if not PA or NJ.

Front Foot Fee	Front Foot Fee Payment Frequency (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Annually <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly <input type="checkbox"/> Semi-Annually <input type="checkbox"/> One time	
In City Limits + (✓ One) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
City/Town Tax	City/Town Tax Payment Frequency (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> One time <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annually	
School Tax	School Tax Payment Frequency (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> One time <input type="checkbox"/> Quarterly <input type="checkbox"/> Semi-Annually	
County Tax \$4,582.00	County Tax Payment Frequency (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> One time <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Semi-Annually	
Municipal Trash (✓ One) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Refuse Fee	Tax Year* 2021
Tax Annual Amount*	Total Taxes Payment Freq (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Annually <input type="checkbox"/> Monthly <input type="checkbox"/> One time <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Semi-Annually	

Building & Utilities: Utilities

Utilities						
<input type="checkbox"/> None	<input type="checkbox"/> Butane	<input type="checkbox"/> DSL Available	<input type="checkbox"/> Multiple Phone Lines	<input type="checkbox"/> Phone Available	<input type="checkbox"/> Sewer Available	
<input type="checkbox"/> (c) Other	<input type="checkbox"/> Cable TV	<input checked="" type="checkbox"/> Electric Available	<input type="checkbox"/> Natural Gas Available	<input type="checkbox"/> Phone Connected	<input type="checkbox"/> Under Ground	
<input type="checkbox"/> Above Ground	<input checked="" type="checkbox"/> Cable TV Available	<input type="checkbox"/> Fiber Optics Available	<input type="checkbox"/> Phone	<input type="checkbox"/> Phone Not Available	<input type="checkbox"/> Water Available	

Water Source*				
<input type="checkbox"/> None	<input type="checkbox"/> Grey Water	<input type="checkbox"/> Public	<input type="checkbox"/> Tap Fee	<input type="checkbox"/> Well Required
<input type="checkbox"/> Cistern	<input type="checkbox"/> Holding Tank	<input type="checkbox"/> Public Hook-up Available	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Well-Shared
<input type="checkbox"/> Community	<input type="checkbox"/> Lateral Not Installed/Must Tap Off Main	<input type="checkbox"/> Rainwater Harvesting	<input type="checkbox"/> Well Permit Applied For	<input type="checkbox"/> Within 50 FT
<input type="checkbox"/> Conditioner	<input type="checkbox"/> Private	<input type="checkbox"/> Shared Spring	<input type="checkbox"/> Well Permit Not Applied For	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Filter	<input type="checkbox"/> Private/Community Water	<input type="checkbox"/> Spring	<input type="checkbox"/> Well Permit on File	
Sewer Septic*				
<input type="checkbox"/> Aerobic Septic	<input type="checkbox"/> Mound System	<input type="checkbox"/> Public Septic	<input type="checkbox"/> Sewer Tap Fee	
<input type="checkbox"/> Applied for Permit	<input type="checkbox"/> Nitrogen Removal System	<input type="checkbox"/> Public Sewer	<input type="checkbox"/> Shallow Place Areas Approved	
<input type="checkbox"/> Approved System	<input type="checkbox"/> No Septic Approved	<input type="checkbox"/> Sand Filter Approved	<input type="checkbox"/> Shared Septic	
<input type="checkbox"/> Capping Fill	<input type="checkbox"/> No Septic System	<input type="checkbox"/> Sand Lime Trench Beds Approved	<input type="checkbox"/> Shared Sewer	
<input type="checkbox"/> Cess Pool	<input type="checkbox"/> No Sewer System	<input type="checkbox"/> Seepage Bed Approved	<input type="checkbox"/> Site Evaluation on File	
<input type="checkbox"/> Gravity Sept Fld	<input type="checkbox"/> Not Applied for Permit	<input type="checkbox"/> Septic < # of BR	<input type="checkbox"/> Spray Irrigation	
<input type="checkbox"/> Grinder Pump	<input type="checkbox"/> On Site Septic	<input type="checkbox"/> Septic = # of BR	<input type="checkbox"/> Standard Trench Approved	
<input type="checkbox"/> Holding Tank	<input checked="" type="checkbox"/> Perc Approved Septic	<input type="checkbox"/> Septic > # of BR	<input type="checkbox"/> Sub-Surface	
<input type="checkbox"/> Lateral/Tap Off Main	<input type="checkbox"/> Pressure Dose	<input type="checkbox"/> Septic Exists	<input type="checkbox"/> Within 50 FT	
<input type="checkbox"/> Lateral/Tap on Site	<input type="checkbox"/> Private Sewer	<input type="checkbox"/> Septic Permit Issued	<input type="checkbox"/> Other	
<input type="checkbox"/> Low Pressure Pipe (LPP)	<input type="checkbox"/> Private/Community Septic Tank	<input type="checkbox"/> Septic Pump		
	<input type="checkbox"/> Public Hook/Up Available	<input type="checkbox"/> Serial District Approved		
Electric Service*				
<input type="checkbox"/> 100 Amp Service	<input type="checkbox"/> 150 Amps	<input type="checkbox"/> 440 Volts	<input type="checkbox"/> Generator	<input type="checkbox"/> Photovoltaics Seller Owned
<input type="checkbox"/> 110 Volts	<input type="checkbox"/> 200+ Amp Service	<input type="checkbox"/> 60 Amp Service	<input type="checkbox"/> Knob and Tube	<input type="checkbox"/> Photovoltaics Third-Party Owned
<input type="checkbox"/> 120/240V	<input type="checkbox"/> 220 Volts	<input type="checkbox"/> Circuit Breakers	<input type="checkbox"/> Less than 60 Amp Service	<input type="checkbox"/> Single Phase
	<input type="checkbox"/> 3 Phases	<input type="checkbox"/> Fuses	<input type="checkbox"/> Transformer	<input type="checkbox"/> Underground
				<input type="checkbox"/> Other
Water/Sewer Hookup Fee		Electric Avg/Month		Electric Previous 12 Months

Features & Rooms: Exterior Features

Horse (√ One) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Horse Amenities <input type="checkbox"/> Arena <input type="checkbox"/> Horse Trails <input type="checkbox"/> Horses Allowed <input type="checkbox"/> Paddock <input type="checkbox"/> Riding Ring <input type="checkbox"/> Stable(s)				
Other Structures					
<input checked="" type="checkbox"/> None	<input type="checkbox"/> Belmont	<input type="checkbox"/> Farm Stand/Store	<input type="checkbox"/> Indoor Arena	<input type="checkbox"/> Riding Ring	<input type="checkbox"/> Swine Parlor
<input type="checkbox"/> 2nd Garage	<input type="checkbox"/> Boat House	<input type="checkbox"/> Feed Barn	<input type="checkbox"/> Loafing Shed	<input type="checkbox"/> Run-in Shed	<input type="checkbox"/> Tenant House
<input type="checkbox"/> 2nd House	<input type="checkbox"/> Cabana/Pool House	<input type="checkbox"/> Garage(s)	<input type="checkbox"/> Machine Shed	<input type="checkbox"/> Shed	<input type="checkbox"/> Tobacco Barn
<input type="checkbox"/> Bank Barn	<input type="checkbox"/> Carriage House	<input type="checkbox"/> Gazebo	<input type="checkbox"/> Office/Studio	<input type="checkbox"/> Shed Row	<input type="checkbox"/> Turn Out Shed
<input type="checkbox"/> Barn/Farm Building	<input type="checkbox"/> Cattle/Dairy Barn	<input type="checkbox"/> Greenhouse	<input type="checkbox"/> Pack House	<input type="checkbox"/> Shed Shop	<input type="checkbox"/> Utility Building
<input type="checkbox"/> Barn/Stable	<input type="checkbox"/> Center Aisle	<input type="checkbox"/> Guest House	<input type="checkbox"/> Pole Barn	<input type="checkbox"/> Silo(s)	<input type="checkbox"/> Wood/Metal Shed
<input type="checkbox"/> Beef Barn	<input type="checkbox"/> Corn Barn	<input type="checkbox"/> Hay Barn	<input type="checkbox"/> Pool Equipment Shed	<input type="checkbox"/> Spring House	<input type="checkbox"/> Other
	<input type="checkbox"/> Dairy Barn	<input type="checkbox"/> Horse Stable	<input type="checkbox"/> Poultry House	<input type="checkbox"/> Storage Barn/Shed	

Lot & Parking: Lot Measurements

Lot Size SQFT* 1358636.4		Lot Size Acres* 31.1900		Lot Size Dimensions	
Lot Size Source* (√ One)		<input checked="" type="checkbox"/> Assessor	<input type="checkbox"/> Developer	<input type="checkbox"/> GIS Calculated	<input type="checkbox"/> Owner
<input type="checkbox"/> Appraiser		<input type="checkbox"/> Builder	<input type="checkbox"/> Estimated	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Plat Map/Survey
Lot Dimensions Source (√ One)		<input type="checkbox"/> Assessor	<input type="checkbox"/> Developer	<input type="checkbox"/> GIS Calculated	<input type="checkbox"/> Owner
<input type="checkbox"/> Appraiser		<input type="checkbox"/> Builder	<input type="checkbox"/> Estimated	<input type="checkbox"/> Listing Agent	<input type="checkbox"/> Plat Map/Survey
Lot Features					
<input type="checkbox"/> Additional Lot(s)	<input type="checkbox"/> Crops Reserved	<input type="checkbox"/> Landscaping	<input checked="" type="checkbox"/> Partly Wooded	<input type="checkbox"/> Rented Lot	<input type="checkbox"/> Stream/Creek
<input type="checkbox"/> Backs - Open Common Area	<input type="checkbox"/> Cul-de-sac	<input type="checkbox"/> Level	<input type="checkbox"/> Pipe Stem	<input type="checkbox"/> Rip-Rapped	<input type="checkbox"/> Subdivision Possible
<input type="checkbox"/> Backs - Parkland	<input type="checkbox"/> Flag	<input type="checkbox"/> Marshy	<input type="checkbox"/> Pond	<input checked="" type="checkbox"/> Road Frontage	<input type="checkbox"/> Tidal Wetland
<input checked="" type="checkbox"/> Backs to Trees	<input type="checkbox"/> Flood Plain	<input type="checkbox"/> Mountainous	<input type="checkbox"/> Poolside	<input checked="" type="checkbox"/> Rural	<input type="checkbox"/> Trees/Wooded
<input type="checkbox"/> Bulkheaded	<input type="checkbox"/> Front Yard	<input type="checkbox"/> No Thru Street	<input type="checkbox"/> Premium	<input checked="" type="checkbox"/> Secluded	<input type="checkbox"/> Unrestricted
<input checked="" type="checkbox"/> Cleared	<input type="checkbox"/> Interior	<input type="checkbox"/> Non-Tidal Wetland	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Side Yard(s)	<input checked="" type="checkbox"/> Vegetation Planting
<input type="checkbox"/> Corner	<input type="checkbox"/> Irregular	<input type="checkbox"/> Not In Development	<input type="checkbox"/> PUD	<input type="checkbox"/> Ski in/Ski out	<input type="checkbox"/> Zero Lot Line
	<input type="checkbox"/> Landlocked	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Rear Yard	<input type="checkbox"/> Sloping	<input type="checkbox"/> Other

Lot & Parking: Lot Description

Views				
<input type="checkbox"/> Bay	<input type="checkbox"/> Courtyard	<input type="checkbox"/> Harbor	<input type="checkbox"/> Mountain	<input checked="" type="checkbox"/> Pasture
<input type="checkbox"/> Canal	<input type="checkbox"/> Creek/Stream	<input type="checkbox"/> Lake	<input type="checkbox"/> Ocean	<input type="checkbox"/> Pond
<input type="checkbox"/> City	<input type="checkbox"/> Garden/Lawn	<input type="checkbox"/> Limited	<input type="checkbox"/> Panoramic	<input type="checkbox"/> River
	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Marina	<input type="checkbox"/> Park/Greenbelt	<input type="checkbox"/> Scenic Vista
				<input type="checkbox"/> Street
				<input checked="" type="checkbox"/> Trees/Woods
				<input type="checkbox"/> Valley
				<input type="checkbox"/> Water
				<input type="checkbox"/> Other
Location Type (√ One)				
<input type="checkbox"/> Adjoins Golf Course	<input type="checkbox"/> Canal	<input type="checkbox"/> Mountain	<input type="checkbox"/> River	
<input type="checkbox"/> Adjoins National Forest	<input type="checkbox"/> Corner Lot/Unit	<input type="checkbox"/> Near National Forest	<input checked="" type="checkbox"/> Rural	
<input type="checkbox"/> Adjoins National Park	<input type="checkbox"/> Creek/Stream	<input type="checkbox"/> Near National Park	<input type="checkbox"/> Slope Side	
<input type="checkbox"/> Bayblock	<input type="checkbox"/> Downtown	<input type="checkbox"/> Oceanblock	<input type="checkbox"/> Spring	
<input type="checkbox"/> Bayfront	<input type="checkbox"/> Lagoon	<input type="checkbox"/> Oceanfront	<input type="checkbox"/> Suburban	
<input type="checkbox"/> Bayside	<input type="checkbox"/> Lake	<input type="checkbox"/> Oceanside	<input type="checkbox"/> Urban	
	<input type="checkbox"/> Middle Of Block	<input type="checkbox"/> Pond	<input type="checkbox"/> Other	

Soil Types <input type="checkbox"/> Unknown <input type="checkbox"/> Alluvial <input type="checkbox"/> Clay <input type="checkbox"/> LandFill <input type="checkbox"/> Limestone/Shale				<input type="checkbox"/> Loam <input type="checkbox"/> Luka-Lindsay-Cordous <input type="checkbox"/> Manor-Gleneig <input type="checkbox"/> Mixed <input type="checkbox"/> Neshaminy-Urban Land <input type="checkbox"/> Rocky				<input type="checkbox"/> Sandy <input type="checkbox"/> Soil Study Avail <input type="checkbox"/> TopSoilOvrOt <input type="checkbox"/> Udorthents <input type="checkbox"/> Urban Land Not Rated <input type="checkbox"/> Urban Land Beltsville-Chillum				<input type="checkbox"/> Urban Land-Brandywine <input type="checkbox"/> Urban Land-Cristiana-Sunnysider <input type="checkbox"/> Urban Land Galestown-Rumford <input type="checkbox"/> Urban Land-Manor-Gleneig <input type="checkbox"/> Urban Land-Sassafras-Chillum							
Fencing <input type="checkbox"/> Barbed Wire <input type="checkbox"/> Board		<input type="checkbox"/> Chain Link <input type="checkbox"/> Cyclone <input type="checkbox"/> Electric		<input type="checkbox"/> High Tensile <input type="checkbox"/> Invisible <input type="checkbox"/> Masonry/Stone		<input type="checkbox"/> Panel <input type="checkbox"/> Partially <input type="checkbox"/> Picket		<input type="checkbox"/> Masonry/Stone <input type="checkbox"/> Panel <input type="checkbox"/> Partially		<input type="checkbox"/> Picket <input type="checkbox"/> Privacy <input type="checkbox"/> Rear		<input type="checkbox"/> Split Rail <input type="checkbox"/> Vinyl <input type="checkbox"/> Wire		<input type="checkbox"/> Wood <input type="checkbox"/> Other					
Road Frontage Length																			
Road Surface Type <input checked="" type="checkbox"/> None <input type="checkbox"/> Access - Above Grade <input type="checkbox"/> Access - Below Grade				<input type="checkbox"/> Access - On Grade <input type="checkbox"/> Alley <input type="checkbox"/> Approved <input type="checkbox"/> Black Top				<input type="checkbox"/> Concrete <input type="checkbox"/> Dirt <input type="checkbox"/> Gravel <input type="checkbox"/> Oiled				<input type="checkbox"/> Paved <input type="checkbox"/> Process for Approval <input type="checkbox"/> Railroad <input type="checkbox"/> Stone				<input type="checkbox"/> Tar and Chip <input type="checkbox"/> Unimproved <input type="checkbox"/> US highway/Interstate <input type="checkbox"/> Other			
Road Responsibility <input type="checkbox"/> Boro/Township <input type="checkbox"/> City/County <input type="checkbox"/> Easement/Right of Way <input type="checkbox"/> Private <input type="checkbox"/> Public <input type="checkbox"/> Road Maintenance Agreement <input type="checkbox"/> State																			
Additional Parcels (√ One) <input type="checkbox"/> Y <input type="checkbox"/> N Additional Parcels Description																			

Photos & Tours

Photo Option* (√ One) <input checked="" type="checkbox"/> Lister Will Upload All <input type="checkbox"/> No Photo per Seller	TIP: Click Manage Photos to upload pictures of your listing, and click the Manage Virtual Tours to add URLs of your virtual tours.
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Remarks & Internet Settings

Remarks - Public (4000 characters)	
Remarks - Agent Private	
Remarks - Office Private	
Seller Authorizes The Listing on the Internet* (√ One) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Seller Authorizes AVM* (√ One) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Seller Authorizes Address on the Internet* (√ One) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Seller Authorizes Consumer Comments* (√ One) <input checked="" type="checkbox"/> Y <input type="checkbox"/> N

Documents

Documents Available			
<input type="checkbox"/> 12 Month Utility History	<input type="checkbox"/> Elevation Letter	<input type="checkbox"/> Leases	<input type="checkbox"/> Seller's Property Disclosure
<input type="checkbox"/> Aerial Photo	<input type="checkbox"/> ENERGY STAR - ACCA Installation	<input type="checkbox"/> Legal Description	<input type="checkbox"/> Site Plan
<input type="checkbox"/> AI Green & EE Addendum	<input type="checkbox"/> Energy Star Certification	<input type="checkbox"/> Licenses	<input type="checkbox"/> Soil Ground Report
<input type="checkbox"/> Appraisal	<input type="checkbox"/> Engineer	<input type="checkbox"/> NFRC Window Rating	<input type="checkbox"/> Soil Survey
<input type="checkbox"/> Blower Door Test Results on File	<input type="checkbox"/> Environmental Test	<input type="checkbox"/> Perc Report	<input type="checkbox"/> Survey - Stake
<input type="checkbox"/> Boundary Line Survey	<input type="checkbox"/> Feasibility Study	<input type="checkbox"/> Permits	<input type="checkbox"/> Survey - Tree
<input type="checkbox"/> Building Plan	<input type="checkbox"/> Financial Statements	<input type="checkbox"/> Pinelands	<input type="checkbox"/> Survey House Location
<input type="checkbox"/> CAFRA	<input type="checkbox"/> Fixture List	<input type="checkbox"/> Plans Available	<input type="checkbox"/> Tax Return
<input type="checkbox"/> Certificate of Occupancy	<input type="checkbox"/> Furnishings List	<input type="checkbox"/> Plat	<input type="checkbox"/> Third-Party Eco-friendly Certification
<input type="checkbox"/> Combustion Safety Test on File	<input type="checkbox"/> Government Approved	<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Timber Cruise
<input type="checkbox"/> Conditions	<input type="checkbox"/> HERS Insulation Grading	<input type="checkbox"/> Public Offering	<input type="checkbox"/> Topographic Maps
<input type="checkbox"/> Construction Drawings	<input type="checkbox"/> HOA-Condo Docs in Broker Office	<input type="checkbox"/> Public Works Agreement	<input type="checkbox"/> Traffic Counts
<input type="checkbox"/> Contracts on Services	<input type="checkbox"/> House Plans Available	<input type="checkbox"/> Radon Test Result	<input type="checkbox"/> Water Agreement
<input type="checkbox"/> Covenants	<input type="checkbox"/> Inspection Result Available	<input type="checkbox"/> Rent Roll	<input type="checkbox"/> Well Test
<input type="checkbox"/> Deed	<input type="checkbox"/> Insulation Above DOE Levels	<input type="checkbox"/> Resale Package Available	<input type="checkbox"/> Wetlands
<input type="checkbox"/> Demographic Study	<input type="checkbox"/> Inventory List	<input type="checkbox"/> Restrictions	<input type="checkbox"/> Other
<input type="checkbox"/> Easements	<input type="checkbox"/> Investment Analysis	<input type="checkbox"/> Rights of Way	
<input type="checkbox"/> Electrical Information	<input type="checkbox"/> L&I Drawings	<input type="checkbox"/> Rural Residential Agreement	
	<input type="checkbox"/> Leases	<input type="checkbox"/> Section 8 Approved	

Showing Details

Showing Requirements*			
<input type="checkbox"/> 1 Hour	<input type="checkbox"/> Call First	<input type="checkbox"/> Day Sleeper	<input type="checkbox"/> Lockbox-SentriLock
<input type="checkbox"/> 2 Hours	<input type="checkbox"/> Call First - Alarm Code	<input type="checkbox"/> Do Not Contact Occupant	<input type="checkbox"/> Lockbox-Supra
<input type="checkbox"/> 3 Hours	<input type="checkbox"/> Call First - Contact	<input type="checkbox"/> Do Not Show Without Appt	<input type="checkbox"/> Major Rehab-Cannot
<input type="checkbox"/> 4 Hours	<input type="checkbox"/> Call First - Listing Agent	<input type="checkbox"/> Drive By	<input type="checkbox"/> Be Occupied
<input type="checkbox"/> 6 Hours	<input type="checkbox"/> Call First - Listing Agent 2	<input type="checkbox"/> Email First-Lister	<input type="checkbox"/> Manager/Recep Desk
<input type="checkbox"/> 8 Hours	<input type="checkbox"/> Call First - Listing Agent 3	<input type="checkbox"/> Gate Pass	<input type="checkbox"/> No Boundary Mark
<input type="checkbox"/> 12 Hours	<input type="checkbox"/> Call First - Occupant	<input type="checkbox"/> Gate/Entr Ctrl	<input type="checkbox"/> No Phone
<input type="checkbox"/> 24 Hour Notice	<input type="checkbox"/> Call First - Office	<input type="checkbox"/> Key Available	<input type="checkbox"/> No Sign on Property
<input type="checkbox"/> 48 Hour Notice	<input type="checkbox"/> Call First - Owner	<input type="checkbox"/> Key at Broker Office	<input type="checkbox"/> Off-Site Sales
<input type="checkbox"/> 60 Hours	<input type="checkbox"/> Call First - Owner Deaf	<input type="checkbox"/> Key at Desk	<input type="checkbox"/> On-Site Sales
<input type="checkbox"/> Accepted Offer	<input type="checkbox"/> Call First - Showing Contact	<input type="checkbox"/> Lister Must Accompany	<input type="checkbox"/> Pet(s) on Premises
<input type="checkbox"/> Agent or Owner to be Present	<input type="checkbox"/> Call First - Showing Service	<input type="checkbox"/> Lockbox-Combo	<input type="checkbox"/> Plan Avail/No Model
<input type="checkbox"/> Alarm on Property	<input type="checkbox"/> Call First - Key	<input type="checkbox"/> Lockbox-Electronic	<input type="checkbox"/> Registration Required
<input type="checkbox"/> Appointment Only	<input type="checkbox"/> Concierge	<input type="checkbox"/> Lockbox-Front Door	<input type="checkbox"/> Restricted Times
<input type="checkbox"/> Beware of Dog	<input type="checkbox"/> Confidential	<input type="checkbox"/> Lockbox-None	<input checked="" type="checkbox"/> Schedule Online
	<input type="checkbox"/> Credit Report Required	<input type="checkbox"/> Lockbox-Other	<input type="checkbox"/> Security System
			<input type="checkbox"/> See Models
			<input type="checkbox"/> See On-Site Manager
			<input type="checkbox"/> See Remarks
			<input checked="" type="checkbox"/> Show Anytime
			<input checked="" type="checkbox"/> Sign on Property
			<input type="checkbox"/> Smart Home Device Present
			<input type="checkbox"/> Subject to Inspection
			<input type="checkbox"/> Tenant Occupied
			<input type="checkbox"/> Under Construction
			<input type="checkbox"/> Vacant
			<input type="checkbox"/> Video Monitoring On
			<input type="checkbox"/> Premise
			<input type="checkbox"/> Other

Showing: Showing Contact

Showing Contact Type* (V One) <input checked="" type="checkbox"/> Go and Show-No Showing Contact <input type="checkbox"/> Agent <input type="checkbox"/> Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Property Manager <input checked="" type="checkbox"/> Service <input type="checkbox"/> Showing	
Contact 1 <input type="checkbox"/> Showing Contact 2	
Showing Contact Name* SHOWINGTIME	Showing Contact Phone* (800)746-9464-

Land Details

Current Use*					
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Church	<input type="checkbox"/> Food and Beverage	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Professional Service	<input type="checkbox"/> Storage Yard
<input type="checkbox"/> Apartments	<input type="checkbox"/> Clothing	<input type="checkbox"/> Funeral Home	<input type="checkbox"/> Marina	<input type="checkbox"/> Recreation	<input type="checkbox"/> Telecommunication Site
<input type="checkbox"/> Auto Dealer/Service	<input type="checkbox"/> Commercial	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Medical Offices	<input type="checkbox"/> Residential	<input type="checkbox"/> Timber
<input type="checkbox"/> Automotive	<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Mixed	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Vacant
<input type="checkbox"/> Bar	<input type="checkbox"/> Double-Wide	<input type="checkbox"/> Hunting	<input type="checkbox"/> Mobile/Trailer Park	<input type="checkbox"/> Retail	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Barber/Beauty	<input type="checkbox"/> Drive-Thru	<input type="checkbox"/> Industrial	<input type="checkbox"/> Multi Residential	<input type="checkbox"/> Sand/Gravel/Dirt	<input type="checkbox"/> Wholesale
<input type="checkbox"/> Beer/Wine/Liquor	<input type="checkbox"/> Driving Range	<input type="checkbox"/> Investment	<input type="checkbox"/> Office	<input type="checkbox"/> School	<input type="checkbox"/> Other
<input type="checkbox"/> Car Wash	<input type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Land/Lot Only	<input type="checkbox"/> Parking	<input type="checkbox"/> Senior Assisted/Day Care	
	<input type="checkbox"/> Financial	<input type="checkbox"/> Livestock	<input type="checkbox"/> Printing	<input type="checkbox"/> Spa	
Possible Use					
<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Clothing	<input type="checkbox"/> Flex Space	<input type="checkbox"/> Land/Lot Only	<input type="checkbox"/> Office	<input type="checkbox"/> Senior Asst/Daycare
<input type="checkbox"/> Apartment Building	<input type="checkbox"/> Commercial	<input type="checkbox"/> Florist/Nursery	<input type="checkbox"/> Laundromat	<input type="checkbox"/> Parking	<input type="checkbox"/> Shopping Center
<input type="checkbox"/> Apartments	<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Food & Beverage	<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Poultry	<input type="checkbox"/> Spa
<input type="checkbox"/> Automotive	<input type="checkbox"/> Day Care	<input type="checkbox"/> Food Market	<input checked="" type="checkbox"/> Livestock	<input type="checkbox"/> Printing	<input type="checkbox"/> Special Purpose
<input type="checkbox"/> Bar/Tavern/Lounge	<input type="checkbox"/> Development	<input type="checkbox"/> Funeral Home	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Professional Service	<input type="checkbox"/> Storage Yard
<input type="checkbox"/> Barber/Beauty	<input type="checkbox"/> Distribution	<input type="checkbox"/> Golf Course	<input type="checkbox"/> Marina	<input checked="" type="checkbox"/> Recreational	<input type="checkbox"/> Telecommunication Site
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Double-Wide	<input type="checkbox"/> Hotel/Motel	<input type="checkbox"/> Medical/Dental	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Timber
<input type="checkbox"/> Beer/Wine/Liquor	<input type="checkbox"/> Drive-Thru	<input type="checkbox"/> Hunting	<input type="checkbox"/> Mini-Storage	<input type="checkbox"/> Restaurant	<input type="checkbox"/> Vacant
<input type="checkbox"/> Camp Ground(s)	<input type="checkbox"/> Driving Range	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mixed Use	<input type="checkbox"/> Retail	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Car Wash	<input type="checkbox"/> Dry Cleaner	<input type="checkbox"/> Institutional	<input type="checkbox"/> Mobile/Trailer Park	<input type="checkbox"/> Sand/Gravel/Dirt	<input type="checkbox"/> Wholesale
<input type="checkbox"/> Church	<input type="checkbox"/> Financial	<input type="checkbox"/> Investment	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> School	<input checked="" type="checkbox"/> Other

Farm Land Preservation (✓ One) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N				
Development Status <input type="checkbox"/> Bonded <input type="checkbox"/> Building Permit(s) <input type="checkbox"/> Curb Cuts <input type="checkbox"/> Curb/Gutter	<input type="checkbox"/> Drainfield Permit(s) <input checked="" type="checkbox"/> Engineer Drawings <input type="checkbox"/> Finished Lots <input type="checkbox"/> Master Plan <input type="checkbox"/> One Building Lot	<input type="checkbox"/> Plat Approved <input type="checkbox"/> Plat Recorded <input type="checkbox"/> Preliminary Plan Required <input type="checkbox"/> Raw Land <input type="checkbox"/> Ready to Bond	<input type="checkbox"/> Road Permits Required <input checked="" type="checkbox"/> Site Plan <input type="checkbox"/> Site Plan Approved <input type="checkbox"/> Site Plan Recorded <input type="checkbox"/> Utilities at Site	<input type="checkbox"/> Utilities W/I 50' <input type="checkbox"/> Zoned <input type="checkbox"/> River <input type="checkbox"/> River Rights <input type="checkbox"/> See Remarks
Building Permits <input type="checkbox"/> Unknown	<input type="checkbox"/> Application Pending <input type="checkbox"/> Cost To Obtain	<input type="checkbox"/> Impact Fee <input checked="" type="checkbox"/> No Building Permits	<input type="checkbox"/> No to Obtain <input type="checkbox"/> Not Obtainable	<input type="checkbox"/> On Hand <input type="checkbox"/> Other
Lot Count		Building Sites		
Perc Sites		Bedrooms Perc Count		
Perc Type* (✓ One) <input type="checkbox"/> Unknown <input type="checkbox"/> Approved <input type="checkbox"/> Failed <input type="checkbox"/> Not Applicable <input type="checkbox"/> Verify <input type="checkbox"/> Other				
Wooded Acres 2		Topography Description		
Irrigation Source <input type="checkbox"/> None <input type="checkbox"/> Application in Process <input type="checkbox"/> Available <input type="checkbox"/> Circle	<input type="checkbox"/> Community <input type="checkbox"/> Connected <input type="checkbox"/> Creek <input type="checkbox"/> Entire Property <input type="checkbox"/> Fee/No Water Available	<input type="checkbox"/> Flood <input type="checkbox"/> Gravity <input type="checkbox"/> Hand Line <input type="checkbox"/> Lake <input type="checkbox"/> Metered	<input type="checkbox"/> Partial <input type="checkbox"/> Pond <input type="checkbox"/> Pressurized <input type="checkbox"/> Public <input type="checkbox"/> Pumped/Well	<input type="checkbox"/> Reservoir/Dam <input type="checkbox"/> Rill <input type="checkbox"/> River <input type="checkbox"/> River Rights <input type="checkbox"/> See Remarks
		<input type="checkbox"/> Shared Well <input type="checkbox"/> Solid Set <input type="checkbox"/> Spring <input type="checkbox"/> To Property <input type="checkbox"/> UGS	<input type="checkbox"/> UGS Timed <input checked="" type="checkbox"/> Well <input type="checkbox"/> Well/DOE Approved <input type="checkbox"/> Well/Water Right Cert. <input type="checkbox"/> Wheel Line	
Well Depth		Fuel Expense		
Other Expenses		Lease In Effect (✓ One) <input type="checkbox"/> Y <input type="checkbox"/> N		

LAND V2.5.4 (05.12.20)

TIP: If you have documents to upload to your listing, you can do that by clicking Manage Documents.
Check off any you add in the Documents Available section.



STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker 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 strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

1 of 2

Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; *
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

* Dual agents and intra-company agents must disclose material facts about a property to all parties.

How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

Keller Williams Realty Partners

(Firm Name)

2139 Sykesville Rd

act as a Dual Agent for me as the

☒ **Seller** in the sale of the property at: Westminster, MD 21157-7313

☐ **Buyer** in the purchase of a property listed for sale with the above-referenced broker.

Signature

Date

Signature

Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

The undersigned **Buyer(s)** hereby affirm(s) consent to dual agency for the following property:

2139 Sykesville Rd, Westminster, MD 21157-7313

Property Address

Signature

Date

Signature

Date

The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature

Date

Signature

Date

Country Side Developing Llc

CARROLL COUNTY NOTICES AND DISCLOSURES ADDENDUM

(for use with the Maryland REALTORS® Contract of Sale)

The Residential Contract of Sale between Country Side Developing Llc

(Seller) and

(Buyer) dated

known as 2139 Sykesville Rd for the sale of property

(the Property) located in Carroll County, Maryland, is hereby amended by addition of the following, which is incorporated in and made a part of the Contract of Sale. In the event any of the following provisions are inconsistent with other provisions in the Contract of Sale, the terms and conditions of this Addendum shall supersede such other provisions and shall control.

NOTICE

INFORMATION ABOUT THIS PROPERTY (INCLUDING IMPACT FEES ON NEW CONSTRUCTION, SUBDIVISION DETAILS, HIGHWAYS, ROADS, BY-PASSES, TEMPORARY CUL-DE-SACS & ROAD EXTENSIONS, OFF-CONVEYANCE DETAILS SUCH AS INTENDED USE, BUILDING PERMITS AND PROPERTY ACCESS IS AVAILABLE IN THE CARROLL COUNTY PLANNING AND DEVELOPMENT DEPARTMENT. FUTURE USES, PAST USES AND ORDINANCES AFFECTING PROPERTY USES ARE INCLUDED IN THE:

- RECORD PLAT
- CARROLL COUNTY MASTER PLAN
- CARROLL COUNTY ZONING ORDINANCE

COMMUNITY PLANNERS ARE FAMILIAR WITH THE COMMUNITIES TO WHICH THEY ARE ASSIGNED AND CAN ANSWER YOUR QUESTIONS.

CARROLL COUNTY BUREAU OF COMPREHENSIVE PLANNING - 410-386-5145

BUREAU OF DEVELOPMENT REVIEW - 410-386-2722

225 N. CENTER STREET, WESTMINSTER, MD 21157

1. RIGHT TO FARM DISCLOSURE STATEMENT (CARROLL COUNTY ORDINANCE NO. 127, THE CARROLL COUNTY RIGHT TO FARM ORDINANCE).

SELLER'S STATEMENT: THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE REQUIRED BY CARROLL COUNTY. CARROLL COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Carroll County Right to Farm Ordinance) WITHIN THE COUNTY. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments and pesticides. Carroll County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Carroll County has established a reconciliation committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the reconciliation committee, please contact the Carroll County Bureau of Comprehensive Planning and/or Bureau of Development Review for additional information.

IF YOU DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.

2. COUNTY COMPREHENSIVE MINERAL RESOURCE PLAN: Carroll County has adopted a Comprehensive Mineral Resource Plan. This Plan identifies and ensures that certain areas will be protected for potential current and future economic development of these mineral resources. Buyer may review the Carroll County zoning maps to determine the impact said Mineral Resource Overlay Zone may have on their immediate and future property value and/or the present and future use and enjoyment of the Property. For more information Buyer should contact the Carroll County Bureau of Comprehensive Planning and/or Bureau of Development Review.

3. AIRPORT EXPANSION, HELIPORTS & LANDING PATHS: Buyer is hereby advised that there may be existing or plans for future airports, heliports and landing paths near the Property. For information Buyer should inquire with all appropriate County, State and or Federal authorities.

4. DEFERRED WATER AND SEWER: Some properties in Carroll County may be subject to past, current or future water deferred public water and sewer charges, required connections, and other related charges. For more information Buyer should contact the Carroll County Bureau of Utilities or the town in which the Property is located.

THE PARTIES INITIALS ARE FOR
ACKNOWLEDGING RECEIPT OF
PAGE 1 OF THIS ADDENDUM

Buyer/Date

Buyer/Date

SS, 7/5/22
Seller/Date

Seller/Date

CCR Form 2001

Page 1 of 2

9/2021

Keller Williams Realty Partners, 532 Baltimore Blvd Ste 201 Westminster MD 21157
Elisabeth Yeager

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 4438785088

Fax:

www.lwolf.com

1199 S Pleasant

5. **EXISTING & PROPOSED LANDFILL SITES:** Buyer is hereby advised that the above described Property may be near an existing, proposed or closed landfill. Buyer may learn about existing, proposed or closed landfills by contacting the Carroll County Health Department.

6. **USE-IN-COMMON ROADWAY/DRIVEWAYS AND MAINTENANCE AGREEMENTS:** Buyer understands that a Property may be located on a private, use-in-common roadway/driveway. The County has no responsibility with regard to the right to use and maintenance of these roadways/driveways. Therefore, the right to use and the requirements and costs for maintenance should be determined by the Buyer. This information is available through the Public Land Records.

7. **HISTORIC DESIGNATIONS:** Buyer is hereby advised that if the Property is a designated historic site or is located within a historic district, Buyer acknowledges that, as such, the Property is subject to guidelines and regulations which may limit the extent to which the exterior features of the Property may be modified or altered. Buyer should contact the County Administrative Hearing Office and/or the local town government where the Property is located for further information. If the Property is listed on the national register, Buyer may contact the Maryland Historical Trust at (410)514-7600 for more information.

8. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining ground water levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <http://www.mde.maryland.gov>.

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

General Information

All public information pertinent to the Property but not limited to the items described above may be obtained from the Carroll County Office of Public Information and Communications Services at (410) 386-2400.

BUYER HEREBY ACKNOWLEDGES THEY ARE NOT RELYING ON THE DISCLOSURES OR LACK OF DISCLOSURES ON THESE ISSUES BY SELLER OR THE REAL ESTATE AGENT(S) OR BROKER(S) INVOLVED IN THIS SALES TRANSACTION.

BUYER AND SELLER HEREBY ACKNOWLEDGE RECEIPT OF THIS CARROLL COUNTY GENERAL NOTICES AND DISCLOSURES ADDENDUM.

Buyers Signature

Date

Buyers Signature

Date

Sellers Signature

Country Side Developing Llc

7/5/22

Date

Sellers Signature

Date

This form is the property of the Carroll County REALTORS®, Inc. and is for use by REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form, without the prior express written consent of the Carroll County REALTORS®, Inc. The Carroll County REALTORS®, Inc. including its members and employees, assumes no responsibility if this form fails to protect the interest of any party. Each party should seek its own legal, tax, and financial or other advice.

NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

- 1. work together on a regular basis;
- 2. represent themselves to the public as being part of one entity; and
- 3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I/we acknowledge receipt of the Notification of Dual Agency within a Team.



DATE: 7/5/22

DATE: _____