

Terms for the Purchase of Trinity United Methodist Church

Seller: Baltimore-Washington Conference of the United Methodist Church, Inc.

Address: 120-122 and 125 Grand Avenue, Cumberland, MD, 21502

Please address the following items by responding yes and providing the requested information.

1. Buyer legal name and address:
2. Point of contact (or agent) name, phone, & email:
3. Price: \$
4. Escalation clause, if any (include cap and increments):
5. Closing date: _____ days from contract effective date.
6. EMD (must be at least 5%): \$
7. Study period (buyer may terminate contract during study period at its sole discretion): _____ days.
8. Contingencies (please specify with dates--appraisal, financing, inspection, etc.), if any:
9. Financing or cash:
(DO NOT SUBMIT WITHOUT POF, including POF for payment AND closing costs. If applying for seller financing, be prepared to provide at least three years of tax returns. Non-negotiable terms are 30% down, amortized over 20 years, five-year balloon, 6.5% interest.)
10. Buyer agrees to pay all closing costs, excluding seller's broker and attorney. Buyer agrees to use seller's purchase agreement and seller's closing agent:
Bryan Hyre / Lessans Praley & McCormick, P.A. / Northco Title
7419 Baltimore Annapolis Blvd, Glen Burnie, MD 21061 | Phone: (410) 760-5000
11. This is a commercial sale. Buyer agrees to purchase the property as is.
12. Buyer acknowledges the full property condition is unknown, and that the seller provides no warranties or guarantees as to condition, maintenance, zoning, or usage, but will share any information that is available.
13. Buyer's intended use for the property:

I/we hereby verify that I/we are authorized signatories for the buyer and that the above information is accurate and true to the best of my/our knowledge.

Signature Date

Signature Date

Printed name and title

Printed name and title

Please include a bank letter, statement, or similar demonstrating **proof of funds**. Submissions without POF will not be reviewed. A letter may be attached to this term sheet with additional information. Buyer will pay its own broker fee, if any. Thank you.

Kindly return this term sheet to Barb Bindon (202.492.4666), PraiseBuildings, barb@praisebuildings.com

Search Tax Maps	No Ground Rent Redemption on File	No Ground Rent Registration on File
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Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 030818

Owner Information

Owner Name:	TRINITY METHODIST CHURCH	Use:	EXEMPT COMMERCIAL
Mailing Address:	122 GRAND AVE CUMBERLAND MD 21502	Principal Residence:	NO
		Deed Reference:	

Location & Structure Information

Premises Address:	122 GRAND AVE CUMBERLAND 21502-0000	Legal Description:	GRAND AVE LOTS 114-115 88X100 PT 116
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0022	7329	10003,01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built			Above Grade Living Area			Finished Basement Area		Property Land Area	County Use
1915			7,986 SF					8,850 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements		Pending Permit
		CHURCH	/	C3					None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	22,100	22,100		
Improvements	151,900	183,400		
Total:	174,000	205,500	195,000	205,500
Preferential Land:	0	0		

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	700	195,000.00	205,500.00
State:	700	195,000.00	205,500.00
Municipal:	700	195,000.00 205,500.00	195,000.00 205,500.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application	Date:
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Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 020979

Owner Information

Owner Name:

TRINITY UNITED METHODIST CHURCH INC

Use:

EXEMPT

Mailing Address:

120 GRAND AVE
CUMBERLAND MD 21502

Principal Residence:

NO

Deed Reference:

/00548/ 00268

Location & Structure Information

Premises Address:

125 GRAND AVE
CUMBERLAND 21502-0000

Legal Description:

125 GRAND AVE
LT 100 PT 99-101 69X100
SOUTHERN

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0111	0022	1676	6040016.01	0000				2024	Plat Ref:

Town: CUMBERLAND

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			6,875 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements	Pending Permit
			/					None

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	10,700	10,700		
Improvements	0	0		
Total:	10,700	10,700	10,700	10,700
Preferential Land:	0	0		

Transfer Information

Seller: SISK, JACKIE L ET UX	Date: 03/07/1985	Price: \$19,049
Type: NON-ARMS LENGTH OTHER	Deed1: /00548/ 00268	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	700	10,700.00	10,700.00
State:	700	10,700.00	10,700.00
Municipal:	700	10,700.00 10,700.00	10,700.00 10,700.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date: