MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 19010 Frederick Road (Parcel 673), and Frederick Road (Parcel 674), Gaithersburg, MD 20879

Legal Description: Middlebrook Farm, Lot P1; Fertile Valley

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller 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 seller. 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 seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller 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 SELLERS: 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 Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers 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 Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you o	wned the property	}					- 12
Property System: V	Vater, Sewage, He	ating & Air (Conditioning	(Answer all that:	apply)		
Water Supply	□ Public	□ Well	不可以 医抗肠性 医二氏基甲酚	ther	TEPA		
Sewage Disposal	☐ Public	☐ Septic	System appro	oved for	# bedrooms	s) Other Type	
Garbage Disposal	□ Yes	□ No					
Dishwasher	√□ Yes	□No					(1) 전 경기에 들어 열어를 가능하. 사용하는 사용하는 기계 기계를 받는다.
Heating)	□ Oil □ Na	itural Gas	□ Electric	☐ Heat Pump A	Age	☐ Other	
Air Conditioning	□ Oil □ Na	tural Gas	□Electric	☐ Heat Pump A	and the second second	□ Other	
Hot Water	□ Oil □ Na	itural Gas	□Electric Cap	그 그 선생님이 되는 사람들이 되었다. 그는 사람이 없다.	Age	□ Other	

Please indicate your actual knowledge with respect to the following: □ Unknown □ Yes □ No 1. Foundation: Any settlement or other problems? Comments: ☐ Unknown ☐ Does Not Apply 2. Basement: Any leaks or evidence of moisture? ☐ Yes ☐ No Comments: □ Unknown □ No ☐ Yes 3. Roof: Any leaks or evidence of moisture? Age Type of Roof: Comments: П No □ Unknown □ Yes Is there any existing fire retardant treated plywood? Comments: 4. Other Structural Systems, including exterior walls and floors: Comments: □ Unknown □ No Any defects (structural or otherwise)? ☐ Yes □ Unknown □ Yes □ No 5. Plumbing system: Is the system in operating condition? Comments: □ Unknown □ No 6. Heating Systems: Is heat supplied to all finished rooms? ☐ Yes Comments: □ Unknown □ No ☐ Yes Is the system in operating condition? 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? □ Unknown □ No. ☐ Yes 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? OYes ONo Comments: 9. Septic Systems: Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply □ Unknown When was the system last pumped? Date □ Unknown 10. Water Supply: Any problem with water supply? □ No □ Yes Comments: □ Unknown □ No ☐ Yes Home water treatment system: Comments: □ Does Not Apply □ Unknown Fire sprinkler system: □ No Comments: □ No. □ Unknown ☐ Yes Are the systems in operating condition? Comments: 11. Insulation: □Unknown □ No. □ Yes In exterior walls? □ Unknown □ No ☐ Yes In ceiling/attic? Where? □ No In any other areas? □ Yes

□ No

□ Unknown

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain? □ Unknown

□ No

Are gutters and downspouts in good repair? ☐ Yes

Comments:

Comments

Comments:

☐ Yes

13. Wood-destroying insects: Any infestation at Comments:	id/or prior damage;	⊔ Yes	□ No	□Unknown
Any treatments or repairs? ☐ Yes		□ Unknown		<u>- Park de la </u>
Any warranties? ☐ Yes Comments:	□ No	□ Unknown		
14. Are there any hazardous or regulated material underground storage tanks, or other contaminatio Yes No Unknown If yes, specify below Comments:	ls (including, but non the property?	t limited to, licen	sed landfills, asl	
5. If the property relies on the combustion of a finonoxide alarm installed in the property? o Yes o No 0 Unknown Comments:	fossil fuel for heat, v	entilation, hot w		
6. Are there any zoning violations, nonconform unrecorded easement, except for utilities, on a Yes No Unknown f yes, specify below Comments:	or affecting the prop	erty?		
6A. If you or a contractor have made improve ermitting office? • Yes • No • Does Not Appleaments:	DIV O LINKNOWN	被一切线点 医抗肠肠 医抗性病 人名英格兰托	equired permits	pulled from the county or lo
7. Is the property located in a flood zone, conser \[\Pi \text{ Yes} \Pi \text{ No} \] omments:	vation area, wetland	l area. Chesaneak	te Bay critical ar	ea or Designated Historic Distr
8.Is the property subject to any restriction impose ☐ Yes ☐ No omments:	ed by a Home Owne	rs Association or		of community association?
9. Are there any other material defects, including 1 Yes 1 No 5 comments:	g latent defects, affe l Unknown	cting the physical	l condition of the	e property?
OTE: Seller(s) may wish to disclose the ESIDENTIAL PROPERTY DISCLOSU	condition of oth	er buildings o	n the property	on a separate
he seller(s) acknowledge having carefull omplete and accurate as of the date signed acir rights and obligations under §10-702 celler(s)	 The seller(s) of the Maryland 	further acknow Real Property	vledge that the	ey have been informed of
eller(s)eller(s)				3
ne purchaser(s) acknowledge receipt of a we been informed of their rights and obli	copy of this disc gations under §1	closure stateme 0-702 of the N	ent and furthe Maryland Real	r acknowledge that they I Property Article.
ırchaser			_ Date	
ırchaser			Date	

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(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 seller(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 seller(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.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller 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.

Does the seller(s) have actual knowledge of any latent defects? □ Yes No	If yes, specify:
Seller Lett T. Mar	Date 11/26/20 Date 11/24/20
Seller Mule Cath	
The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and have been informed of their rights and obligations under §10-702 of the Maryla	d further acknowledge that they nd Real Property Article.
Purchaser	Date
Purchaser	Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 19001, 19003, 19005, 19007, 19009 Moreno Court, Gaithersburg, MD 20879

Legal Description: Plat 19811, Middlebrook Hill, Block A, Lots 17, 18, 19, 20, 21

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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:

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
- 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.

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How long have you o	wned the property?	
Property System: V	Vater, Sewage, Heating & Air Conditioning (Answer all that apply)	
Water Supply	□ Public □ Well □ Other	
Sewage Disposal	☐ Public ☐ Septic System approved for(# bedrooms) Other Type	
Garbage Disposal	□ Yes □ No	
Dishwasher	□ Yes	
Heating	☐ Oil ☐ Natural Gas ☐ Electric ☐ Heat Pump Age ☐ Other	
Air Conditioning	□ Oil □ Natural Gas □ Electric □ Heat Pump Age □ Other	
Hot Water	□ Oil □ Natural Gas □ Electric Capacity Age □ Other	

Please indicate your actual knowledge with respect to the following:

Foundation: Any settlement or other problems? Comments:	□ Yes	U No	Unknown
2. Basement: Any leaks or evidence of moisture? Yes	No □ Unknown □	Does Not Apply	
Comments:			
3. Roof: Any leaks or evidence of moisture?	Yes	☐ Unkn	own
Type of Roof:Age			
Comments:		<u> </u>	
Is there any existing fire retardant treated plywood?	□ Yes	□ No	□ Unknown
Comments:		<u> </u>	
		e de la companya de	
4. Other Structural Systems, including exterior walls and floors:			
Comments			<u> </u>
Any defects (structural or otherwise)?	□ No	☐ Unknown	
Comments:			E III day awar
5. Plumbing system: Is the system in operating condition?	□ Yes	□ No	□ Unknown
Comments:			
		n ST	□ I I la la novem
6. Heating Systems: Is heat supplied to all finished rooms?	□ Yes	□ No	☐ Unknown
Comments:		EN	T I Tulus arven
Is the system in operating condition?	□ Yes	□ No	□ Unknown
Commonta		**1 55	NT-4 Ampley
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:			
Comments: 8A. Will the smoke alarms provide an alarm in the event of Are the smoke alarms over 10 years old? • Yes • No If the smoke alarms are battery operated, are they sealed, ta	amper resistant units		
long-life batteries as required in all Maryland Homes by 20	lo: o les o no		to the second se
Comments: 9. Septic Systems: Is the septic system functioning properly?	Π Ves Π No Π III	—— iknown □ Does N	ot Apply
9. Septic Systems: Is the septic system functioning property:	☐ Unknown		FF7
When was the system last pumped? Date			
Comments:	□ Yes □ No	o □ Únk	nown
10. Water Supply. Timy process with the same of the	D 1.02	,	
Comments:	□ No	□ Unknown	
1101110	L 110	L Chidio III	
Comments: Fire sprinkler system:	□ Unknown	☐ Does Not Ap	nlv
The spinning of articles	LI CIIKHOWII	_ Does Hours	P-V
Comments:	□ Yes	П No	□ Unknown
Are the systems in operating condition?	П 162	L 110	
Comments:		The second second	
11. Insulation: In exterior walls? □ Yes □ No	□Unknown		
HI exterior wars.			
In ceiling/attic?			
In any other areas? \square Yes \square No	Where?		
Comments:	are then 24 hours ofto	r a heavy rain?	
12. Exterior Drainage: Does water stand on the property for m	iore man 24 hours afte	ı a mavy tam:	
□ Yes □ No □ Unknown		4	
Comments		and the state of t	
1 10 837	□ No	[] Unknown	
Are gutters and downspouts in good repair? ☐ Yes Comments:	□No	☐ Unknown	

13. Wood-destroying insects: Any infestation and/or prior damage? Comments:	□ Yes	□ No	□ Unknown
Any treatments or repairs? ☐ Yes ☐ No	□ Unknown		<u> 1948 - A. B. B.</u>
Any warranties? ☐ Yes ☐ No Comments:	□ Unknown		
14. Are there any hazardous or regulated materials (including, but not underground storage tanks, or other contamination) on the property? ☐ Yes ☐ No ☐ Unknown If yes, specify below Comments:	limited to, licens		bestos, radon gas, lead-based pair
15. If the property relies on the combustion of a fossil fuel for heat, version and the property? o Yes o No 0 Unknown 			lryer operation, is a carbon
Comments:			
16. Are there any zoning violations, nonconforming uses, violation of unrecorded easement, except for utilities, on or affecting the prope ☐ Yes ☐ No ☐ Unknown If yes, specify below Comments:	erty?	ons or setback	requirements or any recorded or
16A. If you or a contractor have made improvements to the prope permitting office? • Yes • No • Does Not Apply • Unknown Comments:	erty, were the req	uired permits	pulled from the county or loca
17. Is the property located in a flood zone, conservation area, wetland ☐ Yes ☐ No ☐ Unknown Comments:	If yes,	Bay critical as	경기 (1965년 1965년 1967년 196 1967년 - 1967년
18. Is the property subject to any restriction imposed by a Home Owner ☐ Yes ☐ No ☐ Unknown Comments:	rs Association or a If yes, s	any other type specify below	of community association?
19. Are there any other material defects, including latent defects, affec☐ Yes☐ No☐ UnknownComments:	cting the physical	condition of th	e property?
NOTE: Seller(s) may wish to disclose the condition of other RESIDENTIAL PROPERTY DISCLOSURE STATEMEN	er buildings on IT.	the propert	y on a separate
The seller(s) acknowledge having carefully examined this scomplete and accurate as of the date signed. The seller(s) fheir rights and obligations under §10-702 of the Maryland Seller(s)	urther acknow	ledge that th	ey have been informed of
Seller(s)		Dat	
The purchaser(s) acknowledge receipt of a copy of this disc have been informed of their rights and obligations under §1	closure stateme 0-702 of the M	nt and furtho Iaryland Rea	er acknowledge that they al Property Article.
Purchaser		Dat	
Purchaser		Dat	

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(i) the purchaser; or

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Does the seller(s) have actual known	wledge of any latent defects	? □ Yes to No	If yes, specify:
	4.4.4.4. <u></u>		
Seller Seller	hanke mar L.Ko		Date 11/26/2020 Date 11/26/202
The purchaser(s) acknowledge rechave been informed of their rights	ceipt of a copy of this disclaids and obligations under §10-	mer statement a 702 of the Mary	nd further acknowledge that they land Real Property Article.
Purchaser			Date
Purchaser			Date