



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 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") will 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 may provide the same services to their clients as an exclusive seller's or buyer's agent, 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's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, 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 cooperating agent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different company.

### 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

\_\_\_\_\_ **Remax** \_\_\_\_\_ act as a Dual Agent for me as the  
(Firm Name)

\_\_\_\_\_ **Seller** in the sale of the property at: 9414 Prospect Hill Place, Frederick, MD 21704

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

DocuSigned by:  
Mary Hung 4/8/2011  
Signature Date

DocuSigned by:  
Yiu K Ng 4/8/2011  
Signature Date

### AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

9414 Prospect Hill Place, Frederick, MD 21704

Property

\_\_\_\_\_  
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  
**Yiu K Ng**

\_\_\_\_\_  
Signature Date  
**Mary Hung**



**FREDERICK COUNTY GENERAL DISCLOSURES & RIGHT TO FARM ORDINANCE**

This disclosure statement concerns the real property located in the County of Frederick, State of Maryland, described as 9414 Prospect Hill Place, Frederick, MD 21704.

**LEGAL REQUIREMENT.** All Contracts of Sale for real property in the state of Maryland are required to be in writing to be enforceable. You have the right to have legal counsel review all documents and represent you. The Broker/agent is required to submit all written offers to the Seller. An offer to purchase is not a contract until all terms and conditions have been agreed to in writing by the Buyer and Seller. The terms of a Contract of Sale cannot be altered after it has been accepted by all parties unless mutually agreed upon in writing by the Buyer and Seller. Therefore, the Buyer is advised that any contingencies or conditions of the sale should be a part of the original offer. The accepted Contract of Sale is a legally binding and enforceable document.

**EQUAL HOUSING.** The Property is offered in compliance with Title VIII of the Civil Rights Act of 1968 (as amended by the Fair Housing Amendments of 1988) and applicable Maryland and local laws with respect to race, color, sex, religion, national origin, physical and mental handicaps, familial status, age, sexual orientation, marital status and such other protected classes.

**SETTLEMENT.** All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and will be required to provide photo identification. A lender usually requires, prior to settlement, a fully paid insurance policy, as well as termite and other certifications, when improved property is being purchased. The Buyer should have wired funds, bank check, or certified check for payment of estimated settlement costs and balance due under the Contract of Sale. If uncertain of the amount, the Buyer should contact the settlement company 24-48 hours before settlement. The Buyer should establish utilities in the Buyer's name commencing with the day of settlement or occupancy.

**MASTER PLANS AND ZONING ORDINANCES.** Buyers have the right to review any applicable master plans, zoning ordinances, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. In addition, the Buyer should check historic district guidelines and disclosures, if applicable. This information may be found at most local, county or state offices such as Parks and Recreations, Planning and Zoning, etc.

**CONDOMINIUM ASSOCIATION APPROVAL.** If a sale is subject to the approval or right of first refusal of the Council of Unit Owners or Board of Directors of a Condominium, the Seller must immediately present the Contract of Sale to such Council or Board for its action or consideration. In the event the sale is not allowed by the appropriate Council or Board, the Contract of Sale shall be null and void.

**COMMUNITY DEVELOPMENT AUTHORITY DISTRICTS.** In Fredrick County, the vendor of a property that is subject to a tax or fee of a Special Taxing District as authorized in Article 23A, § 44A(B) of the Code or by a Community Development Authority as authorized in § 2-7-125(B) of the Public Local Laws of Frederick County may not enforce a contract for the sale of the property unless, within 20 calendar days after entering into the contract, the Purchaser of the property is provided the following information in writing:

This sale is subject to a tax or fee of a Special Taxing District or Community Development Authority. State law requires that the Seller disclose to you at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property you are purchasing. The content of the information to be disclosed is set forth in § 10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee of the Special Taxing District or Community Development Authority, and a statement of whether any tax or fee of the Special Taxing District or Community Development Authority against the property is delinquent.

The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ 921.34 .

The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is \_\_\_\_\_ .

Whether any tax or fee of the Special Taxing District or Community Development Authority against the property is delinquent: Tax or fee \_\_\_ is delinquent \_\_\_ is not delinquent



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**Real Estate Transfer Disclosure Statement**

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF FREDERICK, STATE OF MARYLAND, DESCRIBED AS 9414 Prospect Hill Place, Frederick, MD 21704

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE FREDERICK COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH FREDERICK COUNTY ORDINANCE NO. 96-23-175 (THE FREDERICK COUNTY RIGHT TO FARM ORDINANCE).

**SELLER'S INFORMATION**

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick 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. Frederick 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. Frederick 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 question concerning this policy or the reconciliation committee, please contact the Frederick County Planning Department for additional information.

DocuSigned by: Seller <u>Yiu K Ng</u> <small>Yiu K Ng 465...</small>	Date <u>4/8/2011</u>
Seller <u>Mary Hung</u> <small>Mary Hung 416...</small>	Date <u>4/8/2011</u>

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

Buyer _____	Date _____
Buyer _____	Date _____

**IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**





**NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW**

ADDENDUM # 1 dated April 7, 2011 to the Contract of Sale dated \_\_\_\_\_, between Buyer \_\_\_\_\_ and Seller Yiu K Ng, Mary Hung for Property known as 9414 Prospect Hill Place, Frederick, MD 21704

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 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 a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:


- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
  - (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the smoke detectors will provide an alarm in the event of a power Outage; and
  - (x) **If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.**



Latent defects under Section 10-702 means material defects in real property or an improvement to real property that:

- (i) A buyer would not reasonably be expected to ascertain or observe by a careful visual inspection, and
- (ii) Would pose a threat to the health or safety of the buyer or an occupant of the property, including a tenant or invitee of the buyer;

**OR**

- (B) A written disclaimer statement providing that:
  - (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
  - (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

 Buyer \_\_\_\_\_ / \_\_\_\_\_

Seller  /  

At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent:

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

\_\_\_\_\_  
Buyer's Signature Date

\_\_\_\_\_  
Buyer's Signature Date

\_\_\_\_\_  
Agent's Signature Date

DocuSigned by:  
*Yiu K Ng* 4/8/2011  
\_\_\_\_\_  
Seller's Signature Date

DocuSigned by:  
*Mary Hung* 4/8/2011  
\_\_\_\_\_  
Seller's Signature Date

*[Handwritten Signature]* 4/8/11  
\_\_\_\_\_  
Agent's Signature Date  
*Elaine Koch*

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**Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum**

Property Address: 9414 Prospect Hill Place, Frederick, MD 21704

**PART I. Inclusions/Exclusions Disclosure**

**Personal Property and Fixtures:** The Property includes the following personal property and fixtures: A) Any 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, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey. B) **The items marked YES below are currently installed or offered.** If more than one of an item convey, the number of items is noted.

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input type="checkbox"/>		Freezer	<input type="checkbox"/>	<input type="checkbox"/>		Satellite Dish
<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	Garage Opener	<input type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input type="checkbox"/>		Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	Refrigerator	<input type="checkbox"/>	<input type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	w/ ice maker				

**OTHER**

**AS IS ITEMS**

Seller does not warrant the condition or working order of the following items and/or systems:

**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 Purchaser 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.

Seller Yiu K Ng Date 4/8/2011

DocuSigned by: Mary Hung Date 4/8/2011  
 Seller Mary Hung Date

**PART II. Inclusions/Exclusions Addendum**

The Contract of Sale dated \_\_\_\_\_ between Seller Yiu K Ng, Mary Hung and Buyer \_\_\_\_\_ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

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



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 9414 Prospect Hill Place, Frederick, MD 21704

Legal Description: As is Sale

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.

How long have you owned the property? \_\_\_\_\_

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

Water Supply [ ] Public [ ] Well [ ] Other \_\_\_\_\_
Sewage Disposal [ ] Public [ ] Septic System approved for \_\_\_\_\_ (# bedrooms)
Garbage Disposal [ ] Yes [ ] No
Dishwasher [ ] Yes [ ] No
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 \_\_\_\_\_

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**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: \_\_\_\_\_  
Will the smoke detectors provide an alarm in the event of a power outage?  Yes  No  Does Not Apply  
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: \_\_\_\_\_

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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: \_\_\_\_\_

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: \_\_\_\_\_

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 Yiu K Ng Date \_\_\_\_\_

Owner Mary Hung 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

DocuSigned by:  
Owner: Yiu K Ng Date 4/8/2011

DocuSigned by:  
Owner: Mary Hung Date 4/8/2011

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 \_\_\_\_\_

*as is sale*



# RE/MAX METROPOLITAN REALTY, L.L.P

**KENTLANDS OFFICE**  
345 MAIN STREET  
NORTH POTOMAC, MD 20878  
TEL: 301.947.6500 FAX: 301.519.2450

**ROCKVILLE OFFICE**  
966 HUNGERFORD DRIVE, SUITE 4  
ROCKVILLE, MD 20850  
TEL: 301.315.6200 FAX: 301.610.9311

## Disclosure

**Seller(s) Disclosure OR**

**Buyer(s) Disclosure**

DS DS  
MH YKN

After being made aware of the availability of Home Warranties and upon due consideration the \_\_\_\_\_ Seller(s) \_\_\_\_\_ Buyer(s) decline to purchase any warranty service contract for their benefit at this time.

**OR**

\_\_\_\_\_ After being made aware of the availability of Home Warranties and upon due consideration the Seller(s)/Buyer(s) have decided not to make a decision at this time to purchase a home warranty but reserve the right to purchase one within a month after the listing date.

***RE/MAX Metropolitan, L.L.P recommends that all buyers pursue a home inspection by a certified home inspector. In addition RE/MAX Metropolitan Realty that all buyer pursue a termite inspection.***

### Notice To Buyer Concerning The Intercountry Connector

**Buyer is advised that all or a portion of the property may be located near the Intercountry Connector, a highway which will link central and eastern Montgomery County with northwest Prince George's County. Construction is set to begin in the fall of 2007.**

**Buyer has the right to examine, prior to signing this Contract, applicable plans including approved maps showing the proposed location of the highway. For information on the project schedule and planned routes Buyer may contact the Maryland Department of Transportation or go to [www.iccproject.com](http://www.iccproject.com).**

The above disclosure was made on the \_\_\_\_ day of \_\_\_\_\_, 200 \_\_\_\_.

DocuSigned by: <u>Mary Hung</u>	4/8/2011	_____	_____
<b>Seller</b> FF271416...	Date	Buyer	Date
DocuSigned by: <u>Yiu K Ng</u>	4/8/2011	_____	_____
<b>Seller</b> A6383465...	Date	Buyer	Date
<b>442DFCF9098A4FF</b>			
<u>Elaine Koch</u>	4/8/2011	_____	_____
<b>Agent</b> Signed By: Elaine Koch	Date	Agent	Date



# Lead Paint - Federal Disclosure

## Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

RE: 9414 Prospect Hill Place, Frederick, MD 21704  
Property Address

### LEAD WARNING STATEMENT

Every purchaser/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

### SELLER'S/LANDLORD'S DISCLOSURE (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
  - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

DS DS  
MAYKN

### (b) Records and reports available to the seller/landlord (check one below):

- Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### PURCHASER'S/TENANT'S ACKNOWLEDGMENT (initial)

- (c) Purchaser/Tenant has read the Lead Warning Statement above
- (d) Purchaser/Tenant has received copies of all information listed above.  Yes  No  None listed
- (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home.  Yes  No
- (f) Purchaser has (check one below):
  - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### AGENT'S ACKNOWLEDGMENT (initial)

(g) Agent has informed the seller/landlord of the seller's/landlord's obligations Under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

### CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

DocuSigned by:

Yiu K Ng

4/8/2011

Seller/Landlord

Date

Buyer/Tenant

Date

Mary Hung

Seller/Landlord

4/8/2011

Date

Buyer/Tenant

Date

Elaine Koch

Agent Elaine Koch

Date

Agent

Date

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Maryland Lead Poisoning Prevention Program Disclosure
THIS FORM IS A REVISION OF MAR LEAD PAINT FORM
(Use with contracts for the sale of property constructed prior to 1979)

9414 Prospect Hill Place
Property Address Frederick, MD 21704

1. Seller hereby discloses that the property (Seller to initial applicable lines) :

\_\_\_\_\_ / \_\_\_\_\_ was constructed prior to 1950; OR
\_\_\_\_\_ / \_\_\_\_\_ was constructed between 1950 and 1978; AND

If constructed in 1978 or earlier, \_\_\_\_\_ / \_\_\_\_\_ is or \_\_\_\_\_ / \_\_\_\_\_ is not registered in the Program.

2. If the Property was constructed prior to 1950 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer shall be 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.

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 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.

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: Yiu K Ng 4/8/2011
Seller Date
Mary Hung 4/8/2011
Seller Date
Elaine Koch Date

Buyer Date
Buyer Date
Buyer's Agent Date

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### Authorization and Agreement to Negotiate Contract/Lease and Conduct Transaction Electronically

The Contract of Sale/Lease dated \_\_\_\_\_, Address 9414 Prospect Hill Place, City Frederick, State MD Zip 21704 between Seller/Landlord Yiu K Ng, Mary Hung and Buyer/Tenant \_\_\_\_\_ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract or Lease.

In accordance with the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act, or "E-Sign" ("The Act"), and other applicable state or local legislation regarding Electronic Signatures and Transactions, **the undersigned do hereby expressly authorize and agree to the use of electronic signatures ("E-Sigs") as an additional method of signing and/or initialing this Contract/Lease.**

In the event a third party to the transaction contemplated by this Contract or Lease (Lender, Title Insurer, Hazard Insurance Company, etc.) requires that the Agreement be executed with handwritten signature(s), the parties mutually agree to re-execute the documents comprising the Contract or Lease with handwritten signatures in a timely manner. The Buyer and Seller are advised to confirm the acceptance of the use of E-Sigs with third parties in advance.

In order to assure the authentication of their electronic signatures, to demonstrate the parties intent, and to provide for auditable proof of the signature(s) to assure their non-repudiation, the parties hereby agree that either party may sign electronically by utilizing the following Digital Signature Service: DocuSign

DocuSigned by:  
Yiu K Ng 4/8/2011  
\_\_\_\_\_  
Seller/Landlord Date  
**Yiu K Ng**

\_\_\_\_\_  
Buyer/Tenant Date

DocuSigned by:  
Mary Hung 4/8/2011  
\_\_\_\_\_  
Seller/Landlord Date  
**Mary Hung**

\_\_\_\_\_  
Buyer/Tenant Date

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**Maryland Department of Assessments and Taxation**  
**FREDERICK COUNTY**  
 Real Property Data Search (2007 v43.1)

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 07 Account Number - 240929

**Owner Information**

**Owner Name:** NG, YIU K. & MARY HUNG **Use:** TOWN HOUSE  
**Principal Residence:** YES  
**Mailing Address:** 9414 PROSPECT HILL PL **Deed Reference:** 1) / 5576/ 241  
 FREDERICK MD 21704 2)

**Location & Structure Information**

**Premises Address** **Legal Description**  
 9414 PROSPECT HILL PL LOT 12129  
 2,400 SQ. FT.  
 VILLAGES OF URBANA

Map Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
96	9	249				12129	1	Plat Ref: 77/ 49

**Special Tax Areas** **Town Ad Valorem Tax Class** URBANA FIRE

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2005	2,416 SF	2,400.00 SF	000000

Stories	Basement	Type	Exterior
3	NO	CENTER UNIT	SIDING

**Value Information**

	Base Value	Value Phase-in Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2008	07/01/2009
<b>Land</b>	44,000	80,000		
<b>Improvements:</b>	245,570	282,450		
<b>Total:</b>	289,570	362,450	338,156	362,450
<b>Preferential Land:</b>	0	0	0	0

**Transfer Information**

<b>Seller:</b> NVR INC.	<b>Date:</b> 09/20/2005	<b>Price:</b> \$382,020
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> / 5576/ 241	<b>Deed2:</b>
<b>Seller:</b> MONOÇACY LAND COMPANY LLC	<b>Date:</b> 04/08/2005	<b>Price:</b> \$859,833
<b>Type:</b> MULT ACCTS ARMS-LENGTH	<b>Deed1:</b> / 5241/ 690	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 \* NONE \*

# Real Estate Bills

## View Bill

<b>Bill Year</b>	2011
<b>Bill</b>	539739
<b>Owner</b>	NG, YIU K. & MARY HUNG
<b>Parcel ID</b>	07240929

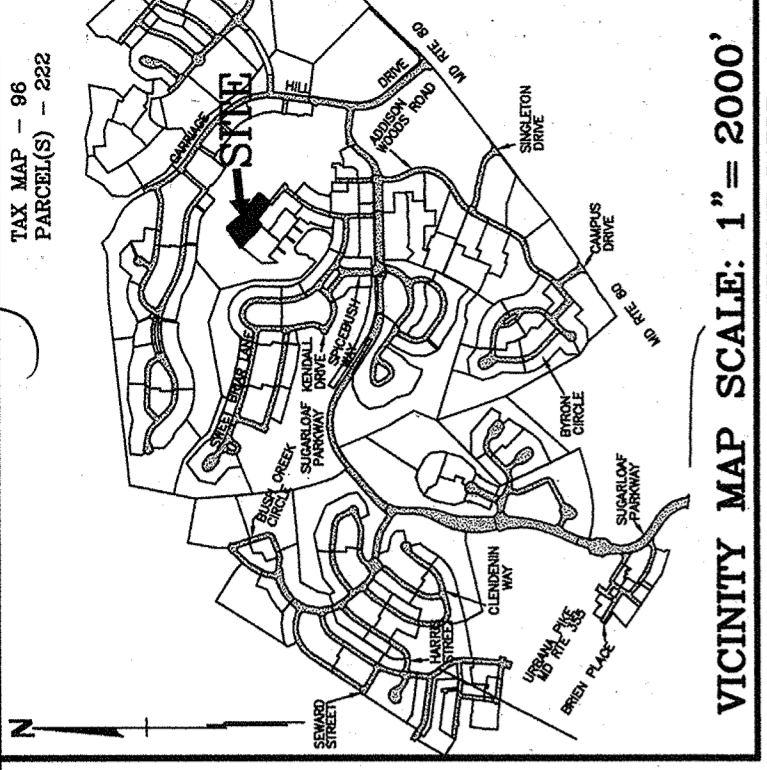
Installment	Pay By	Amount	Payments/Credits	Balance	Due
1	9/30/2010	2067.29	2067.29	0.00	\$0.00
2	9/30/2010	1979.27	1979.27	0.00	\$0.00
Interest and Penalties		59.38	59.38	0.00	\$0.00
<b>TOTAL</b>		4105.94	4105.94	0.00	\$0.00

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Plat Book 76 Pg 180

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FILED 2004 AUG - 5 A 9 06 SANDRA K...



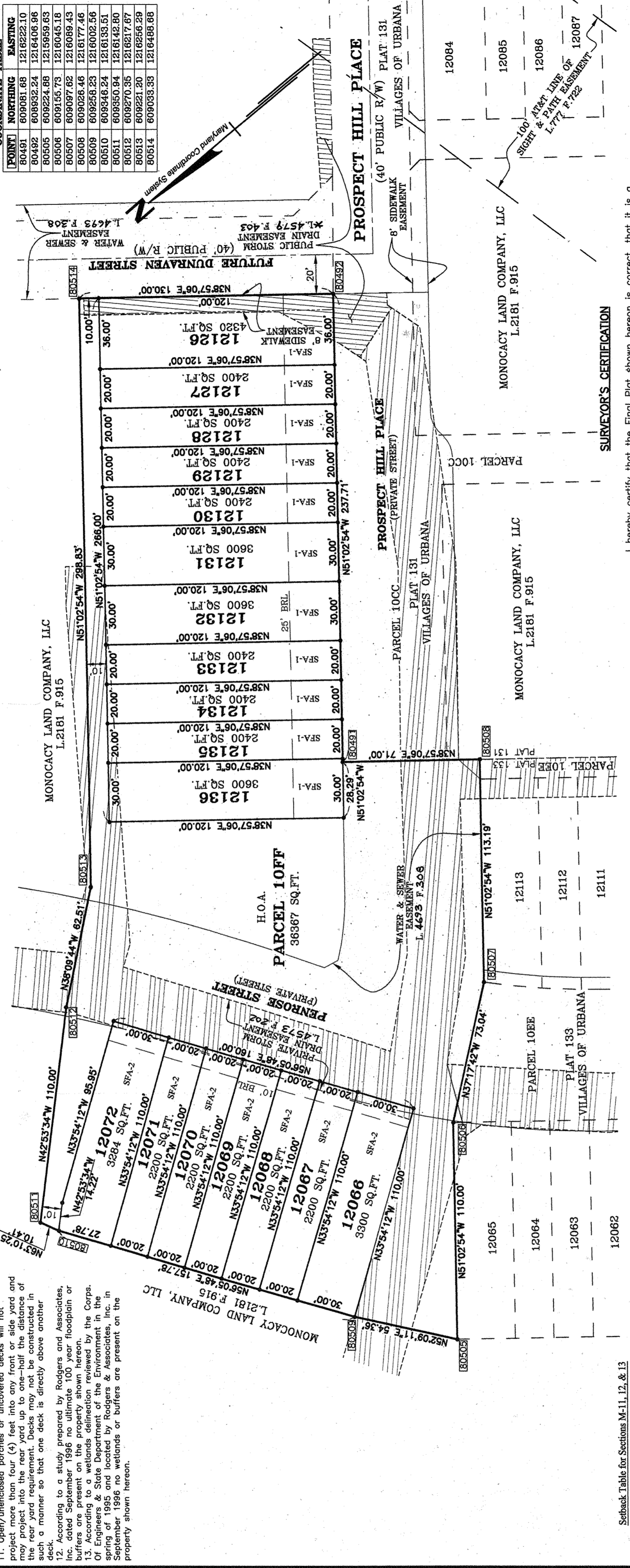
VICINITY MAP SCALE: 1" = 2000'

COORDINATE TABLE with columns for POINT, NORTHING, and EASTING.

MONOCACY LAND COMPANY, LLC, a Maryland limited liability company... By: Urbana Communities, LLC...

OWNER'S CERTIFICATION AND DEDICATION We, Monocacy Land Company, LLC, a Maryland Limited Liability Company, owners of the property shown and described herein...

NOTES: 1. A 6 foot wide drainage and utility easement is reserved along all lot lines. In instances where the BRL's are less than 6 feet wide...



Setback Table for Sections M-11, 12, & 13. EASEMENTS SHOWN ON THIS PLAT ARE RECORDED AS FOLLOWS. UNLESS OTHERWISE NOTED: PUBLIC STORM DRAIN, PRIVATE STORM DRAIN, PRIVATE WATER, MANAGEMENT, PUBLIC WATER & SEWER, FOREST CONSERVATION.

FINAL PLAT SECTIONS M-11, M-12 & M-13 LOTS 12066-12072, 12126-12136 AND PARCEL 10FF VILLAGES OF URBANA URBANA P.U.D. URBANA (NO. 7) ELECTION DISTRICT FREDERICK COUNTY, MARYLAND SCALE: 1" = 40' DECEMBER, 2003

LOUISE A. MAJOR, Notary Public, Frederick County, Maryland. My commission expires: 9-1-05.

MONOCACY LAND COMPANY, LLC 806 WEST DIAMOND AVENUE SUITE 300 GAITHERSBURG, MARYLAND 20878

RODGERS CONSULTING, Inc. 2260 Gather Road Gaithersburg, MD 20877 301.948.4700 301.948.6296 (fax) www.rodgers.com

APPROVED FREDERICK COUNTY PLANNING COMMISSION. DATE: 6/30/04. SECRETARY: JIM PHILLIPS.

APPROVED DEPARTMENT OF HEALTH PUBLIC WATER & SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER & SEWER PLAN. APPROVING AUTHORITY.

APPROVED DEPARTMENT OF HEALTH PUBLIC WATER & SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER & SEWER PLAN. APPROVING AUTHORITY.

10/6/03 095546 19716 + 9828. TAX MAP - 96 PARCEL(S) - 222. JOB NO.: 590C12.

County: FREDERICK

Full Tax Record

Property Address: 9414 PROSPECT HILL PL, FREDERICK MD 21704 7341

Legal Subdiv/Neighborhood: VILLAGES OF URBANA

Condo/Coop Project: VILLAGES OF URBA

Incorporated City:

Absent Owner: No

Owner Name: YIU K NG

Company Owner:

Addtl: MARY HUNG

Care of Name:

MAILING ADDRESS: 9414 PROSPECT HILL PL, FREDERICK, MD 21704 7341

LEGAL DESCRIPTION: IMPSLOT 12129 2 400 SQ. FT. VILLAGES OF URBANA

Mag/Dist #: 7

Lot: 12129

Block/Square:

Election District: 7

Legal Unit #:

Grid: 9

Tax Map:

Section:

Subdiv Ph:

Addl Parcel Flag/#:

Map: 96

Map Suffix:

Suffix:

Parcel: 249

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio: 49

Plat Liber: 77

Tax Year 2010

Total Tax Bill: \$3,019

City Tax:

Tax Levy Year: 2010

State/County Tax: \$2,690

Refuse:

Tax Rate: 1.05

Spec Tax Assmt: \$329

Exempt Class: 000

Homestd/Exempt Status:

Front Foot Fee:

Tax Class:

Mult. Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2010	\$256,700	\$70,000	\$186,700	
2009	\$362,450	\$80,000	\$282,450	
2008	\$338,156	\$44,000	\$245,570	

DEED

Deed Liber: 5576

Deed Folio: 241

Transfer Date	Price	Grantor	Grantee
20-Sep-2005	\$382,020	NVR INC.	NG, YIU K & MARY HUNG
08-Apr-2005	\$859,833	MONOCACY LAND COMPANY LLC	NVR INC.

PROPERTY DESCRIPTION

Year Built: 2005

Zoning Code:

Census Trct/Blck: /

Irregular Lot:

Square Feet: 2,400

Acreage: 0.06

Land Use Code: Residential

Plat Liber/Folio: 77/49

Property Card:

Property Class:TH

Quality Grade: GOOD

Road Description:

Zoning Desc:

Xfer Devel.Right:

Road Frontage:

Prop Use: TOWN HOUSE

Site Influence:

Topography:

Building Use:

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	3	1			
Description:					
Dimensions:					
Area:	2,640	16			
Foundation:					
Ext Wall: Siding - Alum/Viny			Roofing: Shingle - Composite	# of Dormers:	
Stories: 3			Style:	Year Remodeled:	
Total Building Area:			Units: 1	Model/Unit Type: TOWNHOUSE CENT	
Patio/Deck Type:	Sq Ft:		Living Area: 2,416	Base Sq Ft: 896	
Balcony Type:	Sq Ft:		Porch Type:	Sq Ft:	
Attic Type:	Sq Ft:		Pool Type:	Sq Ft:	
Roofs:			Roof Type:		
Bedrooms:		Fireplace Type: GAS		Fireplaces: 1	
Full Baths: 2		Bsmt Type: Fully Finished		Garage Type:	
Half Baths: 2		Bsmt Tot Sq Ft: 400		Garage Const.:	
Baths: 2.00		Bsmt Fin Sq Ft: 400		Garage Sq Ft:	
Other Rooms:		Bsmt Unfin Sq Ft: 0		Garage Spaces:	
Other Amenities:			Air Conditioning: Combined System		
Appliances:			Interior Floor:		
Gas:	Heat: Forced Air		Outbuildings:		
Electric:	Water:		Sewer: Public	Fuel:	
			Underground:	Walls:	

Tax Record Updated : 18-Sep-2010

Courtesy of: Elaine Koch

Home: (301) 840-7320

Office: (301) 840-7320

Cell: (301) 840-7320

Email: elaine@elainekoch.com

Company: RE/MAX Metropolitan Realty

Office: (301) 947-6500

Fax: (301) 519-2450

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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.

