



**ADDENDUM TO RESIDENTIAL CONTRACT OF SALE  
(SELLER PAID TITLE LIMITS AND CLOSING LOCATION)**

The Contract of Sale for the real property commonly known and designated as 5470 Huntingtown Rd  
Huntingtown MD 20639 (the "**Property**") by and between Karen McCutcheon  
\_\_\_\_ (individually or collectively known as the "**Seller**") is and \_\_\_\_\_  
\_\_\_\_ (individually or collectively known as the "**Buyer**") is and \_\_\_\_\_  
dated \_\_\_\_\_ (the "**Contract**") is hereby amended by this Addendum to the Residential  
Contract of Sale (the "**Addendum**").

That for and in consideration of the execution of the Contract, the Buyer and Seller hereby agree as follows:

1. This addendum is offered to recognize that it is an increasingly common practice amongst Real Estate settlement and title insurance providers to attempt to charge sellers certain unreasonable and exorbitant settlement charges, costs and charges that are by the terms of the Contract, generally payable by the Buyer. We acknowledge the Contract paragraph entitled "Settlement Costs" provides that all settlement charges, costs and charges (except those incident to clearing existing encumbrances or title defects and, if Buyer is a Veteran obtaining VA financing, certain fees prohibited to be paid by a Veteran obtaining VA Financing) are to be paid by the Buyer. We agree that the any settlement charges, costs and charges for title related services payable by the Seller are expressly limited to the following:
  - a. Any charges, costs or fees relating to delivery of the sale proceeds to the seller by wire transfer shall be limited to **\$50.00**.
  - b. Any charges, costs or fees relating to seller mortgage release document preparation, seller mortgage release tracking, seller mortgage release procurement and seller mortgage recording shall be limited to a maximum charge of **\$225.00** per mortgage payoff, plus the actual cost of the filing paid to the governmental authorities who record the document.
  - c. The Seller shall be not charged and shall not pay a closing or settlement fee unless the Seller has requested a separate closing or an advance closing in which case such seller closing fee or advance closing fee shall be limited to **\$175.00**.

Limits on seller paid charges, costs and fees as set forth in Paragraphs 1(a) through 1(c) above are each a "**Seller Maximum Charge**". The Parties to the contract of sale agree that any title company charge, settlement charge, cost or any other title related service fee exceeding the Seller Maximum Charge shall be paid by the Buyer. Seller maximum charges limitations set forth above do not in any way apply to recordation and transfer taxes paid to governmental authorities, the payment of which is addressed in the Contract.

2. **Buyer understands, acknowledges and agrees that any title company charge, settlement charges, costs or fees imposed by this settlement service and title insurance provider upon the Seller in excess of the Seller Maximum Charges shall be paid by the Buyer.**

/  Buyer Initials

3. In the event of any conflict between the Contract and this Addendum, the terms of this Addendum shall prevail. All other terms and conditions of the Contract shall remain in full force and effect.

Buyer

Date

*Karen McCutcheon*

dotloop verified  
04/21/26 8:47 AM EDT  
PCOG-RM64-EVJM-9IHG

Seller

Date

Buyer

Date

Seller

Date



## DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE  
SELLER'S DISCLOSURE made on 04/13/2026 . ▪ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller Karen McCutcheon  
for Property known as 5470 Huntingtown Rd, Huntingtown, MD 20639.

**1. INCLUSIONS/EXCLUSIONS.** Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked**.

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Alarm System<br><input checked="" type="checkbox"/> Ceiling Fan(s) # <u>all</u><br><input type="checkbox"/> Central Vacuum<br><input checked="" type="checkbox"/> Clothes Dryer<br><input checked="" type="checkbox"/> Clothes Washer<br><input type="checkbox"/> Cooktop<br><input checked="" type="checkbox"/> Dishwasher<br><input type="checkbox"/> Drapery/Curtain Rods<br><input type="checkbox"/> Draperies/Curtains<br><input type="checkbox"/> Electronic Air Filter<br><input checked="" type="checkbox"/> Exhaust Fan(s) # <u>all</u> | <input type="checkbox"/> Exist. W/W Carpet<br><input type="checkbox"/> Fireplace Screens/Doors<br><input checked="" type="checkbox"/> Fireplace Equipment<br><input type="checkbox"/> Freezer<br><input type="checkbox"/> Furnace Humidifier<br><input type="checkbox"/> Garage Opener(s) # _____<br><input type="checkbox"/> Garage remote(s) # _____<br><input type="checkbox"/> Garbage Disposal<br><input type="checkbox"/> Hot Tub, Equipment & Cover<br><input type="checkbox"/> Intercom<br><input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Playground Equipment<br><input type="checkbox"/> Pool, Equipment & Cover<br><input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u><br><input type="checkbox"/> w/ Ice Maker(s) # _____<br><input type="checkbox"/> Satellite Dish<br><input checked="" type="checkbox"/> Screens<br><input type="checkbox"/> Shades/Blinds<br><input checked="" type="checkbox"/> Storage Shed(s) # <u>1</u><br><input type="checkbox"/> Storm Doors<br><input type="checkbox"/> Storm Windows<br><input checked="" type="checkbox"/> Stove or Range | <input type="checkbox"/> TV Antenna<br><input type="checkbox"/> Trash Compactor<br><input checked="" type="checkbox"/> Wall Mount TV Brackets<br><input type="checkbox"/> Wall Oven(s) # _____<br><input checked="" type="checkbox"/> Water Filter<br><input type="checkbox"/> Water Softener<br><input type="checkbox"/> Window A/C Unit(s) # _____<br><input type="checkbox"/> Window Fan(s) # _____<br><input type="checkbox"/> Wood Stove |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

ADDITIONAL INCLUSIONS (SPECIFY): Plantation Shutters, in storage area workbench/storage cabinet.

ADDITIONAL EXCLUSIONS (SPECIFY): Curtains & Curtain rods

### 2. LEASED ITEM(S) INCLUDED:

- |                                                                                                                                                                            |                                                                                                                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Fuel Tank(s)<br><input type="checkbox"/> Solar Panels<br><input type="checkbox"/> Alarm System<br><input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____<br><input type="checkbox"/> Other _____<br><input type="checkbox"/> Other _____<br><input type="checkbox"/> Other _____ |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): \_\_\_\_\_

No leased items per seller.

### 3. UTILITIES. WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):

- |              |                                                                              |                  |                                                                               |                                      |         |                                                                                                                         |                                    |                                                                                                                                                            |
|--------------|------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------|--------------------------------------|---------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Water Supply | <input type="checkbox"/> Public<br><input checked="" type="checkbox"/> Well  | Sewage Disposal  | <input type="checkbox"/> Public<br><input checked="" type="checkbox"/> Septic | <input type="checkbox"/> Other _____ | Heating | <input type="checkbox"/> Gas<br><input checked="" type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Oil | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other Oil tank in ground - owned & baseboard heat<br><input type="checkbox"/> Other _____<br><input type="checkbox"/> Other _____ |
| Hot Water    | <input type="checkbox"/> Gas<br><input checked="" type="checkbox"/> Electric | Air Conditioning | <input type="checkbox"/> Gas<br><input checked="" type="checkbox"/> Electric  | <input type="checkbox"/> Oil         |         |                                                                                                                         |                                    |                                                                                                                                                            |

Utility Service Providers: Electric - Smeco Oil - Southern Maryland Oil (SMO)

**All other terms and conditions of the Contract of Sale remain in full force and effect.**

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

\_\_\_\_\_  
Seller Signature Date

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

\_\_\_\_\_  
Seller Signature Date





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

ADDENDUM dated \_\_\_\_\_ to the Contract of Sale  
between Buyer \_\_\_\_\_  
and Seller **Karen McCutcheon**  
for Property known as **5470 Huntingtown Rd, Huntingtown, MD 20639**

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 required permits were obtained for any improvements made to the property;
  - (x) Whether the smoke alarms:
    1. will provide an alarm in the event of a power outage;
    2. are over 10 years old; and
    3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (xi) 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.

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.

|                          |             |
|--------------------------|-------------|
|                          |             |
| <b>Buyer's Signature</b> | <b>Date</b> |
|                          |             |
| <b>Buyer's Signature</b> | <b>Date</b> |
|                          |             |
| <b>Agent's Signature</b> | <b>Date</b> |

|                           |                                                                 |
|---------------------------|-----------------------------------------------------------------|
| <i>Karen McIntee</i>      | dotloop verified<br>04/21/26 8:47 AM EDT<br>KKPD-MZED-67SB-QXAU |
| <b>Seller's Signature</b> | <b>Date</b>                                                     |
|                           |                                                                 |
| <b>Seller's Signature</b> | <b>Date</b>                                                     |
|                           |                                                                 |
| <b>Agent's Signature</b>  | <b>Date</b>                                                     |

**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**



Property Address: 5470 Huntingtown Rd, Huntingtown, MD 20639

Legal Description:

**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 owned the property?

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

|                  |                                 |                                                                                                |                                                                                                 |
|------------------|---------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Water Supply     | <input type="checkbox"/> Public | <input type="checkbox"/> Well                                                                  | <input type="checkbox"/> Other _____                                                            |
| Sewage Disposal  | <input type="checkbox"/> Public | <input type="checkbox"/> Septic System approved for _____ (# bedrooms) <b>Other Type</b> _____ |                                                                                                 |
| Garbage Disposal | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                                                                    |                                                                                                 |
| Dishwasher       | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                                                                    |                                                                                                 |
| Heating          | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                                           | <input type="checkbox"/> Electric                                                               |
| Air Conditioning | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                                           | <input type="checkbox"/> Electric                                                               |
| Hot Water        | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                                                           | <input type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> Other _____ |

**Please indicate your actual knowledge with respect to the following:**

|                                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|--------------------------------------------------------------------------|
| 1. Foundation: Any settlement or other problems?                                                                                                                                                                                                                | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 2. Basement: Any leaks or evidence of moisture?                                                                                                                                                                                                                 | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 3. Roof: Any leaks or evidence of moisture?                                                                                                                                                                                                                     | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Type of Roof: _____                                                                                                                                                                                                                                             | Age: _____                       |                                  |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Is there any existing fire retardant treated plywood?                                                                                                                                                                                                           | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 4. Other Structural Systems, including exterior walls and floors:                                                                                                                                                                                               |                                  |                                  |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Any defects (structural or otherwise)?                                                                                                                                                                                                                          | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 5. Plumbing system: Is the system in operating condition?                                                                                                                                                                                                       | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 6. Heating Systems: Is heat supplied to all finished rooms?                                                                                                                                                                                                     | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Is the system in operating condition?                                                                                                                                                                                                                           | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 7. Air Conditioning System: Is cooling supplied to all finished rooms?                                                                                                                                                                                          | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Is the system in operating condition?                                                                                                                                                                                                                           | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?                                                                                                                                                         |                                  |                                  |                                                                          |
| <input type="checkbox"/> Yes                                                                                                                                                                                                                                    | <input type="checkbox"/> No.     | <input type="checkbox"/> Unknown |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| <b>8A. Will the smoke alarms provide an alarm in the event of a power outage?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                      |                                  |                                  |                                                                          |
| <b>Are the smoke alarms over 10 years old?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No                                                                                                                                                         |                                  |                                  |                                                                          |
| <b>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?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No |                                  |                                  |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 9. Septic Systems: Is the septic system functioning properly?                                                                                                                                                                                                   | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply |
| When was the system last pumped? Date: _____                                                                                                                                                                                                                    | <input type="checkbox"/> Unknown |                                  |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 10. Water Supply: Any problem with water supply?                                                                                                                                                                                                                | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Home water treatment system:                                                                                                                                                                                                                                    | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Fire sprinkler system:                                                                                                                                                                                                                                          | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Are the systems in operating condition?                                                                                                                                                                                                                         | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 11. Insulation:                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| In exterior walls?                                                                                                                                                                                                                                              | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| In ceiling/attic?                                                                                                                                                                                                                                               | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| In any other areas?                                                                                                                                                                                                                                             | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | Where? _____                                                             |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| 12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?                                                                                                                                                              |                                  |                                  |                                                                          |
| <input type="checkbox"/> Yes                                                                                                                                                                                                                                    | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown |                                                                          |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |
| Are gutters and downspouts in good repair?                                                                                                                                                                                                                      | <input type="checkbox"/> Yes     | <input type="checkbox"/> No      | <input type="checkbox"/> Unknown                                         |
| Comments: _____                                                                                                                                                                                                                                                 |                                  |                                  |                                                                          |



13. Wood-destroying insects: Any infestation and/or prior damage? ☐Yes ☐No ☐Unknown

Comments:\_\_\_\_\_

Any treatments or repairs? ☐Yes ☐No ☐Unknown

Any warranties? ☐Yes ☐No ☐Unknown

Comments:\_\_\_\_\_

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments:\_\_\_\_\_

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☐ Unknown

Comments:\_\_\_\_\_

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments:\_\_\_\_\_

**16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office?** ☐Yes ☐No ☐Does Not Apply ☐Unknown

Comments:\_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

☐Yes ☐No ☐Unknown If yes, specify below

Comments:\_\_\_\_\_

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

☐Yes ☐No ☐Unknown If yes, specify below

Comments:\_\_\_\_\_

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐Yes ☐No ☐Unknown

Comments:\_\_\_\_\_

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) \_\_\_\_\_ Date \_\_\_\_\_

Seller(s) \_\_\_\_\_ 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 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 

Karen McCutcheon

dotloop verified

04/17/18 8:47 AM

ED1

XAC-QP9j-VZLUV-AJ8K

 Date\_\_\_\_\_

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

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\_\_\_\_\_



## REAL ESTATE TRANSFER DISCLOSURE STATEMENT CALVERT/CHARLES/ST. MARY'S COUNTY RIGHT TO FARM ORDINANCE

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF Calvert, STATE OF MARYLAND, DESCRIBED AS 5470 Huntingtown Rd, Huntingtown, MD 20639

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE FOLLOWING: CALVERT COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH SEC. 99-5 OF THE CODE OF CALVERT COUNTY, MARYLAND; CHARLES COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH CHARLES COUNTY ORDINANCE NO. 00-60; ST. MARY'S COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH ST. MARY'S COUNTY ORDINANCE No. 2005-13.

### SELLER'S/LANDLORD'S INFORMATION

THE FOLLOWING ARE REPRESENTATIONS MADE BY SELLER/LANDLORD 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/LEASE BETWEEN BUYER/TENANT AND SELLER/LANDLORD.

CALVERT/CHARLES/ST.MARY'S COUNTY ALLOWS AGRICULTURAL AND FORESTRY OPERATIONS AS DEFINED IN THE 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 twenty-four 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. The County has determined that inconveniences or discomforts associated with such agricultural and forestry 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 or forestry management practices. The County has established a Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural or forestry 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 or forestry practices. If you have any questions concerning this policy or the Reconciliation Committee, please contact the Calvert County Planning Department/Charles County Department of Planning and Growth Management/St. Mary's County Department of Land Use and Growth Management, as appropriate, for additional information.

Seller/Landlord Karen McCutcheon dotloop verified  
04/21/26 8:47 AM EDT  
XXUS-LMSB-YVY-ESHC Date \_\_\_\_\_

Seller/Landlord \_\_\_\_\_ Date \_\_\_\_\_

I/We acknowledge receipt of a copy of this statement:

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

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



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## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

**Property Address:** 5470 Huntingtown Rd, Huntingtown, MD 20639

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): ☐ KM 04/21/26 8:47 AM EDT dotloop verified housing was constructed prior to 1978 **OR** ☐ date of construction is uncertain.

**FEDERAL LEAD WARNING STATEMENT:** A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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 disclose to the buyer/tenant the presence of known lead-base paint hazards and 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. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

### Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
- (i) ☐ ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- 
- (ii) ☐ KM 04/21/26 8:47 AM EDT dotloop verified Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (initial (i) or (ii) below):
- (i) ☐ ☐ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-base paint and/or lead-based paint hazards in the housing (list documents below).
- 
- (ii) ☐ KM 04/21/26 8:47 AM EDT dotloop verified Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Buyer's/Tenant's Acknowledgment (initial)

- (c) ☐ ☐ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
- (d) ☐ ☐ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

### (e) Buyer has (initial (i) or (ii) below):

- (i) ☐ ☐ 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
- (ii) ☐ ☐ 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)

- (f) ☐ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(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 they have provided is true and accurate.

dotloop verified 04/21/26 8:47 AM EDT FDC4-40-F-6236-WPGP  
*Karen McCutcheon*  
 Seller/Landlord Date

Buyer/Tenant Date

Seller/Landlord Date

Buyer/Tenant Date

Seller's/Landlord's Agent Date

Buyer's/Tenant's Agent Date

