STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

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

When Dual Agency May Occur

The possibility of Dual Agency arises when:

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

Important Considerations Before Making a Decision About Dual Agency

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

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

Your Choices Concerning Dual Agency

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

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker’s designee (the “dual agent”) shall assign one real estate agent affiliated with the broker to represent the seller (the seller’s “intra-company agent”) and another agent affiliated with the broker to represent the buyer (the buyer’s “intra-company agent”). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency. If either party refuses to consent in writing to dual agency**, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement the buyer may choose not to be represented but simply receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written brokerage 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

Long & Foster Real Estate, Inc. act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 5861 Oakdale Village Rd Ijamsville, MD 21754.

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

Signed by: Venu G Vejerla 1A9A2B340FD74AC... 6/8/2026 | Signed by: Gayatri Pakalapati B884A236755C470... 6/8/2026
Signature Date | Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address 5861 Oakdale Village Rd Ijamsville, MD 21754

Signature Date | Signature Date

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

Name(s) of Buyer(s)

Signature Date | Signature Date

LONG & FOSTER REAL ESTATE

ALERT

Important Consumer Information

Anti-Fraud Disclosure Statement

Electronic communications such as e-mail, text messages and social media messaging are neither secure nor confidential. While **Long & Foster Real Estate, Inc. (Long & Foster)** has adopted policies and procedures to aid in avoiding fraud, even the best security protections can still be bypassed by unauthorized parties. Long & Foster will never send you any electronic communication with instructions to transfer funds or to provide nonpublic personal information, such as credit card, bank account or taxpayer identification numbers.

YOU SHOULD NEVER TRANSMIT NONPUBLIC PERSONAL INFORMATION, SUCH AS CREDIT OR DEBIT CARD, BANK ACCOUNT OR ROUTING NUMBERS, BY EMAIL OR OTHER UNSECURED ELECTRONIC COMMUNICATION. EMAILS ATTEMPTING TO INDUCE FRAUDULENT WIRE TRANSFERS MAY APPEAR TO COME FROM A TRUSTED SOURCE.

Please be aware that there are numerous e-mail phishing scams that involve fraudulent requests to wire funds in conjunction with a real estate transaction. Long & Foster recommends that if you receive any electronic communication directing you to transfer funds or provide nonpublic personal information, EVEN IF THAT ELECTRONIC COMMUNICATION APPEARS TO BE FROM A REPRESENTATIVE OF LONG & FOSTER, do not respond. Such requests, even if they may otherwise appear to be from Long & Foster, could be part of a scheme to defraud you by misdirecting the transfer of sale proceeds or using your identity to commit a crime.

If you should receive wiring instructions via electronic means that appear to be from a legitimate source involved in your real estate transaction, you should verify - using contact information other than that provided in the communication - that the instructions were sent by an actual representative of the requesting company. Conversely, if you have provided wiring instructions to a third party, it is important to confirm with the representative of said company that the wire instructions are not to be substituted without your verified written consent. If you have received wiring instructions that appear to be from Long & Foster, a settlement company or any other entity, please contact the representative with whom you are working at Long & Foster (in person or by telephone) for assistance. ***Please remember that when wiring funds, never rely exclusively on an e-mail, fax or text communication.***

ACKNOWLEDGMENT: I/we have read this Anti-Fraud Disclosure Statement and understand that Long & Foster will never send me/us any electronic communication with instructions to transfer funds or provide financial account numbers or other nonpublic personal information.

Signed by:
Venu G Vejerla
C1A9A2B340ED74AC...
6/8/2026

Signature (Date) Signature (Date)

Signed by:
Gayatri Pakalapati
C7B884A2367B5C470...
6/8/2026

Signature (Date) Signature (Date)

LF444 Client Alert 11/2016

The City of Frederick Disclosure Statement

FREDERICK COUNTY ASSOCIATION OF REALTORS®

This disclosure statement concerns the real property located within The City of Frederick, State of Maryland, described as: 5861 Oakdale Village Rd , MD 21754

The following are representations made by the Buyer and Seller in a contract for sale of residential real property within The City of Frederick and are not the representations of the agent(s), if any,

A. **Review of Maps, Plans. Land Management Code, Airport and Historic Preservation Overlay Areas:** Section 12.5-30 of the Frederick City Code affords a Buyer the right to request a 5-day review period to review land use documents, or to waive such review period. See City Code, Sec. 12.5-30, for details. Buyer and Seller acknowledge that ii is the Buyer's right to review the appropriate maps and plans at The City of Frederick Department of Planning for information about the Frederick Municipal Airport, Historic Preservation Overlay District delineation, any land uses, planned neighborhood developments, roads, highways, parks and other public facilities affecting property, and any amendments thereto, The City of Frederick Land Management Code and any official submittal for development review with the Department of Planning. Buyer and Seller further acknowledge that it is the Buyer's responsibility to determine whether the real property lies within that area of The City of Frederick designated as an Airport Overlay Zone or the Historic Preservation Overlay District, and to comply with all applicable state and local laws.

Buyer(s) Election (select one by initialing below):

___/___ Buyer(s) request five (5) calendar days from date of contract acceptance (the "Review Period") to review the above stated records and to rescind the Contract of Sale, in writing, if Buyer(s) so desire.

___/___ Buyer(s) waives the Review Period and the right to rescind the Contract of Sale.

B. **Residential Rental Licensing Ordinance:** Buyer is notified that effective December 31, 2023, the City of Frederick Ordinance G-22-09 (to be codified in Chapter 12.5, Article Vet *seq.* of the Frederick City Code), requires that property owners meet certain licensing and maintenance standards with respect to rental housing units, including but not limited to mandatory licensing, inspection, regulatory fees, and penalties for violations. Buyer(s) should review the full text of this Ordinance located at *https:/www.cityoffrederickmd.gov/DocumentCenter/View/20308/G-22-09* to understand the property owner's obligations and impact, if any, on the purchase of the real property.

Buyer(s) Acknowledgement (initial) ___/___ Buyer(s) have read and understood the above disclosure and is aware of his/her/their responsibility to ensure compliance therewith.

C. **Frederick County Public School Boundaries:**

The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments visit the Frederick County Public School website at www.FCPS.org or call 240-586-8454.

D. **Acknowledgment:** Buyer(s) and Seller(s) have read and understand the above disclosures. Seller acknowledges Buyer's Election in Paragraph A.

		Signed by: Venu G Vejerla 1A9A2B340FD74AC...	6/8/2026
Buyer Signature	Date	Seller Signature	Date
		Signed by: Gayatri Pakalapati B884A236755C470...	6/8/2026
Buyer Signature	Date	Seller Signature	Date

REALTOR® EQUAL HOUSING OPPORTUNITY

ELECTRIC POWERLINE NOTICE
MARYLAND PIEDMONT RELIABILITY PROJECT DISCLOSURE

FOR USE IN BALTIMORE, CARROLL, AND FREDERICK COUNTIES

PROPERTY ADDRESS: 5861 Oakdale Village Rd Ijamsville, MD 21754

Maryland Piedmont Reliability Project ("Project") is a PROPOSED 500 KV electric powerline transmission system expected to cross BALTIMORE, CARROLL AND FREDERICK COUNTIES.

The project is in the planning and regulatory review stage, and we understand that it ultimately requires Maryland Public Service Commission approval.

If this property is in one of these three Maryland counties, you are strongly advised to obtain further information from the website below.

Project website:

https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp

Maryland Public Service Commission Website:

https://www.pcs.state.md.us/

You should visit and review these websites to determine whether the proposed transmission line may affect the property directly or indirectly.

		Signed by: Venu G Vejerla 1A9A2B340FD74AC...	6/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		Signed by: Gayatri Pakalapati B884A5367B5C470...	6/8/2026
Buyer's Signature	Date	Seller's Signature	Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address:
5861 Oakdale Village Rd Ijamsville MD 21754

Legal Description:
Oakdale Village

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 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 sale under §13-207(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 TOSELLERS: 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 or 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	☐ Public	☐ Well	☐ Other ______			
Sewage Disposal	☐ Public	☐ Septic System approved for ______ (# bedrooms)				**Other Type** ______
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 ______

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: ________
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: ______________________________

8A. Will the smoke detectors provide an alarm in the event of a power outage? ☐ **Yes** ☐ **No**
Are the smoke detectors over 10 years old? ☐ **Yes** ☐ **No**
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? ☐ **Yes** ☐ **No**
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 ☐ 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: ______________________________

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?
If yes, specify below. ☐ Yes ☐ No ☐ Unknown

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 zone violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?
If yes, specify below. ☐ Yes ☐ No ☐ Unknown

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 Homeowners 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 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 representation 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) has actual knowledge of any latent defects: ☐ Yes ☒ No If yes, specify

Sellers are unaware of any material, latent defects.

Signed by:

Seller Venu G Vejerla Date 6/8/2026

1A9A2B340FD74AC...

Signed by:

Seller Gayatri Pakalapati Date 6/8/2026

B884A236755C470...

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 ______________

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 06/08/2026 to the Contract of Sale
between Buyer ,
and Seller Venu G Vejerla Gayatri Pakalapati .
for Property known as 5861 Oakdale Village Rd Ijamsville, MD 21754

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 13-207of 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.

		Signed by: Venu G Vejerla 1A9A2B340FD74AC...	6/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		Signed by: Gayatri Pakalapati B884A236755C470...	6/8/2026
Buyer's Signature	Date	Seller's Signature	Date
		DocuSigned by: AB54055235B547D...	6/8/2026
Agent's Signature	Date	Agent's Signature	Date

Maryland REALTORS®

MARYLAND HOMEOWNERS ASSOCIATION ACT

DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED 06/08/2026 TO CONTRACT OF SALE
BUYER(S): ______ , ______
SELLER(S): Venu G Vejerla , Gayatri Pakalapati
PROPERTY: 5861 Oakdale Village Rd Ijamsville , MD 21754

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as
OAKDALE VILLAGE

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are $ 84 per month payable on a monthly basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was:
$ 1008

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are ______ or are not Initial VGV Initial GP (**Seller to initial applicable provision**) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

(3). Seller to initial (i) or (ii) and complete as appropriate:

Initial VGV Initial GP (i) The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:

Name: Clagett Enterprises, kschroyer@clagett.com
Address: PO Box 97831 Las Vegas, NV 89193-7831
Telephone: (301) 663-6009

______ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

______ (i). Seller has actual knowledge of: (Seller to initial all which apply)

______ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain:

______ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain:

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LF1842

EQUAL HOUSING OPPORTUNITY

Initial VGV Initial GP (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

Initial VGV Initial GP A. Articles of incorporation;

Initial VGV Initial GP B. Declaration of covenants and restrictions;

Initial VGV Initial GP C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;

Initial VGV Initial GP D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

A. Are Initial VGV Initial GP or Are Not ________ enforceable against an owner;

B. Are Initial VGV Initial GP or Are Not ________ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

Signed by: Venu G Vejerla 1A0A2B340FD74AC...	6/8/2026	Signed by: Gayatri Pakalapati B884A236755C470...	6/8/2026
Seller **Venu G Vejerla**	Date	Seller **Gayatri Pakalapati**	Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer	Date	Buyer	Date

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

For the sale of Property at: 5861 Oakdale Village Rd
Ijamsville, MD 21754

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

Initial VGV Initial GP Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 2018

_____ _____ Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)

_____ _____ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

Every purchaser 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 of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards.

A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

a. Presence of lead-based paint and/or lead-based paint hazards (***initial*** and complete (i) or (ii) below):

(i) _____ _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

____

____

(ii) _____ _____ Seller 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*** and complete (i) or (ii) below):

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

____

____

(ii) _____ _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser's Acknowledgment (each Purchaser *initial* and complete items c, d, e and f below)

c. _____ _____ Purchaser has read the Lead Warning Statement above.

d. _____ _____ Purchaser has received copies of all information listed above. ☐ (If none listed, check here.)

e. _____ _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home.*

f. Purchaser has (each Purchaser *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.

(ii) _____ _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (*initial* item 'g' below)

g. _________ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

V. *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.

Signed by: Venu G Vejerla 6/8/2026
9A2B340FD74AC...

Seller	**Date**	**Purchaser**	**Date**

Signed by: Gayatri Pakalapati 6/8/2026
B654A236755C470...

Seller	**Date**	**Purchaser**	**Date**

DocuSigned by: 6/8/2026
AB54055235B547D...

Agent	**Date**	**Agent**	**Date**

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

Maryland REALTORS®

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on **06/08/2026** . § ADDENDUM to Contract of Sale dated ____________

between Buyer ____________

and Seller **Venu G Vejerla Gayatri Pakalapati**

for Property known as **5861 Oakdale Village Rd Ijamsville , MD 21754** .

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***.

- ☐ Alarm System
- ☐ Ceiling Fan(s) # ____
- ☐ Central Vacuum
- ☒ Clothes Dryer
- ☒ Clothes Washer
- ☒ Cooktop
- ☒ Dishwasher
- ☒ Drapery/Curtain Rods
- ☒ Draperies/Curtains
- ☐ Electronic Air Filter
- ☒ Exhaust Fan(s) # **5**
- ☒ Exist. W/W Carpet
- ☐ Fireplace Screens/Doors
- ☐ Fireplace Equipment
- ☐ Freezer
- ☐ Furnace Humidifier
- ☒ Garage Opener(s) # **1**
- ☒ Garage remote(s) # **2**
- ☒ Garbage Disposal
- ☐ Hot Tub, Equip. & Cover
- ☐ Intercom
- ☒ Microwave
- ☐ Playground Equipment
- ☐ Pool, Equip. & Cover
- ☒ Refrigerator(s) # **1**
- ☒ w/ice maker **1**
- ☐ Satellite Dish
- ☐ Screens
- ☒ Shades/Blinds
- ☐ Storage Shed(s) # ____
- ☐ Storm Doors
- ☐ Storm Windows
- ☐ Stove or Range
- ☐ T.V. Antenna
- ☐ Trash Compactor
- ☐ Wall Mount T.V. Brackets
- ☒ Wall Oven(s) # **2**
- ☒ Water Filter
- ☒ Water Softener
- ☐ Window A/C Unit(s) # ____
- ☐ Window Fan(s) # ____
- ☐ Wood Stove

ADDITIONAL INCLUSIONS (SPECIFY): **Decorative ceiling lights; pendant lights**

ADDITIONAL EXCLUSIONS (SPECIFY): ____________

2. LEASED ITEM(S) INCLUDED:

- ☐ Fuel Tank(s)
- ☐ Solar Panels
- ☐ Alarm System
- ☐ Water Treatment System
- ☐ Other ____________
- ☐ Other ____________
- ☐ Other ____________
- ☐ Other ____________

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

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

Water Supply	☒ Public	☐ Well			
Sewage Disposal	☐ Public	☐ Septic	☐ Other ____________		
Heating	☐ Gas	☐ Electric	☐ Oil	☐ Heat Pump	☐ Other ____________
Hot Water	☐ Gas	☐ Electric	☐ Oil		☐ Other ____________
Air Conditioning	☐ Gas	☐ Electric			☐ Other ____________

Utility Service Providers:

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

Buyer Signature	Date	Signed by: Venu G Vejerla 1A9A2B340FD74AC...	6/8/2026
		Seller Signature	Date
Buyer Signature	Date	Signed by: Gayatri Pakalapati B884A336755C470...	6/8/2026
		Seller Signature	Date

Affiliated Business Arrangement Disclosure Statement

Property: 5861 Oakdale Village Rd Ijamsville , MD 21754

To: Venu G Vejerla From: Marina Yousefian

Gayatri Pakalapati Date: 06/08/2026

This is to give you notice that Long & Foster Real Estate, Inc. ("Long & Foster"), also doing business as Northrop Realty[1] ,and the settlement service providers listed in the table below are part of a family of companies (the "Affiliated Companies") owned by HomeServices of America, Inc. ("HSoA"), and each may refer to you the services of another. The percentage of indirect ownership interest held by HSOA in each Affiliated Company is indicated in the table. In addition, HomeServices Title Holdings, LLC, a wholly-owned subsidiary of HSoA, indirectly owns 11.5% of Title Resources Guaranty Company ("TRG"), which may provide title insurance services for any of the affiliate companies listed in Section A below. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

In addition, while neither Long & Foster nor its affiliates have common ownership with Cinch Home Services, Inc. ("Cinch Home Services") or Super Home Inc. ("Super"), Long & Foster Insurance Agency does advertise Cinch Home Services and Super for a fixed service fee.

Mid-States Title Insurance Agency, LLC, a Long & Foster affiliate, has business relationships with the following unaffiliated closing attorneys, pursuant to which Mid-States Title Insurance Agency, LLC advertises these firms for a fixed service fee: Crawford Law Group, PLLC; Giordano & Gagne, LLC; Midtown Law Group, PLLC; Scott and Shuman, P.A.; Shaheen Law Firm, P.C., and Shreves, Schudel, Saunders, Parello & Clarke, PLLC.

AFFILIATED COMPANIES	
SECTION A: Settlement of Your Loan and / or Title Insurance	
Attorneys Title Holdings, Incorporated (NC) (100%)	RGS Title LLC (VA, MD, DC, WV) (100%)
Bon Air/Long & Foster Title Agency LLC (VA) (50%)	Sage Premier Settlements (PA, NJ) (d/b/a of Sage Title Group, LLC) (100%)
Infinity Settlement Agency (PA) (d/b/a of Sage Title Group, LLC) (100%)	Sage Settlement Group (PA) (d/b/a of Sage Title Group, LLC) (100%)
Infinity Title Agency (NJ) (d/b/a of Sage Title Group, LLC) (100%)	Sage Title Group, LLC (VA, MD, DE, DC, WV) (100%)
Realm Title Agency, LLC (VA, MD, DE) (51%) [2]	Trident Land Transfer Company LP (PA, DE) (100%)
RGS Property Closing Services (PA) (d/b/a of RGS Title LLC) (100%)	Trident Land Transfer Company (NJ), LLC (NJ) (49%)
SECTION B: Property / Hazard / Flood Insurance	
Long & Foster Insurance Agency (d/b/a of HomeServices Insurance, Inc.) (100%)	Trident Insurance Agency Company (d/b/a of HomeServices Insurance, Inc.) (100%)
SECTION C: Mortgage Services	
Prosperity Home Mortgage, LLC (100%)	
SECTION D: Property Inspection Services	
Insight Home Inspections (DC, DE, MD, NC, NJ, PA,VA) (d/b/a of Insight Home Inspections, LLC)(100%)	Insight Home Inspections Specialists (WV) (d/b/a of Insight Home Inspections, LLC)(100%)

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

PROVIDER	SETTLEMENT SERVICE	ESTIMATED RANGE OF CHARGES
Providers listed in **Section A** above	Settlement Fees, including Document Preparation, Title Search & Exam Fees, FinCEN Information Fee	$0-$2,250 Fees vary depending on transaction type and state
	Title Charges (may be provided by TRG)	See Title Insurance Chart below
Providers listed in **Section B** above	Homeowner's Insurance	$150 - $10,000 plus per year; charges may vary based on coverage requested and other factors including multi-unit properties. Flood Insurance is not included in this estimate but may be available for an additional fee and may be lender required.
Providers listed in **Section C** above	Loan Origination and Application	$0 - $1,765 (2% of loan amount on some bond products)
	Appraisal	$450 - $2,100
	Third Party Fees	$58 - $575 (credit report, tax service, flood cert, technology, and/or MERS)
Providers listed in **Section D** above	Property Inspection Services	$79-$3,900 (fees vary based on type/scope of inspection and size of property)

[continued on following page]

1 Northrop Realty is also a trade name for The Creig Northrop Team, P.C. ("Northrop"), a separate realty company that operates under Long & Foster's real estate license. Northrop is not an "Affiliated Company" as that term is used in this Affiliated Business Arrangement Disclosure.

2 Realm Title Agency, LLC is 49% owned by an unaffiliated entity in which an independent contractor real estate agent of Long & Foster, Creig Northrop, has an ownership interest. Accordingly, the referral of a customer (including you) to Realm Title Agency, LLC may provide Mr. Northrop with a financial or other benefit.

TITLE INSURANCE FOR AFFILIATES

ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER

STATE	SALES PRICE	PREMIUM FOR AFFILIATES
DC	First $250,000 $250,001 - $500,000 $500,001 - $1,000,000 $1,000,001-$5,000,000	$6.84 per $1,000 of coverage add $6.12 per $1,000 of coverage add $5.40 per $1,000 of coverage add $4.68 per $1,000 of coverage Simultaneous issue of Lenders' Policy (DC) is $100. Closing Protection Letter (CPL) per Lender Policy is $50.
DE	First $100,000 $100,001 - $1,000,000 $1,000,001-$5,000,000	$4.60 per $1,000 of coverage add $3.90 per $1,000 of coverage add $3.25 per $1,000 of coverage Enhanced policy is 120% of above rates. Simultaneous issue of Lenders' Policy (DE) is $25. Lender required endorsements are $50 each. Closing Protection Letter (CPL) per Lender Policy is $125.
MD	First $250,000 $250,001 - $500,000 $500,001 - $1,000,000 $1,000,001- $5,000,000	$6.46 per $1,000 of coverage add $5.51 per $1,000 of coverage add $4.73 per $1,000 of coverage add $3.73 per $1,000 of coverage Simultaneous issue of Lenders' Policy (MD) is $275. Closing Protection Letter (CPL) per Lender Policy is $55.
NJ	First $100,000 $100,001 - $500,000 $500,001 - $2,000,000	$5.25 per $1,000 of coverage add $4.25 per $1,000 of coverage add $2.75 per $1,000 of coverage Enhanced policy is 120% of above rates. Simultaneous issue of Lenders' Policy is $25. Lender required endorsements are $25 each. Closing Service Letter per Lender Policy is $75.
NC	First $100,000 $100,001 - $500,000 $500,001 - $2,000,000 $2,000,001 - $7,000,000	$2.54 per $1,000 of coverage add $1.98 per $1,000 of coverage add $1.29 per $1,000 of coverage add $0.99 per $1,000 of coverage Enhanced policy 120% of above rates. Simultaneous issue of Lenders' Policy is $26. Closing Protection Letter is an additional 10% if lenders' policy issued. Premium for issuance of commitment is $15. Lender required endorsements are $20 each.
PA	First $30,000 $30,001 - $45,000 $45,001 - $100,000 $100,001 - $500,000 $500,001 - $1,000,000 $1,000,001-$2,000,000	$569.00 flat fee add $7.41 per $1,000 of coverage add $6.27 per $1,000 of coverage add $5.70 per $1,000 of coverage add $4.56 per $1,000 of coverage add $3.42 per $1,000 of coverage Lender-required endorsements (PA) are $50-$500. Closing Protection Letter (CPL) per Lender Policy is $125.
VA	First $250,000 $250,001 - $500,000 $500,001 - $1,000,000 $1,000,001- $2,000,000	$5.17 per $1,000 of coverage $4.90 per $1,000 of coverage $4.50 per $1,000 of coverage $2.97 per $1,000 of coverage Simultaneous issue of Lender's Policy (VA) is $200. Closing Protection Letter (CPL) per Lender Policy is $35.
WV	First $100,000 $100,001 - $1,000,000 $1,000,001 - $5,000,000	$4.80 per $1,000 of coverage add $3.60 per $1,000 of coverage add $2.40 per $1,000 of coverage Enhanced policy is 120% surcharge of the base rate. Simultaneous issue of Lender's Policy is $200. Title insurance commitment fee per policy will not exceed $100.

CONTRACTED PROVIDERS

PROVIDER	SETTLEMENT SERVICE	ESTIMATED RANGE OF CHARGES
Cinch Home Services	Home Warranty	$459 - $2,062, depending on property and coverage options
Super	Home Warranty	$449 - $5,214, depending on property and coverage options

ACKNOWLEDGEMENT: I/we have read this disclosure form and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit. I/we also understand that Long & Foster receives fixed fees for advertising, and related services performed for Cinch Home Services and Super.

Signed by:
Venu G Vejerla
1A9A2B340FD74AC...
6/8/2026

Signature (Date)

Signed by:
Gayatri Pakalapati
B884A236755C470...
6/8/2026

Signature (Date)

SMOKE ALARM LAWS

Maryland REALTORS®

AS OF JANUARY 1, 2018 - MARYLAND LAW REQUIRES:

IF BATTERY OPERATED ONLY, ALARM MUST:

- Be powered by 10-year sealed battery
- Have a silence/hush feature

ONE ALARM MUST BE LOCATED ON EACH LEVEL OF THE DWELLING INCLUDING THE BASEMENT

IF HARDWIRED ALTERNATING CURRENT (AC) ALARM:

- May NOT be older than 10 years from the date of manufacture*

NOTE: REGARDLESS OF WHEN BUILT, battery operated only alarms must be powered by 10-year sealed batteries, and no unit, whether battery operated or AC, may be older than 10 years. Types of alarms found in homes have changed over time based on requirements at the time of construction.

BUILT BEFORE 7/1/75	BUILT BETWEEN 7/1/75 - 1/1/89	BUILT BETWEEN 1/1/89 - 7/1/90	BUILT BETWEEN 7/1/90 - 7/1/13	BUILT AFTER 7/1/13
B *OR* AC	AC	AC—AC	AC—AC with BB	AC—AC with BB *OR* 2nd ⚡
Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s)	Located: Each hallway outside bedroom(s) **AND** in each bedroom

BE AWARE

- Hardwired AC Alarms must be replaced with hardwired alarms of the same type.
- Additional alarms required as of January 1, 2018 (such as in basement) may be battery operated if they are 10-year sealed battery alarms with a silence/hush button feature.
- A seller who fails to comply with the law is subject to a fine, imprisonment, or both.
- As required by law, any information about alarms that is shared with a REALTOR® is considered a material fact that must be disclosed to all parties.

***NOTE: Date of manufacture will be marked on back of smoke alarm. If no date is printed on device, it should not be used.**

KEY

- B — B: Battery powered alarm
- AC — AC: Alarm powered by alternating current (hardwired)
- AC — AC-AC: Hardwired interconnected alarm
- BB — BB: Battery Backup
- 2nd ⚡ — Approved alternate secondary power source

Initial VGV Initial GP

Updated January 2024

FREDERICK COUNTY ASSOCIATION OF REALTORS®

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated ______________________________

between______________________ ______________________ ____________________ ______________________ (Buyer) and

__________ Venu G Vejerla __________ Gayatri __ Pakalapati __________ (Seller) for the property

located in the County of Frederick, State of Maryland, described as

5861 Oakdale Village Rd __________ Ijamsville , MD 21754 __________ (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.
2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175*:*** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) 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 an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any questions concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.
3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA)*:*** <u>The property may be part of a Special Taxing District or Community Development Authority (CDA).</u> There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

   <u>If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer 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 being purchased. 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, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.</u>

   - The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is $ ____________.
   - The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is __________ .
   - Any tax or fee of the Special Taxing District or Community Development Authority against the property
     ☐ is delinquent or ☐ is not delinquent.

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

   https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx

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

5. **MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE: This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.**

   The Maryland Piedmont Reliability Project ("Project") is a PROPOSED 500kV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll or Frederick County, it is strongly advised that you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly.

   Project website:
   https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp

   Maryland Public Service Commission website: **https://www.psc.state.md.us/**

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:**
   The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at **https://www.fcps.org/** or call 240-586-8454.

Signed by:
Venu G Vejerla 6/8/2026
1A9A2B340FD74AC...

Seller	Date	Buyer	Date

Signed by:
Gayatri Pakalapati 6/8/2026
B884A236755C470...

Seller	Date	Buyer	Date

Maryland
DEPARTMENT OF LABOR

Division of Occupational and Professional Licensing
Maryland Real Estate Commission
100 S. Charles Street, Tower 1
Baltimore, MD 21201

ATTENTION PROSPECTIVE PURCHASERS
PLEASE READ THIS SIGN CAREFULLY

This is to advise you that the agent who is conducting this Open House REPRESENTS THE SELLER(S) AND IS REQUIRED BY LAW TO PROMOTE THE INTERESTS OF THE SELLER(S).

ANY INFORMATION YOU GIVE THIS AGENT IS NOT CONSIDERED CONFIDENTIAL under the Maryland Real Estate Brokers Act and could be disclosed to the seller of this property.

You, as a buyer, are entitled to have someone represent you as a buyer's agent if you are interested in this property. The duties of a buyer's agent include helping you to evaluate the property, prepare an offer on the property, and negotiate in your best interests.

02/01/2025

Initial VGV Initial GP

Mutual Agreement to Mediate & Arbitrate Certain Disputes
Listing Agreement (or similar sell-side agency or representation agreement)

This Mutual Agreement to Mediate & Arbitrate Certain Disputes (this "Mediation & Arbitration Agreement") is hereby incorporated into and made part of Client's/Customer's Listing Agreement (or similar sell-side agency or representation agreement) (the "Agreement") as if it were set forth in full in the Agreement. Client/Customer is referred to below as "you" or "your"; Long & Foster Real Estate, Inc. (dba Evers & Company Real Estate, Fonville Morisey Realty, Northrop Realty, Urban Pace, and Virginia Properties) is referred to as "Broker"; and Broker and its ultimate parent company, HomeServices of America, Inc., and their affiliates, subsidiaries, employees, and agents are collectively referred to as "Broker-Related Party". Broker-Related Party and you are individually referred to as a "party," and, collectively, the "parties." Any Broker-Related Party may enforce this Mediation & Arbitration Agreement and the Agreement.

The Agreement may contain certain dispute-resolution terms, provisions, or sections that conflict, in whole or in part, with the terms of this Mediation & Arbitration Agreement. Client/Customer and Broker hereby agree that any conflicting dispute-resolution terms, provisions, or sections in the Agreement are stricken in their entirety, and that the terms of this Mediation & Arbitration Agreement supersede and replace all such conflicting dispute-resolution terms, provisions, or sections in their entirety.

Agreement to Mediate and Small Claims Option:

If a dispute or other claim or controversy between you and a Broker-Related Party (collectively, "Claims") arises out of the Agreement, or a breach of the Agreement, and if the parties cannot settle the Claims informally, then the parties first must attempt to resolve the Claims by mediation administered by the American Arbitration Association ("AAA") under its Commercial Mediation Procedures in effect on the date of the Agreement (**www.ADR.org**).

If you can show that you cannot afford the initial mediation fee, if any, then the Broker-Related Party will pay that initial mediation fee, but you must pay your own attorney's fees and costs for the mediation and your pro rata share of the AAA's post-filing mediation fees and costs. If a small-claims or equivalent court ("Small Claims Court") in the county where your property is located (the "County Jurisdiction") has jurisdiction over the Claims, and you want to resolve the Claims in the Small Claims Court, then the Broker-Related Party will waive the mediation and arbitration requirements in this Mediation & Arbitration Agreement and the parties will finally resolve the Claims in the Small Claims Court, on the condition that you waive in writing your rights, if any, to (a) appeal the final judgment or decision of the Small Claims Court; or (b) remove or transfer the case from the Small Claims Court to another court.

Agreement to Arbitrate and Excluded Claims:

If the parties cannot resolve the Claims as set forth above, then, unless limited below, they must submit and resolve the Claims using binding arbitration conducted by the AAA under its Commercial Arbitration Rules ("AAA Rules") (see **www.ADR.org**) in effect on the date of the Agreement, except to the extent that this Mediation & Arbitration Agreement conflicts with the AAA Rules. Alternatively, the parties may agree in writing to use another arbitration provider and/or different rules for the arbitration. You are not, however, required to arbitrate Claims that you are authorized by law or regulation to file in an administrative agency, commission, or board, unless the law or regulations governing these types of Claims require or allow you to first bring them in arbitration.

Arbitration & Arbitrator:

The Broker-Related Party or you must commence the arbitration by filing a written demand with the AAA (or the other chosen arbitration provider). The arbitration will take place in the County Jurisdiction. If you can show that you cannot afford the initial arbitration filing fee, then the Broker-Related Party will pay your initial filing fee, but you must pay your own attorney's and expert fees and costs and your pro rata share of the AAA's or other arbitration provider's post-filing fees and costs. The AAA or other arbitration provider must designate one neutral arbitrator for the arbitration. The Agreement and the listing and sale or rental of your property evidences a transaction involving interstate commerce and it must be interpreted as such and the arbitration conducted under the Federal Arbitration Act ("FAA").

The arbitrator will have the exclusive authority to resolve any Claims between the parties relating to the formation, enforceability, enforcement (including by non-signatories to the Agreement), applicability, waiver, or interpretation of this Mediation & Arbitration Agreement under the FAA, including whether all or any part of this Mediation & Arbitration Agreement is void or voidable. The arbitrator must rule on (a) his or her jurisdiction, including any objections with respect to the existence, scope, or validity of this Mediation & Arbitration Agreement; (b) the arbitrability of any Claims; and (c) the existence or validity of the Agreement. The arbitrator must interpret this Mediation & Arbitration Agreement as an enforceable contract independent of the other terms of the Agreement, and the arbitrator's decision that the Agreement, or any other part of the Agreement, is null and void will not for that reason alone render this Mediation & Arbitration Agreement as invalid or unenforceable.

Discovery and Confidentiality:

The arbitrator may order discovery sufficient to enable a full and fair exploration of the facts and legal issues underlying the Claims, consistent with the expedited nature of arbitration. The parties and the arbitrator must keep all aspects of the arbitration confidential and not make them part of the public record, including all (a) pleadings, motions, discovery, memoranda, and other work product in the parties' or the arbitrator's files that were prepared for use in an arbitration hearing or conference or used in an arbitral award; and (b) communications made by or to a party, the arbitrator, or any other person in or in connection with the arbitration (the "Confidential Materials"). The parties must not disclose any Confidential Materials in any judicial or administrative proceeding, except that a party may disclose certain Confidential Materials if the parties agree in writing to waive confidentiality over the Confidential Materials.

Award Limitations:

The arbitrator may award a party any remedy that would have been available had the parties litigated the Claims in court, including money damages and injunctive relief. The arbitrator, however, cannot issue any award that includes any punitive, special, consequential, incidental, indirect, or exemplary damages. Any arbitrator determination, finding, or award will be final and binding on the parties, and either party may confirm any of them in a court with jurisdiction in the County Jurisdiction. A party cannot arbitrate any Claims unless the party commences the arbitration within the statutes of limitation governing the Claims.

Jury Waiver & Class Action Waiver:

THE PARTIES WILL HAVE ALL THE RIGHTS AND BENEFITS OF ARBITRATION, BUT THEY ARE HEREBY GIVING UP THEIR RIGHTS TO RESOLVE THEIR CLAIMS IN A COURT OR JURY TRIAL. **The parties must submit their own, individual Claims for resolution in the arbitration. The parties hereby waive the following rights:** (a) the right to represent the interests of any other person or join or consolidate any Claims by or against third parties; (b) the right to bring, join, or maintain any Claims (in arbitration or otherwise) where the party or another person seeks to act (i) as a representative or member of a class, collective, or mass action, (ii) in the general-public interest, or (iii) in any private-attorney-general capacity; and (c) the right to participate in a class-action lawsuit or class-wide arbitration; and (d) the right to participate as a representative or member in a class arbitration or any consolidation of individual arbitrations (collectively, the "Class Action Waivers"). The Class Action Waivers will control and supersede any contrary agreements, statements, or rules in the AAA Rules or other arbitration provider's rules.

Validity

If any part of this Mediation & Arbitration Agreement, other than the Class Action Waivers, is determined to be invalid or unenforceable, then the remaining parts this Mediation & Arbitration Agreement still will remain fully enforceable. If any part of the Class Action Waivers is determined to be unenforceable against a party or another person, then the party or the other person will have the unilateral right to determine whether to proceed in arbitration or require that the Claims be brought in a court with jurisdiction over the Claims, on the condition that a determination that the Class Action Waivers are unenforceable will be subject to appeal.

Signed by:
Venu G Vejerla 6/8/2026
1A9A2B340FD74AC...
Client/Customer Signature Date

Signed by:
Gayatri Pakalapati 6/8/2026
B884A236755C470...
Client/Customer Signature Date

Client/Customer Signature Date

Client/Customer Signature Date

Long & Foster Real Estate, Inc.

DocuSigned by:
6/8/2026
AB54055235B547D...
Agent Signature Date

DocuSigned by:
Tim Blanchfield 6/8/2026
16BCE69E0B1E4C1...
Branch Manager Signature Date

FURTHER ASSISTANCE

If you believe you have been discriminated against in a housing transaction, you may file a complaint for investigation by a public or private agency.

Board of REALTORS®
Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment by a REALTOR® in the purchase or rental of housing. Local Associations of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a violation of the Code of Ethics is proven to have occurred.

Find Your Local Board of REALTORS®
nar.realtor/leadrshp.nsf/vwWebAssoc?ReadForm

U.S. Department of Housing and Urban Development (HUD)
The U.S. Department of Housing and Urban Development will review your claim and may take legal action if evidence shows that illegal housing discrimination occurred. Complaints alleging discrimination in housing may be filed by phone or online.

HUD's Discrimination Hotline
1-800-669-9777 (1-800-927-9275 for TTY)

HUD Online Complaint Filing
hud.gov/program_offices/fair_housing_equal_opp/online-complaint

State or Local Human Rights or Civil Rights Agency
Your state or city may have a local government agency that will investigate your claim of discrimination.
For more information:
hud.gov/program_offices/fair_housing_equal_opp/partners/FHAP/agencies

Private Fair Housing Organizations
Many nonprofit fair housing groups will investigate claims of discrimination for free.
For more information:
nationalfairhousing.org/get-local-help

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WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING

REALTORS® are members of the National Association of REALTORS®.

430 North Michigan Avenue • Chicago, IL 60611-4087
800.874.6500 • nar.realtor

Item # 166-799
(02/25 ENV)

NATIONAL ASSOCIATION OF REALTORS®

WHAT EVERYONE SHOULD KNOW ABOUT EQUAL OPPORTUNITY IN HOUSING

The sale or purchase of a home is one of the most significant events in a person or a family's life. It is more than a transaction. It shapes the hopes, dreams, aspirations, and economic destiny of those involved. Federal, state, and local laws, along with the REALTOR® Code of Ethics, protect people from discrimination when they are renting or buying a home, getting a mortgage, or engaging in other housing-related activities.

REALTOR® COMMITMENT TO EQUAL OPPORTUNITY

The term REALTOR® identifies a licensed real estate professional who is a member of the NATIONAL ASSOCIATION OF REALTORS®. REALTORS® conduct their business in accordance with a strict Code of Ethics. Article 10 of the Code provides that REALTORS® shall not deny equal professional services to anyone because of their race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. A request that a REALTOR® act in a discriminatory manner in the sale, lease, or rental of property cannot legally or ethically be fulfilled by a REALTOR®.

FAIR HOUSING RIGHTS & RESPONSIBILITIES

The home seeker, the home seller, and the real estate professional have rights and responsibilities under the federal Fair Housing Act, as well as other federal, state and local laws.

FOR THE HOME SEEKER

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, or engaging in other housing-related activities. You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap (disability), familial status (presence of children under 18 in the household), or national origin. Additionally, when working with a REALTOR®, you can expect that your housing search will be free from discrimination based on sexual orientation or gender identity. State and local laws may add further protections.

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This includes the right to expect:

- Equal professional service from your real estate practitioner;
- The opportunity to consider a broad range of housing choices and neighborhoods;
- Fair and equal treatment in the terms and conditions for home sale and rental, including in the financing, appraising or insuring of housing;
- Reasonable accommodations in rules, practices and procedures for persons with disabilities; and
- To be free from harassment or intimidation for exercising your fair housing rights.

FOR THE HOME SELLER

As a home seller or landlord, you are required by federal law to do business with prospective purchasers or renters without regard to their race, color, religion, sex, handicap (disability), familial status (presence of children under 18 in the household), or national origin. State and local laws may prohibit discrimination based on additional characteristics, such as veteran status or sexual orientation. You may not instruct the licensed real estate broker or agent to put any limitations on the sale or rental of property based on these characteristics, because the real estate professional is also bound by law not to discriminate.

Under the Fair Housing Act, a seller or landlord may not treat prospective buyers or tenants differently because of their race, color, religion, sex, handicap, familial status, or national origin. A seller may not, based on these characteristics:

- Advertise a preference for certain buyers or tenants;
- Falsely represent that a property is unavailable for sale or rent; or
- Establish different terms or conditions in any aspect of the purchase or rental of housing.

FOR THE REAL ESTATE PROFESSIONAL

Agents in a real estate transaction, whether they are REALTORS® or not, are prohibited by federal law from discriminating based on race, color, religion, sex, handicap, familial status, or national origin. In addition, the REALTOR® Code of Ethics prohibits REALTORS® from discriminating because of sexual orientation or gender identity. State and local laws may also prohibit discrimination based on additional characteristics.

REALTORS® may not, because of a client or prospective client's race, color, religion, sex, handicap, familial status, national origin, sexual orientation or gender identity:

- Refuse to sell or rent housing;
- Set different terms or conditions in any aspect of the sale, rental, or financing;
- Represent that housing is unavailable for inspection, sale, or rental, when in fact it is;
- Steer a buyer or renter to a particular neighborhood; or
- Make a statement or publish an advertisement indicating a preference or limitation.

Maryland REALTORS®

EQUAL HOUSING OPPORTUNITY

FAIR HOUSING ACT

When does a REALTOR® use the Equal Housing Opportunity logo?

EQUAL HOUSING OPPORTUNITY

The Fair Housing Act itself does not require the use of the Equal Housing Opportunity logo or slogan, "Equal Housing Opportunity," in any ad. However, using the logo regularly is good evidence of the company's commitment to fair housing compliance. The Equal Housing Opportunity logo is a picture of a small house with the words "Equal Housing Opportunity" directly beneath it. The small house picture cannot be used without the words "Equal Housing Opportunity" beneath it, but the words can be used without the small house pictured.

According to HUD guidelines, all advertising of residential real estate for sale or rent should contain an equal housing opportunity logotype, statement, or slogan as a means of educating the home-seeking public that the property is available to all persons, regardless of race, color, religion, sex, handicap, familial status, or national origin. The choice of logotype, statement, or slogan will depend on the type of media used and the size of the advertisement.

EQUAL HOUSING OPPORTUNITY

GET THE EQUAL HOUSING OPPORTUNITY LOGO:

Go to www.hud.gov Search... Equal Housing Logo

ADD THE EQUAL HOUSING OPPORTUNITY STATEMENT TO YOUR BUSINESS PLAN:

We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, disability, familial status, or national origin.

Guidelines for Using the Equal Housing Opportunity Logo
(in all ads of four column inches or larger) are available at: www.hud.gov/fairhousing

GET THE HUD FAIR HOUSING POSTER:

Go to www.hud.gov/fairhousing Search... Poster

Fair Housing regulations require the display of the HUD Fair Housing Poster at the brokerage office and at dwellings under construction

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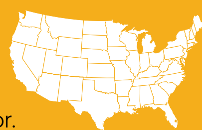
Maryland REALTORS®

EQUAL HOUSING OPPORTUNITY

PROTECTED CLASSES AND THEIR DEFINITIONS

FEDERAL



- **COLOR:** Pertaining to a person's skin color.
- **FAMILIAL STATUS:** Families in which one or more children under 18 lives with: a parent; a person who has legal custody of the child or children; or the designee of the parent or legal custodian, with the parent or custodian's written permission. Familial status protection also applies to pregnant women and anyone securing legal custody of a child under 18.
- **NATIONAL ORIGIN:** Refers to the geographic area in which a person was born, or from where their ancestors came.
- **PHYSICAL OR MENTAL DISABILITY:** In reference to you or someone close to you who: has a physical or mental disability (such as hearing, mobility, and visual impairments, including use of a guide dog; drug addiction and alcoholism, mental illness, intellectual or developmental disability, HIV or AIDS, or cancer) that substantially limits one or more major life activities; has a record of such a disability; or is regarded as having such a disability.
- **RACE:** Categories of physical characteristics and/or genetic groupings of human populations.
- **RELIGION:** Participation with one of the world's structured religions; one's spiritual beliefs; inference of religion by place of worship.
- **SEX** (i.e., gender): Sexual orientation or gender identity per Presidential Feb 11, 2021 Exec. Order - see respective definitions.

MARYLAND

Includes All Federal Protections Listed Above Plus:

- **MARITAL STATUS:** The state of being single, married, separated, divorced, or widowed.
- **RACE:** The State of Maryland has expanded the definition of "race" to include traits associated with race including hair texture, afro hairstyles, and protective hairstyles (including braids, twists, and other hairstyles).
- **SEXUAL ORIENTATION:** A component of identity that includes a person's sexual and emotional attraction to another person and the behavior and/or social affiliation that may result from this attraction.
- **GENDER IDENTITY:** the gender-related identity, appearance, expression, or behavior of a person, regardless of the person's assigned sex at birth, which may be demonstrated by:
  1. Consistent and uniform assertion of the person's gender identity.
  2. Any other evidence that the gender identity is sincerely held as part of the person's core identity.
- **SOURCE OF INCOME:** Any lawful source of money that is paid to or for the benefit of a renter or buyer of housing and includes grants, loans, government assistance, alimony, child support, pensions, annuities, legal gifts, or investment earnings.
- **MILITARY STATUS:** A current member of the uniformed service, reserves, or their dependents.

LOCAL/COUNTIES

Includes all Federal and State protections listed and may include the following:

- **AGE:** Generally referring to adults 18 yrs & over.
- **ANCESTRY:** Line of descent.
- **CITIZENSHIP:** a person's actual or perceived immigration status.
- **CREED:** A person's beliefs; also, a summary of principles or opinions to which someone professes or adheres.
- **ETHNIC ORIGIN:** Cultural upbringing, including ceremonies and traditions.
- **FAMILY RESPONSIBILITY:** Refers to decisions based on an assumption of a person's care giving responsibilities, either childcare or care of another family member.
- **GENETICS:** Traits that are determined by genes or genetic mutations.
- **OCCUPATION:** The principal lawful activity of one's life, generally including students, welfare recipients and retired persons.
- **PERSONAL APPEARANCE:** The outward appearance of any person, irrespective of sex, with regard to hair style, facial hair, physical characteristics or manner of dress.
- **POLITICAL OPINION:** The opinion of persons relating to government, the conduct of government, political parties, candidates for election or elected office-holders.
- **PRESENCE OF CHILDREN:** Households that include the temporary custody or permanent occupancy of persons under the age of 18 years.
- **MILITARY VETERAN:** A person who is a former member of the U.S. Armed Forces, Reserves, or Maryland National Guard.

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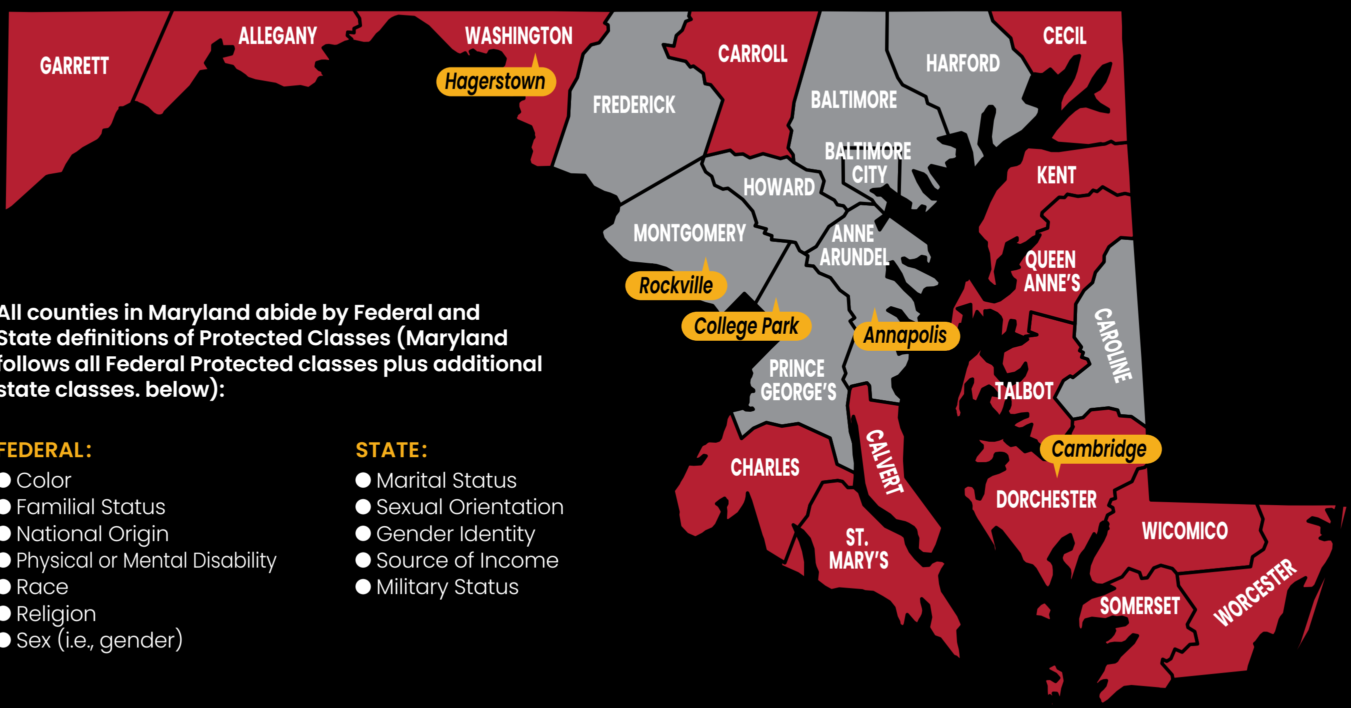
Visit our website, **mdrealtor.org/Legal-Resources/Fair-Housing** to learn more.

Maryland REALTORS®

EQUAL HOUSING OPPORTUNITY

MARYLAND REALTORS® PROMOTES FAIR HOUSING



All counties in Maryland abide by Federal and State definitions of Protected Classes (Maryland follows all Federal Protected classes plus additional state classes. below):

FEDERAL:

- Color
- Familial Status
- National Origin
- Physical or Mental Disability
- Race
- Religion
- Sex (i.e., gender)

STATE:

- Marital Status
- Sexual Orientation
- Gender Identity
- Source of Income
- Military Status

PROTECTED CLASSES

Maryland counties and Baltimore City follow all Federal Protected classes plus additional state classes; the counties that follow these standards only are highlighted in **red**. Several counties and cities have additional Protected Classes, as described below. **While Maryland REALTORS® makes every effort to keep this information up-to-date, counties and municipalities may change information at any time. Please check with your local jurisdiction to learn of any updates to fair housing in your area.**

ALLEGANY

ANNE ARUNDEL
- Age
- Ancestry
- Citizenship/Immigration
- Creed
- Occupation

Annapolis
- Citizenship/Immigration

BALTIMORE COUNTY
- Age
- Creed
- Military Veteran

BALTIMORE CITY
- Age
- Ancestry

CALVERT

CAROLINE
- Age

CARROLL

CECIL

CHARLES

DORCHESTER

Cambridge
- Age
- Ancestry
- Creed

FREDERICK COUNTY
- Age

GARRETT

HARFORD
- Age
- Creed
- Occupation
- Personal Appearance
- Political Opinion

HOWARD
- Age
- Citizenship/Immigration
- Creed
- Occupation
- Personal Appearance
- Political Opinion

KENT

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MONTGOMERY
- Age
- Ancestry
- Creed
- Family Responsibility
- Presence of Children

Rockville
- Age
- Ancestry
- Ethnic Origin
- Genetics
- Presence of Children
- Military Veteran

PRINCE GEORGE'S
- Age
- Citizenship/Immigration
- Occupation
- Personal Appearance
- Political Opinion

College Park
- Genetics

QUEEN ANNE'S

ST. MARY'S

SOMERSET

TALBOT

WASHINGTON

Hagerstown
- Age

WICOMICO

WORCESTER

Visit our website, **mdrealtor.org/Legal-Resources/Fair-Housing** to learn more.

Maryland REALTORS®

EQUAL HOUSING OPPORTUNITY

UNDER THE FAIR HOUSING ACT, IT IS ILLEGAL TO:

Refuse to rent to you or sell you housing because of your race, national origin, or any of the other Federal protected classes

Tell you housing is unavailable when in fact it is available

Show you apartments or homes only in certain neighborhoods

Set different terms, conditions, or privileges for sale or rental of a dwelling

Provide different housing services or facilities

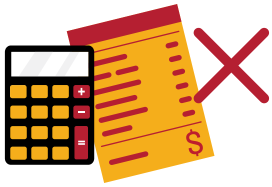
Advertise housing to preferred groups of people only

Fail to design and construct housing in an accessible manner

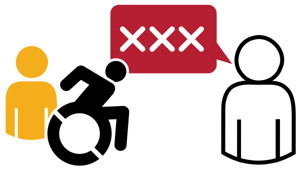
Deny you property insurance in a discriminatory manner

Conduct property appraisals in a discriminatory manner

Refuse to make reasonable accommodations for persons with a disability if the accommodation may be necessary to afford such person a reasonable and equal opportunity to use and enjoy a dwelling



Refuse to provide you with information regarding mortgage loans, deny you a mortgage loan, or impose different terms or conditions on a mortgage loan



Harass, coerce, intimidate, or interfere with anyone exercising or assisting someone else with their fair housing rights

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How Do You Recognize Housing Discrimination?

If You Believe Your Rights Have Been Violated:

Call the Maryland Commission on Civil Rights at (410) 767-8600 or to initiate an inquiry, visit: www.mccr.maryland.gov/Pages/Intake.aspx

Other resources include:

www.nationalfairhousing.org
www.fairhousingmd.org
www.mccr.maryland.gov

Visit our website, **mdrealtor.org/Legal-Resources/Fair-Housing** to learn more.

061424

MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED 06/08/2026 TO CONTRACT OF SALE

BUYER(S): ______ ______ , ______ ______

SELLER(S): Venu G Vejerla , Gayatri Pakalapati

PROPERTY: 5861 Oakdale Village Rd Ijamsville , MD 21754

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act (Act"), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

(i). The current monthly fees or assessments imposed by the homeowners association upon the lot;

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and

(iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

(i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and

(ii). Any pending claims, covenant violations actions, or notices of default against the lot; land

(5). A copy of:

(i). The articles of incorporation, the declaration, and all recorded covenants and estrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and

(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or $100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

- **A. Architectural Changes, Design, Color, Landscaping, Or Appearance;**
- **B. Occupancy Density;**
- **C. Kind, Number, Or Use Of Vehicles;**
- **D. Renting, Leasing, Mortgaging Or Conveying Property;**
- **E. Commercial Activity; Or**
- **F. Other Matters.**

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

		Signed by: Venu G Vejerla 1A9A2B340FD74AC...		6/8/2026
Buyer	Date	Seller	**Venu G Vejerla**	Date
		Signed by: Gayatri Pakalapati B884A236755C470...		6/8/2026
Buyer	Date	Seller	**Gayatri Pakalapati**	Date

LOCK BOX ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT
OR
EXCLUSIVE RIGHT TO LEASE RESIDENTIAL BROKERAGE AGREEMENT

ADDENDUM dated **06/08/26** to Exclusive Right to Sell Residential Brokerage Agreement or Exclusive Right to Lease Residential Brokerage Agreement between Seller or Lessor (Collectively referenced herein as "Seller")

Venu G Vejerla **Gayatri Pakalapati**

and Broker **Long & Foster Real Estate, Inc.**

for Property known as **5861 Oakdale Village Rd** **Ijamsville**, **MD 21754**

1. Upon execution of this Agreement, Broker will place or cause to be placed a lock box on Seller's Property in which the key to Seller's Property will be stored. Seller authorizes Broker to place a lock box on Seller's Property, and authorizes Broker, their agents, subagents and employees, licensed or certified appraisers, and other authorized users of the lock box services to access Seller's Property during the term of this Agreement. Seller, upon written notice to Broker, at any time, may terminate Broker's authority to place a lock box on the Property.

2. It is understood by Seller that there is a possibility that a person may use the lock box in an unauthorized manner, enter the Property and unlawfully remove personal property or destroy or damage the Property or personal property located therein. Accordingly, Seller agrees as follows:

(a) Seller acknowledges that Seller must take all necessary steps to safeguard and/or remove all valuables and other personal property now located in the Property.

(b) Seller acknowledges that it is not a requirement of Broker that Seller allow the use of a lock box.However, Seller has elected to use a lock box.

(c) If a tenant occupies the Property where the lock box will be placed, Seller acknowledges that Broker may not install the lock box upon the Property unless the Tenant consents to the use of said lock box as evidenced by the signature of the Tenant below.

(d) Seller acknowledges that neither the Broker, their agents, subagents and employees, other real estate licensees, licensed or certified appraisers, nor any local Board or Association of REALTORS® or other lock box service provider is an insurer against the loss or damage to Seller's Property, personal property or valuables. Seller acknowledges that Seller has been advised of the need to verify the existence of insurance for loss or damage to real and personal property, or to obtain such insurance through Seller's insurance agent.

3. In consideration of the Agreement of Broker named below to place or cause to be placed a lock box on the Property of the Seller, Seller hereby agrees that Seller shall hold harmless and indemnify Broker, their agents, subagents and employees, or other authorized users of the lock box services, licensed or certified appraisers who access the Property through the lock box, and the applicable REALTOR® board/association, its respective officers, directors, agents, servants and employees (collectively, the "Indemnified Parties"), of and from any liability for loss or damage sustained by Seller or others (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence) as a result of the installation or use or unauthorized use of said lock box by anyone on the Property of Seller. Seller does hereby expressly assume all risks of loss or damage to the above describeed Property and its furnishings, personal property and contents, if any, including any and all loss or damage which may be caused by the unauthorized use of the lock box (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence).

4. In the event Seller chooses to utilize a home security system or other means to allow access to the Property and elects not to place a lock box on the Property, Seller hereby agrees that Seller shall hold harmless and indemnify the Indemnified Parties of and from any liability for loss or damage sustained by Seller or others as a result of Sellers decision to utilize a home security system or other means to allow access to the Property and not to place a lock box on the Property

5. This Lock Box Addendum constitutes the sole agreement between the parties with respect to placing a lock box on the Property. If for any reason any of the terms of this Addendum shall be deemed by a court of competent jurisdiction to be unenforceable, this Addendum will continue in full force and effect and the unenforceable terms and conditions shall be deemed modified to the extent necessary to make those terms and conditions enforceable. This Addendum shall be governed by, and construed and enforced in accordance with the laws of the State of Maryland.

6. Receipt of a copy of this Addendum is hereby acknowledged by Seller.

Signed by:
Venu G Vejerla 6/8/2026
1A9A2B340FD74AC...
Seller/Landlord Date

Signed by:
Gayatri Pakalapati 6/8/2026
B884A236755C470...
Seller/Landlord Date

Long & Foster Real Estate, Inc.
Broker (Company Name)

DocuSigned by:
Tim Blanchfield 6/8/2026
16BCE69E0B1E4C1...
Broker or Authorized Representative Date

TENANT: The Tenant and Seller have discussed the safeguarding and insuring, during the listing period, of personal property and valuables located within said Property. The undersigned Tenant has read and agrees to the above provisions and consents to placement of a lock box on the Property and agrees to be bound personally to the terms and conditions of this Agreement.

Receipt of a copy hereby acknowledged by Tenant.

Tenant Date

Tenant Date

LONG & FOSTER REAL ESTATE

Electronic Signature Authorization to Listing Agreement

This addendum is made and entered into on **06/08/2026** to Listing Agreement ("Agreement") dated **06/08/2026**

between Broker: **Long & Foster Real Estate, Inc.** and Seller/Landlord:

Venu G Vejerla **Gayatri Pakalapati**

for property known as: **5861 Oakdale Village Rd** **Ijamsville**, **MD** **21754**

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 local or state legislation regarding Electronic Signatures and Transactions, the parties do hereby expressly authorize and agree to the use of electronic signatures as an additional method of signing and/or initialing this Agreement. The parties hereby agree that either party may electronically sign or initial, as appropriate, by utilizing a digital signature service. In the event a third-party to the transaction contemplated by this Agreement requires that any documents relative to the transaction be executed with hand-written signatures, then the parties agree to timely re-execute any necessary documents as required.

All other terms and conditions of this contract remain in full force and effect.

Signed by:
Venu G Vejerla
1A9A2B340FD74AC...
6/8/2026
Seller/Landlord Date

DocuSigned by:
Tim Blanchfield
16BCE69E0B1E4C1...
6/8/2026
Broker/Supervising Manager Date

Signed by:
Gayatri Pakalapati
B884A236755C470...
6/8/2026
Seller/Landlord Date

Anne Arundel County Association of REALTORS ®
RESIDENTIAL PROPERTY INFORMATION

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER DISCLOSURE made on 06/08/2026 ADDENDUM to the Contract of Sale dated ____________
between BUYER ____
and SELLER Venu G Vejerla Gayatri Pakalapati
for PROPERTY known as 5861 Oakdale Village Rd Ijamsville, MD 21754 .

1. PRIVATE ROAD AND/OR PRIVATE DRIVEWAY AGREEMENT(S):
Seller acknowledges that the Property (Seller to initial one) is _____ /________ OR Initial VGV / Initial GP is not subject to a ☐ private road; and/or ☐ private driveway agreement.
If "is" is initialed: Copy of Agreement(s) (attached) _____ /________ YES Initial VGV / Initial GP NO
If "NO" is initialed, explain: ____

2. EASEMENTS, RIGHT-OF-WAYS, AND/OR OTHER RESTRICTIONS:
Seller acknowledges that the Property (Seller to initial one) is _____ /________ OR Initial VGV / Initial GP is not subject to an ☐ easement(s); and/or, ☐ right-of-way; and/or, ☐ other restriction limiting or affecting the use of the property.
If "is" is initialed, explain: ____

3. IMPROVEMENTS:
The Seller has knowledge of agreements and/or notices with the local government to do work (including, but not limited to: road widening, paving, natural gas hookup, sewer/water hookup, etc.).
_____ /________ YES Initial VGV / Initial GP NO
If YES, explain: ____

4. AGRICULTURAL TRANSFER TAX:
Seller acknowledges that the Property (Seller to initial one) is _____ /________ OR Initial VGV / Initial GP is not subject to an Agricultural Land Transfer Tax.

5. RECORDED SUBDIVISION WITH RESTRICTIVE COVENANTS:
Seller acknowledges that the Property (Seller to initial one) is _____ /________ OR Initial VGV / Initial GP is not part of a recorded subdivision that has restrictive Covenants (however, no Homeowners Association exists).
If "is" is initialed, explain: ____

6. VOLUNTARY COMMUNITY ASSOCIATION:

Seller acknowledges that the Property (Seller to initial one) is _____ / _______ OR Initial VGV / Initial GP is not part of a Voluntary Community Association.

Fee: $__________ Payable (check one): ☐ Yearly ☐ Semi-Annually ☐ Quarterly ☐ Monthly

Voluntary Community Association on: ______________________________

Address: ______________________________

Phone/Email/Website: ______________________________

7. HOMEOWNERS AND/OR CONDOMINIUM ASSOCIATION(S):

Seller acknowledges that the Property (Seller to initial one) is Initial VGV / Initial GP OR _____ / _______ is not part of a recorded subdivision defined as a Homeowners Association, and/or, Condominium Association that has restrictive Covenants.

7.a. HOA and/or Condo Fees:

☒ Homeowners Association (HOA) (requires separate Notice)

Fee: $ 84.00 Payable (check one): ☐ Yearly ☐ Semi-Annually ☐ Quarterly ☒ Monthly

☐ Additional Homeowners Association (HOA) (requires separate Notice)

Fee: $__________ Payable (check one): ☐ Yearly ☐ Semi-Annually ☐ Quarterly ☐ Monthly

☐ Condominium Association (requires separate Notice)

Fee: $__________ Payable (check one): ☐ Yearly ☐ Semi-Annually ☐ Quarterly ☐ Monthly

7.b. Special Assessment(s):

Seller acknowledges that the Property (Seller to initial one) is _____ / _______ OR Initial VGV / Initial GP is not subject to a current or approved Special Assessment

If "is" is initialed, explain: ______________________________

Amount assessed $____________ Date(s) due: ____________ ☐ Supporting Documentation (attached)

7.c. HOA and/or Condo Contact Information:

Homeowners Association (HOA): CLAGETT ENTERPRISES

Address: PO BOX 97831 LAS VEGAS NV 89193-7831

Phone/Email/Website: (301) 663-6009 kschroyer@clagett.com

Additional HOA, if applicable: ______________________________

Address: ______________________________

Phone/Email/Website: ______________________________

Condominium Association: ______________________________

Address: ______________________________

Phone/Email/Website: ______________________________

8. ADDITIONAL INFORMATION:

Name of Homeowner's Insurance Company/Broker: Westwood Insurance Agency
6320 Canoga Avenue, Suite 500
Woodland Hills, CA 91367
Billing & Payments – 800.723.0698
Other Inquiries – 800.676.5066

☐ YES ☒ NO Seller has provided a Comprehensive Loss Underwriting Exchange (CLUE) Report.

☐ YES ☒ NO Seller carries Flood Insurance.

If YES, explain: ____________________

☐ YES ☒ NO Seller has provided a copy of the Flood Insurance Policy.

☐ YES ☒ NO Seller has provided a copy of the Elevation Certificate.

X NO ~~YES~~ XXX ☒ NO Seller has provided a copy of a Location Drawing or Boundary Survey.

☐ YES ☒ NO Seller has provided a copy of Seller's Owners and/or Lenders Title Insurance.

9. LIMITED WARRANTY:

____ / ____ Seller waives the purchase of a home warranty at the time of listing the property for sale; OR
Initial Initial

VGV / GP Seller elects to purchase a CINCH home warranty at a cost not to exceed $ 719.00 .

		Signed by: Venu G Vejerla 1A9A2B340FD74AC...	6/8/2026
BUYER	DATE	SELLER	DATE
		Signed by: Gayatri Pakalapati B884A236755C470...	6/8/2026
BUYER	DATE	SELLER	DATE

SHW

Invoice generated: 06-09-2026

INVOICE

P.O. BOX 650815

DALLAS, TX 75265-9903

Questions?
(877) 710-5095

To Place an Order Visit:
www.CinchHS.com/LNF

Application Number:	13223750
Warranty Number:	13223750
Effective Date:	06/09/2026
Expiration Date:	12/08/2026
Warranty Type:	SELLER
Closing Date:	N/A

BROKER INFORMATION

MEMBER NUMBER: 12556

MARINA YOUSEFIAN
LONG & FOSTER SEVERNA PARK
541-B BALTIMORE ANNAPOLIS BLVD,
SEVERNA PARK, MD 21146

APPLICANT INFORMATION

VENU G VEJERLA
GAYATRI PAKALAPATI
5861 OAKDALE VILLAGE RD
IJAMSVILLE, MD 21754

COMPLETE HOME **Deductible:** $100.00

Base Price:		$669.00
Seller Air And Heat	1	$50.00
Option(s) Subtotal:		$50.00
Total Plan Price:		**$719.00**

Please make check payable to "Cinch Home Services"

For Uninterrupted Coverage, Please Pay Within 7 days of Closing

All plans are issued by HomeSure Services, Inc., except in the following states where they are issued by the identified entity: in AL, AZ, FL, IL, IA, MA, NV, NH, NM, NY, NC, OK, SC, TX, UT, VT, WA, WI and WY by HomeSure of America, Inc.; in CA by California Cinch Home Services Inc., CA LIC #3356-3; in VA and OR by HomeSure of Virginia, Inc. Claims administration of the plans is provided by Cinch Home Services, Inc., OR CCB #202158, and repair and replacement services at the property are provided by independent Service Professionals.

THANK YOU FOR YOUR ORDER

TO FILE A CLAIM CALL (877) 710-5095

Please complete and submit bottom portion with payment at closing.

The information below MUST be completed to ensure that buyer's coverage begins immediately.

Homebuyers Name(s): ______________________________

Closing Date: ______________ **Check Number:** ______________