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To register an offer, please email listing Delilah Dane @ delilah.dane@redfin.com.
Please text me once you send your offer so we make sure your offer doesn't get spammed.

LISTING AGENT INFORMATION:

OFFICE CODE: REFC2

AGENT: Delilah Dane

AGENT LICENSE NUMBER: MD-532610 D.C-SP40002325

MRIS ID: 77522

CELL PHONE: 301-717-7755

BROKER: Bryan Waters

BROKER LICENSE NUMBER: MD-634741

OFFICE NUMBER: 301-658-4186

ADDRESS: 500 Gaither Road, Rockville, MD, 20850 STE#580

LISTING COORDINATOR: Kristin Menefee kristin.menefee@redfin.com

INFORMATION NECESSARY FOR MAKING AN OFFER

Owner(s): Edith A Puente Living Trust
John Puente, James L Puente, Trustee

Address: 13102 Hugo Pl, Silver Spring, MD 20906

PLEASE use the **GCAAR** contract and **GCAAR** addenda when submitting an offer on any Montgomery County Property.

- **Please include the title company in your offer.**
- **Please send your entire offer in ONE PDF file including reputable lender's pre-approval.**
- **Please add a summary of your offer in the body of the email.**

Cash buyers please include proof of funds

FYI's:

- You do not need to submit a Consent for Dual Agency form if you are not a Redfin agent.
- Please **DO NOT** include your Buyer Agency Agreement, or the Lead Pamphlet.
- You do need to include the Escrow Agreement form if your broker is not holding the earnest money deposit.
- Add the buyer's names on the disclosures
- If you are writing a cash offer, proof of assets will be required.

Title Co. (preferred):

Title Forward

Brad Smith
Bradley.smith@titleforward.com
240-432-2841

All offers will be presented in the order they were received. The listing will be kept Active in Bright MLS until the contract is fully executed with no missing initials or signatures. I appreciate your interest, and we look forward to working with you!

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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 5/11/2026 to the Contract of Sale between Buyer_____
and Seller Edith A Puente Living Trust
for the Property known as 13102 Hugo Pl Silver Spring MD 20906.

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 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
(x) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

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

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

OR

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

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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.

DocuSigned by:
John Puente 5/11/2026
Seller's Signature Date

Buyer's Signature Date

Signed by:
James L Puente, Trustee 5/11/2026
Seller's Signature Date

Buyer's Signature Date

DocuSigned by:
5/15/2026
Agent's Signature Date

Agent's Signature Date

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Inclusions/Exclusions Disclosure and/or Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 13102 Hugo Pl Silver Spring MD 20906

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment; plumbing and lighting fixtures; sump pump; attic and exhaust fans; storm windows; storm doors; screens; installed wall-to-wall carpeting; central vacuum system (with all hoses and attachments); shutters; window shades; blinds; window treatment hardware; mounting brackets for electronics components; smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY. The items checked below convey**. If more than one of an item conveys, the number of items shall be noted in the blank.

KITCHEN APPLIANCES
- ☐ ___ Stove/Range
- ☐ ___ Cooktop
- ☐ ___ Wall Oven
- ☐ ___ Microwave
- ☐ ___ Refrigerator
- ☐ ___ w/ Ice Maker
- ☐ ___ Wine Refrigerator
- ☐ ___ Dishwasher
- ☐ ___ Disposer
- ☐ ___ Separate Ice Maker
- ☐ ___ Separate Freezer
- ☐ ___ Trash Compactor

LAUNDRY
- ☐ ___ Washer
- ☐ ___ Dryer

ELECTRONICS
- ☐ ___ Security Cameras
- ☐ ___ Alarm System
- ☐ ___ Intercom
- ☐ ___ Satellite Dishes
- ☐ ___ Video Doorbell

LIVING AREAS
- ☐ ___ Fireplace Screen/Doors
- ☐ ___ Gas Logs
- ☐ ___ Ceiling Fans
- ☐ ___ Window Fans
- ☐ ___ Window Treatments

WATER/HVAC
- ☐ ___ Water Softener/Conditioner
- ☐ ___ Electronic Air Filter
- ☐ ___ Furnace Humidifier
- ☐ ___ Window AC Units

RECREATION
- ☐ ___ Hot Tub/Spa, Equipment & Cover
- ☐ ___ Pool Equipment & Cover
- ☐ ___ Sauna
- ☐ ___ Playground Equipment

OTHER
- ☐ ___ Storage Shed
- ☐ ___ Garage Door Opener
- ☐ ___ Garage Door Remote/Fob
- ☐ ___ Back-up Generator
- ☐ ___ Radon Remediation System
- ☐ ___ Solar Panels *(must include Solar Panel Seller Disclosure/Resale Addendum)*
- ☐ _____
- ☐ _____

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____
Kitchen Tabel and cabinet, Piano (unless buyer wants it), small furniture fixtures

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____
_____.

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

DocuSigned by: John Puente 5/11/2026
Seller 0862235A1B2D431... Date

Signed by: James L Puente, Trustee 5/11/2026
Seller 7E68D053C52049A... Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: *(Completed only after presentation to the Buyer)*
The Contract of Sale dated _____ between Seller Edith A Puente Living Trust and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller *(sign only after Buyer)* Date Buyer Date

Seller *(sign only after Buyer)* Date Buyer Date

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REALTOR®

GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

EQUAL HOUSING OPPORTUNITY

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 13102 Hugo Pl Silver Spring MD 20906

Legal Description: _____

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
   A. that has never been occupied; or
   B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

(1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
   (i) the purchaser; or
   (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

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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_____
Comments:_____
Is there any existing fire retardant treated plywood? ☐ Yes ☐ No ☐ Unknown
Comments:_____

4. Other Structural Systems, including exterior walls and floors:
Comments:_____
Any defects (structural or otherwise)? ☐ Yes ☐ No ☐ Unknown
Comments:_____
5. Plumbing system: Is the system in operating condition? ☐ Yes ☐ No ☐ Unknown
Comments:_____

6. Heating Systems: Is heat supplied to all finished rooms? ☐ Yes ☐ No ☐ Unknown
Comments:_____
Is the system in operating condition? ☐ Yes ☐ No ☐ Unknown
Comments:_____
7. Air Conditioning System: Is cooling supplied to all finished rooms? ☐Yes ☐ No ☐ Unknown ☐ Does Not Apply
Comments:_____
Is the system in operating condition? ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply
Comments:_____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
☐ Yes ☐ No. ☐ Unknown
Comments:_____

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

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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?
☐ Yes ☐ No ☐ Unknown
If yes, specify below
Comments:_____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?
o Yes o No 0 Unknown
Comments:_____

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

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

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Baycritical area or Designated Historic District?
☐ Yes ☐ No ☐ Unknown If yes, specify below
Comments:_____

18.Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?
☐ Yes ☐ No ☐ Unknown If yes, specify below
Comments:_____

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19. Are there any other material defects, including latent defects, affecting the physical condition of the property?
☐ Yes ☐ No ☐ Unknown
Comments:_____

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

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

Seller(s)_____Date_____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser_____ Date_____

Purchaser_____ Date_____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

(1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
(2) Would pose a direct threat to the health or safety of:
(i) the purchaser; or
(ii) an occupant of the real property, including a tenant or invitee of the purchaser.

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Does the seller(s) have actual knowledge of any latent defects? □ Yes ☒ No If yes, specify:

Seller DocuSigned by: John Puente Signed by: B2D431... Date 5/11/2026

Seller James L Puente, Trustee 7E53D053C52049A... Date 5/11/2026

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 _____

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Regulations, Easements and Assessments (REA) Disclosure and Addendum

(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 13102 Hugo Pl
City Silver Spring, State MD Zip 20906 between
Seller Edith A Puente Living Trust and
Buyer _____ is hereby
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.
  Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC),
  2425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4605. Web site:
  https://montgomeryplanningboard.org
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.
  Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov
- State Department of Assessments & Taxation (SDAT), 700 East Pratt Street, 2nd Floor, Suite 2700, Baltimore, MD, 21202
  Main Telephone Number: 410-767-1184. Website: sdat.dat.maryland.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? ☒ **Yes** ☐ **No**. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: Transfers by a personal representative (estate), guardian, conserva

2. **SMOKE DETECTORS: Maryland law requires that ALL smoke alarms be less than 10 years from date of manufacture. Also, BATTERY-ONLY operated smoke alarms must be sealed units incorporating a silence/hush button and long-life batteries.** Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf. In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.

3. **CARBON MONOXIDE DETECTORS: Montgomery County requires the owner of each occupied, single-unit, two-unit, and townhouse dwelling unit containing a fuel burning appliance or attached garage to have carbon monoxide detection and warning equipment.** Carbon monoxide alarms or detectors must be installed:

   1) outside of each separate dwelling unit sleeping area and in the immediate vicinity of the bedrooms; and
   2) on every occupiable level of a dwelling unit, including basements;

   and also must:

   1) be located on the wall, ceiling or other location as specified in the manufacturer's published instructions that accompany the unit; and
   2) be installed and maintained under NFPA 720.

   The specific Montgomery County Code section containing detailed information as to requirements, type, locations and exceptions can be found here: https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-134832#JD_26-8A

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4. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg? ☐ **Yes** ☒ **No**. If yes, Seller shall indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

5. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see https://www.montgomerycountymd.gov/green/air/radon.html for details) **A Single Family Home means a single family detached or attached residential building. Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation.** The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test MUST be performed and both Seller and Buyer MUST receive a copy of the radon test results. **If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.**

   Is Seller exempt from the Radon Test disclosure? ☒ **Yes** ☐ **No**. If yes, reason for exemption: Estate/Fiduciary Transfers: Transfers by

   Exemptions:
   - **A.** Property is NOT a "Single Family Home"
   - **B.** Transfer is an intra-family transfer under MD Tax Property Code Section 13-207
   - **C.** Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
   - **D.** Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
   - **E.** A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust
   - **F.** A transfer of a home to be converted by the buyer into a use other than residential or to be demolished
   - **G.** Property is located in the Town of Barnesville, Town of Kensington, or Town of Poolesville.

   If not exempt above, a copy of the radon test result is attached ☐ **Yes** ☐ **No**. If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.

   NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.

6. **AVAILABILITY OF WATER AND SEWER SERVICE:**
   - **A. Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
   - **B. Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx. For well and/or septic field locations, visit http://permittingservices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx, or for homes built before 1978, request an "as built" drawing in person using **DPS's** "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
   - **C. Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit waterworks@montgomerycountymd.gov.

A. Water: Is the Property connected to public water? ☒ **Yes** ☐ **No**.
If no, has it been approved for connection to public water? ☐ **Yes** ☐ **No** ☐ **Do not know**
If not connected, the source of potable water, if any, for the Property is: _____

B. Sewer: Is the Property connected to public sewer system? ☒ **Yes** ☐ **No**
If no, answer the following questions:
1. **Has it been approved for connection to public sewer?** ☐ **Yes** ☐ **No** ☐ **Do not know**
2. **Has an individual sewage disposal system been constructed on Property?** ☐ **Yes** ☐ **No**
   Has one been approved for construction? ☐ **Yes** ☐ **No**
   Has one been disapproved for construction? ☐ **Yes** ☐ **No** ☐ **Do not know**
   If no, explain: _____

C. Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____**. This category affects the availability of water and sewer service as follows (if known)** _____**.**

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D. Recommendations and Pending Amendments (if known):

1. **The applicable master plan contains the following recommendations regarding water and sewer service to the Property:** _____
2. **The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property:** _____
   _____

E. Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.

By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

_____ _____
Buyer **Date** **Buyer** **Date**

7. MONTGOMERY COUNTY MUNICIPALITIES AND SPECIAL TAXING DISTRICTS: This Property may be located in a municipality, town, city or district that has its own disclosure, building and other requirements. The parties are advised to determine which municipality, town, city or district the Property is located and contact the appropriate authority. Further information may be obtained by contacting staff and web sites of appropriate municipalities: https://www.montgomerycountymd.gov/DPS/municipalities.html.

☐ This Property is located in the City of Takoma Park, the Takoma Park Sales Disclosure must be attached. **See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.**

☐ This Property is located in Town of Garrett Park, the Garrett Park Disclosure must be attached. **See GCAAR Form – Town of Garrett Park Disclosure (GDP).**

8. HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS: The Property is located in a ☒ **Homeowners Association** with mandatory fees (HOA) (refer to **GCAAR HOA Seller Disclosure / Resale Addendum for MD**, attached), and/or ☐ **Condominium Association** (refer to **GCAAR Condominium Seller Disclosure / Resale Addendum for MD**, attached) and/or ☐ **Cooperative** (refer to **GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC**, attached) and/or ☐ Other (ie: Homeowners Association/Civic Association WITHOUT dues): _____.

9. UNDERGROUND STORAGE TANK: For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us. **Does the Property contain an UNUSED underground storage tank?** ☐ **Yes** ☒ **No** ☐ **Unknown**. If yes, explain when, where and how it was abandoned: _____.

10. DEFERRED WATER AND SEWER ASSESSMENT:

A. Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:
Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bills?
☐ **Yes** ☒ **No**
If yes, **EITHER** ☐ the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of $ _____, **OR** ☐ Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, **OR** ☐ a local jurisdiction has adopted a plan to benefit the Property in the future.

B. Private Utility Company:
Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills? ☐ **Yes** ☒ **No**. If yes, complete the following:

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EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

This Property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is $ _____ payable annually in _____ (month) until _____(date) to _____ (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this Property, and is not in any way a fee or assessment imposed by the county in which the Property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the Contract and to receive a full refund of all deposits paid on account of the Contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section.

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

11. **SPECIAL PROTECTION AREAS (SPA):**
Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," visit https://mcatlas.org/viewer/ and type in the address in the upper left corner of the screen. Then select Special Protection Areas from the menu along the left side of the screen to turn on that GIS layer. This will show you if the property is within a Special Protection Area.

Is this Property located in an area designated as a Special Protection Area? ☐ Yes ☒ No
If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply.
Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
(1) a land use plan;
(2) the Comprehensive Water Supply and Sewer System Plan;
(3) a watershed plan; or
(4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

_____ _____
Buyer **Buyer**

12. **PROPERTY TAXES:** Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the **"Frequently Asked Questions"** section located at https://www.montgomerycountymd.gov/finance/taxes/faqs.html and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx - this provides tax information from the State of Maryland.

A. Current Tax Bill: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at **https://apps.montgomerycountymd.gov/realpropertytax/.**

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B. Estimated Property Tax & Non-Tax Charges: IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at **www.montgomerycountymd.gov/estimatedtax.**

_____/_____ **Buyer acknowledges receipt of both tax disclosures.**
Buyer's Initials

13. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:
A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607. Seller shall choose one of the following:

☐ **The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is $_____ each year. A map reflecting Existing Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf/.

OR

☐ **The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is $_____ each year. A map reflecting Proposed Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/dev_districts.pdf.

OR

☒ **The Property is not located in an existing or proposed Development District.**

14. RECORDED SUBDIVISION PLAT:
Plats are available at the MNCPPC or at the Judicial Center, Room 2120, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the Property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net. **Seller shall be subject to penalties per Montgomery Code Section 40-1, et seq. for failure to provide recorded subdivision plat, if one exists.** Buyers shall check **either A, B or C** below. If **B** is selected, **one** of the options under **B**, shall also be checked:

_____/_____
Buyer's Initials

☐ A. **Unimproved Lot and New Construction:** If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

☐ B. **Improved Lot/Recorded Subdivision Plat:** If the Property is not an unimproved lot or a newly constructed house and a subdivision plat has been recorded, the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **NOTE: This is for resale properties only.**

☐ **1. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

- OR-

☐ **2. Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.**

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OR

☐ **C. Parcels With No Recorded Subdivision Plat:** For improved and unimproved resale properties only (i.e. properties that are not newly constructed), Buyer acknowledges that there is no recorded subdivision plat. **This Paragraph shall not be checked if a recorded subdivision plat exists for the improved resale lot.**

15. TAX BENEFIT PROGRAMS:
The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

A. Forest Conservation and Management Program (FC&MP): Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? ☐ **Yes** ☒ **No**. If yes, taxes assessed shall be paid by the Buyer **OR** the Seller.

B. Agricultural Program: Is the Property subject to agricultural transfer taxes? ☐ **Yes** ☒ **No**. If yes, taxes assessed as a result of the transfer shall be paid by the Buyer **OR** the Seller. Confirm if applicable to this Property at https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx.

C. Other Tax Benefit Programs: Does the Seller have reduced property taxes from any government program? ☐ **Yes** ☒ **No**. If yes, explain: _____.

16. AGRICULTURAL RESERVE DISCLOSURE NOTICE:
This Property ☐ **is** ☒ **is not subject to the Agricultural RESERVE Disclosure Notice requirements.** These disclosure requirements are contained in **GCAAR Agricultural Zone Disclosure Notice**, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).

17. NOTICE CONCERNING CONSERVATION EASEMENTS:
This Property ☐ **is** ☒ **is not** subject to a Conservation Easement**. If applicable, GCAAR Conservation Easements Addendum is hereby provided**. See https://mcatlas.org/FCE/ for easement locator map.

18. GROUND RENT:
This Property ☐ **is** ☒ **is not** subject to Ground Rent. **See Property Subject to Ground Rent Addendum.**

19. HISTORIC PRESERVATION:
Check questionable properties' status with the **Montgomery County Historic Preservation Commission** (301-563-3400) or go to http://www.montgomeryplanning.org/historic/index.shtm, to check applicability. Buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

A. City of Rockville: Montgomery County Code §40-12A has been adopted by the City of Rockville.
B. City of Gaithersburg: Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
C. Other: Contact the local municipality to verify whether the Property is subject to any additional local ordinance.

Has the Property been designated as an historic site in the master plan for historic preservation? ☐ **Yes** ☒ **No.**
Is the Property located in an area designated as an historic district in that plan? ☐ **Yes** ☒ **No.**
Is the Property listed as an historic resource on the County location atlas of historic sites? ☐ **Yes** ☒ **No.**
Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.

_____ _____
Buyer **Buyer**

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20. MARYLAND FOREST CONSERVATION LAWS:

A. Forest Conservation Law: The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (**M-NCPPC**), whether it means obtaining a written exemption from the Forest Conservation Laws from **M-NCPPC** or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by **M-NCPPC**.

B. Forest Conservation Easements: Seller represents and warrants that the Property ☐ **is** ☒ **is not** currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

21. AIRPORTS AND HELIPORTS: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to this website for a current list: https://www.airportiq5010.com/5010web/



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MONTGOMERY COUNTY

1. **Walter Reed National Medical Center Heliport,** 8901 Rockville Pike, Bethesda, MD 20889
2. **Davis Airport**, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. **Dow Jones & Company, Inc.**, 11501 Columbia Pike, Silver Spring, MD 20904
4. **Federal Support Center Heliport**, 5321 Riggs Road, Gaithersburg, MD 20882
5. **Flying M Farms**, 24701 Old Hundred Road, Comus, MD 20842
6. **IBM Corporation Heliport**, 18100 Frederick Avenue, Gaithersburg, MD 20879
7. **Maryland State Police Heliport**, 7915 Montrose Road, Rockville, MD 20854
8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850
10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910
13. **Holy Cross Germantown**, 19801 Observation Drive, Germantown, MD 20876

PRINCE GEORGE'S COUNTY

14. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
15. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
16. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
18. **Ijamsville Airport**, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

20. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

21. **Bolling Air Force Base**, 238 Brookley Avenue, SW, 20032
22. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
23. **Washington Hospital Center**, 110 Irving Street, NW, 20010
24. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
25. **Metropolitan Police**, Dist. 2, 3320 Idaho Avenue, NW, 20007
26. **Metropolitan Police**, Dist. 3, 1620 V Street, NW, 20007
27. **Metropolitan Police**, Dist. 5, 1805 Bladensburg Road, NE, 20002
28. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
29. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
30. **Police Harbor Patrol Branch**, Water St, SW, 20024
31. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
32. **Former Washington Post Building**, 1150 15th Street, NW, 20017

VIRGINIA

33. **Ronald Reagan Washington National Airport**, Arlington County 20001
34. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
35. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075
36. **Dulles International Airport**, 1 Saarinen Cir, Dulles, VA 20166

22. **ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

A. **Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information: https://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf

B. **Usage History: Has the home been owner-occupied for the immediate prior 12 months?** ☐ **Yes** ☒ **No**
If the Property has been **owner-occupied for any part of the past 12 months**, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. **Sellers may use GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

23. **SCHOOL BOUNDARY NOTICE:** The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

_____/_____
Buyer's Initials

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.

DocuSigned by:
John Puente 5/11/2026
Seller 0362235A1B2D431... Date

Buyer Date

Signed by:
James L Puente, Trustee 5/11/2026
Seller 7E53D053C52049A... Date

Buyer Date

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GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

REALTOR® EQUAL HOUSING OPPORTUNITY

Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address 13102 Hugo Pl Silver Spring MD Zip Code

Month	Year		Electric	Gas	Heating Oil
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
	Exempt	Total Cost:			
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Seller/Owner (Indicate if sole owner) Date

Seller/Owner (Indicate if sole owner) Date

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Redfin Corporation, 152110 Dino Drive Burtonsville, MD 20866
Phone: (301)660-8495 Fax: Bryan Kerrigan MoCo Listing

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Homeowners Association Seller Disclosure/Resale Addendum for Maryland

(Recommended for the Listing Agreement and required for the GCAAR Contract)

Address 13102 Hugo Pl
City Silver Spring, State MD Zip 20906

PART I – SELLER DISCLOSURE:

1. **SELLER'S ACKNOWLEDGMENT: ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER.** The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on Seller's actual knowledge and belief and is current as of the date hereof.

2. **NAME OF HOMEOWNERS ASSOCIATION:** The Property, which is the subject of this Contract, is located within a Development and is subject to the Tivoli Community Association Homeowners Association.

3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:
   A. HOA Fee: Potential Buyers are hereby advised that the present fee for the subject Property and parking space(s) and/or storage unit(s), if applicable, is:

Regular Fee:	$ $113.00
Parking:	$
Storage:	$
Special Assessment:	$ (complete B below)
TOTAL:	**$** 113. 00 **per** 113.00

   Fee Includes: The following are included in the HOA Fee: ☒ **Trash** ☐ **Lawn Care** ☐ **Other**

   B. Special Assessment: Potential Buyers are hereby advised that there ☐ **is** OR ☐ **is not** a special assessment either included in the HOA Fee or separately levied. If applicable, complete 1-4 below.
   1) Reason for Assessment:
   2) Payment Schedule: $ _____ per _____
   3) Number of payments remaining _____ as of _____ (Date)
   4) Total Special Assessment balance remaining: $_____

   C. Delinquency: Is Seller delinquent on any Fees and/or Special Assessments on the Property? ☐ **YES** ☐ **NO**

   D. Future Levies and/or Fee Increases: Is Seller aware of any future Fee increases or Special Assessments that have been approved by the Association? ☐ **YES** ☐ **NO**

   Unless otherwise agreed in Part II herein below, Seller agrees to pay at Settlement any existing or levied but not yet collected Special Assessments.

4. **FEES DURING PRIOR FISCAL YEAR**: The total amount of fees, special assessments and other charges imposed by the HOA upon the Property during the prior fiscal year of the HOA is as follows:

Fees:	$ 113
Special Assessments:	$
Other Charges:	$
Total:	$ 1356.00

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5. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the HOA instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular property; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property:

☐ Parking Space #(s) _____ ☐ **is** ☐ **is not** separately taxed. If separately taxed:
Tax ID #(s) _____

☐ Storage Unit #(s) _____ ☐ **is** ☐ **is not** separately taxed. If separately taxed:
Tax ID #(s) _____

6. **MANAGEMENT COMPANY OR AUTHORIZED AGENT:** The management company or agent authorized by the HOA to provide information to the public regarding the HOA is as follows:

Name: Samantha Prettyman Phone: 301-596-2600
Email Address: sprettyman@cviinc.com
Address: 6300 Woodside Court Colombia, MD 21046

[OR] No agent or officer is presently authorized by the HOA to provide to the public information regarding the HOA. If none, please initial here _____ / Initial JLP

7. **SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the HOA, except as noted:

_____

8. **SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the HOA, except as noted:

_____

9. **NOTICE TO SELLER REGARDING OBLIGATIONS TO NOTIFY THE HOA:** WITHIN THIRTY (30) CALENDAR DAYS OF ANY RESALE TRANSFER OF A LOT WITHIN A DEVELOPMENT, THE TRANSFEROR [SELLER] SHALL NOTIFY THE HOMEOWNERS ASSOCIATION FOR THE PRIMARY DEVELOPMENT OF THE TRANSFER. THE NOTIFICATION SHALL INCLUDE, TO THE EXTENT REASONABLY AVAILABLE, THE NAME AND ADDRESS OF THE TRANSFEROR [SELLER], THE DATE OF TRANSFER, THE NAME AND ADDRESS OF ANY MORTGAGEE, AND THE PROPORTIONATE AMOUNT OF ANY OUTSTANDING HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT ASSUMED BY EACH OF THE PARTIES TO THE TRANSACTION.

10. **NOTICE OF BUYER'S RIGHT TO RECEIVE RESALE PACKAGE PURSUANT TO THE MARYLAND HOMEOWNERS ASSOCIATION ACT:**

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU [BUYER] 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 [BUYERS] ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN § 11B-106(B) OF THE ACT (THE "MHAA INFORMATION") AS FOLLOWS:

§11B-106(B) THE VENDOR SHALL PROVIDE THE PURCHASER THE FOLLOWING INFORMATION IN WRITING:

(1) A STATEMENT AS TO WHETHER THE LOT IS LOCATED WITHIN A DEVELOPMENT;
(2) (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

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(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; AND

(5) A COPY OF:
(I) THE ARTICLES OF INCORPORATION, THE DECLARATION, AND ALL RECORDED COVENANTS AND RESTRICTIONS OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER 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 PURCHASER 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 [BUYERS] HAVE NOT RECEIVED ALL OF THE MHAA INFORMATION FIVE (5) CALENDAR DAYS OR MORE BEFORE ENTERING INTO THE CONTRACT, YOU [BUYERS] HAVE FIVE (5) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING ALL OF THE MHAA INFORMATION. YOU [BUYER] MUST CANCEL THE CONTRACT IN WRITING, BUT YOU [BUYERS] DO NOT HAVE TO STATE A REASON.

THE SELLER MUST ALSO PROVIDE YOU [BUYER] WITH NOTICE OF ANY CHANGES IN MANDATORY FEES EXCEEDING 10% OF THE AMOUNT PREVIOUSLY STATED TO EXIST AND COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE INFORMATION PROVIDED TO YOU [BUYER]. YOU [BUYERS] HAVE THREE (3) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING NOTICE OF ANY CHANGES IN MANDATORY FEES, OR COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE MHAA INFORMATION WHICH ADVERSELY AFFECTS YOU [THEM].

IF YOU [BUYERS] DO CANCEL THE CONTRACT [THEY] WILL BE ENTITLED TO A REFUND OF ANY DEPOSIT YOU [BUYERS] MADE ON ACCOUNT OF THE CONTRACT. HOWEVER, UNLESS YOU [BUYERS] RETURN THE MHAA INFORMATION TO THE SELLER WHEN YOU [BUYERS] CANCEL THE CONTRACT, THE SELLER MAY KEEP OUT OF YOUR [BUYER'S] DEPOSIT THE COST OF REPRODUCING THE MHAA INFORMATION, OR $100, WHICHEVER AMOUNT IS LESS.

BY PURCHASING A LOT WITHIN THIS DEVELOPMENT, YOU [BUYER] 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 [BUYERS] ARE PURCHASING MAY HAVE RESTRICTIONS ON:

(1) ARCHITECTURAL CHANGES, DESIGN, COLOR, LANDSCAPING, ORAPPEARANCE;
(2) OCCUPANCY DENSITY;
(3) KIND, NUMBER, OR USE OF VEHICLES;
(4) RENTING, LEASING, MORTGAGING, OR CONVEYINGPROPERTY;
(5) COMMERCIAL ACTIVITY; OR
(6) OTHER MATTERS.

YOU [BUYERS] SHOULD REVIEW THE MHAA INFORMATION CAREFULLY TO ASCERTAIN YOUR [THEIR] RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS WITHIN THE DEVELOPMENT.

DocuSigned by: John Puente 5/11/2026
10862235A1B2D431...
Seller Date

Signed by: James L Puente, Trustee 5/11/2026
7E33D053C52049A...
Seller Date

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PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Edith A Puente Living Trust _____ and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **TITLE/DEED AND TITLE:** The Title or Deed and Title paragraph of the Contract is amended to include the agreement of the Buyer to take title subject to easements, covenants, conditions and restrictions of record contained in the HOA instruments, and the right of other owners in the common elements and the operation of the HOA.

2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such HOA Fees and/or other Special Assessments as the HOA may from time to time assess against the Property and Parking Space(s) and/or Storage Unit(s), as applicable, for the payment of operating and maintenance or other proper charges. Seller agrees to pay any delinquent Fees and/or Special Assessments on or before Settlement Date. All violations of requirements noted by the HOA against Seller shall be complied with by Seller and the Property conveyed free thereof. **Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments unless otherwise agreed herein:**
   _____.
   Costs of obtaining any statements of account from the HOA and/or its related management company will be paid by Seller. Lender's HOA questionnaire fee and any transfer and/or set-up fees for the HOA and/or its related management company will be paid by Buyer.

3. **HOA APPROVAL:** If this sale is subject to approval by or right of refusal of the HOA or HOA Board of Directors, in the event such approval is denied or such right of first refusal is exercised by such Association or Board, this Contract shall be null and void and the Buyer's deposit shall be refunded without delay or deduction therefrom.

4. **ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of and to be bound by and comply with the covenants and conditions contained in the Resale Package, including the rules and regulations and covenants and restrictions of the HOA, from and after the Settlement Date hereunder.

5. **DELIVERY: Delivery of Resale Package MUST be made directly to Buyer. Delivery to Buyer's Agent DOES NOT constitute Delivery from Seller to Buyer**. Resale Package shall be Delivered to Buyer at:
   _____ (Buyer email address) if available electronically
   OR_____ (Buyer mailing address) if only available in hard copy. An additional courtesy copy shall be Delivered to the Buyer's Agent only if contact information is provided herein: _____
   (Buyer Agent email address) if available electronically **OR**
   _____ (Buyer Agent mailing address) if only available in hard copy.

6. **RIGHT TO CANCEL:** Buyer shall have the right until 11:59:59pm on the 5th day following Buyer's receipt of the Resale Package to cancel this Contract by giving Notice thereof to Seller. In the event that Resale Package is Delivered to Buyer on or prior to the Date of Ratification of this Contract, Buyer shall have the right to cancel until 11:59:59pm on the 5th Day following Date of Ratification. If Resale Package is not Delivered to Buyer within 20 Days of Date of Ratification, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of Resale Package. Pursuant to the provisions of this paragraph, in no event may Buyer have the right to cancel this Contract after Settlement.

_____		_____	
Seller *(sign only after Buyer)*	Date	Buyer	Date
_____		_____	
Seller *(sign only after Buyer)*	Date	Buyer	Date

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Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 13102 Hugo Pl Silver Spring MD 20906

☐There are parts of the property that still exist that were built prior to 1978 **OR** ☒**No parts of the property** were built prior to 1978 **OR** ☐Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: 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.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

☐ **Known lead-based paint and/or lead-based paint hazards** are present in the housing (explain): _____ **OR**

☒ 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:

☐ Seller **has provided Buyer with all available records** and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ **OR**

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

BUYER'S ACKNOWLEDGMENT:
(Buyer to initial all lines as appropriate)

(C) ____/____ Buyer has **read the Lead Warning Statement** above.

(D) ____/____ Buyer has **read Paragraph B** and **acknowledges receipt of copies of any information** listed therein, if any.

(E) ____/____ Buyer has **received the pamphlet** Protect Your Family From Lead in Your Home *(required).*

(F) ____/____ Buyer has (check one below):

☐ Received a l0-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; **OR**

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

AGENT'S ACKNOWLEDGMENT: *(Agent to initial)*

(G) DS DD 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.

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

DocuSigned by: John Puente 2235A1B2D431...	5/11/2026		
Seller	Date	Buyer	Date
Signed by: James L Puente, Trustee 158D053C52049A...	5/11/2026		
Seller	Date	Buyer	Date
DocuSigned by: 5/15/2026			
Agent for Seller, if any	Date	Agent for Buyer, if any	Date

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Escrow Agreement Between Buyer, Seller, and Non-Broker Escrow Agent

(Required for use in Montgomery County, MD with GCAAR Sales Contract)

(This Escrow Agreement is not part of the GCAAR Sales Contract and may not be signed by the Escrow Agent until a Deposit check or wire has been received by said Escrow Agent.)

Regarding the Contract of Sale dated_____ between _____ (Buyer) and Edith A Puente Living Trust (Seller) for the purchase of the real property located at Address 13102 Hugo Pl Unit # _____ City Silver Spring State MD Zip Code 20906, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot _____ Block/Square_____ Section_____ Subdivision/Project Name _____ Tax Account #_____ *("GCAAR Sales Contract")*, in consideration of mutual promises contained herein, Buyer, Seller, and Escrow Agent agree to the following:

1. **DEPOSIT DEFINED:** "Deposit" means the "Deposit" specified in the GCAAR Sales Contract.

2. **DOWN PAYMENT DEFINED:** "Down Payment" means the "Down Payment" specified in the GCAAR Sales Contract and includes all funds received by Escrow Agent from, or on behalf of, Buyer in anticipation of Settlement and intended to be credited towards the Sales Price at Settlement, but not identified in the GCAAR Sales Contract as a Deposit or Financing.

3. **ESCROW AGENT DEFINED:** "Escrow Agent" means the "Escrow Agent" specified in the GCAAR Sales Contract. Escrow Agent is not a party to the GCAAR Sales Contract. Buyer and Seller agree that Escrow Agent assumes no duty or liability for the performance, non-performance or otherwise of Buyer's or Seller's obligations under the GCAAR Sales Contract.

4. **RECEIPT OF DEPOSIT:** Escrow Agent acknowledges receipt of the Deposit in the amount of $_____ on Date of Deposit Receipt as stated below.

5. **HANDLING OF DEPOSIT:** Escrow Agent agrees to promptly place the Deposit in Escrow Agent's Trust Account in accordance with the GCAAR Sales Contract. Escrow Agent may not use the Deposit for any purpose other than that for which it is entrusted to Escrow Agent. Unless otherwise agreed in the GCAAR Sales Contract, Escrow Agent agrees to place the Deposit in a non interest-bearing account. If the GCAAR Sales Contract requires Escrow Agent place funds in an interest-bearing account, Escrow Agent may charge Buyer a fee for establishing such an account. Escrow Agent may pool and commingle other trust funds with the Deposit as allowed by law.

6. **MAINTENANCE AND DISPOSITION OF DEPOSIT:** Escrow Agent agrees to maintain the Deposit in Escrow Agent's Trust Account in accordance with the laws and regulations of the appropriate jurisdiction and/or, if VA financing applies, as required by Title 38 of the U.S. Code until one of the following occurs:
   - **A. Settlement:** The real estate transaction settles in which case the Deposit shall be credited towards the Sales Price at Settlement. If Escrow Agent is not the Settlement Agent identified in the GCAAR Sales Contract, Escrow Agent agrees to timely deliver Deposit to said Settlement Agent by a date not later than the Settlement Date.; **OR**
   - **B. Release of Deposit Agreement:** Escrow Agent receives a written agreement executed by both Buyer and Seller directing disbursement or other disposition of the Deposit.; **OR**
   - **C. Court Order:** A court of competent jurisdiction orders disbursement and all appeal periods have expired.; **OR**
   - **D. Disbursement Authorized by Law:** Escrow Agent disburses the Deposit in any other manner authorized by the laws and regulations of the appropriate jurisdiction.

7. **RECEIPT OF DOWN PAYMENT:** It is agreed and understood that the Down Payment will be delivered by, or on behalf of, Buyer to Escrow Agent in accordance with the terms of the GCAAR Sales Contract.

8. **HANDLING OF DOWN PAYMENT:** Escrow Agent shall promptly place the Down Payment in Escrow Agent's Trust Account. Escrow Agent may not use the Down Payment for any purpose other than that for which it is entrusted to Escrow Agent. Escrow Agent shall place the Down Payment in a non interest-bearing account. Escrow Agent may pool and commingle other trust funds with the Down Payment as allowed by law.

9. **MAINTENANCE AND DISPOSITION OF DOWN PAYMENT:** Escrow Agent shall maintain the Down Payment in Escrow Agent's Trust Account until one of the following occurs:

A. **Settlement:** The real estate transaction settles in which case the Down Payment shall be credited towards the Sales Price at Settlement.; **OR**

B. **Release of Down Payment:** Escrow Agent receives proper written instructions executed by Buyer directing the withdrawal or other disposition of the Down Payment.

10. **NOTIFICATION OF INSUFFICIENT FUNDS:** If a Deposit or Down Payment check is returned for insufficient funds or wire is dishonored, Escrow Agent shall notify Buyer and Seller, and their agents, in writing within five (5) business days from receipt of notice from the financial institution where the funds were placed.

11. **DISPUTES:**

A. **Holding Disputed Funds:** Escrow Agent must hold disputed Deposit funds in accordance with the terms of this agreement. It is understood and agreed that the Down Payment is not part of the Deposit and the release of said Down Payment is not subject to the instruction of Seller and may not be subject to an interpleader action.

B. If Buyer terminates the Contract of Sale pursuant to a contingency as defined by Section 10-803(a)(2) of the Real Property Article, Annotated Code of Maryland, Buyer may request the return of the Deposit by providing Escrow Agent and Seller written notice of the request (the "Request").

Within 10 days after receiving the Request, Seller shall have the option to provide Escrow Agent with a copy of either:

1) A complaint filed in the District Court; or
2) A notarized, written request for mediation relating to the distribution of the Deposit.

If Seller delivers 1 or 2 above within ten (10) days after receiving the Request, Escrow Agent shall hold the Deposit until:

A) A court order or mediation agreement authorizes the distribution of the money; or
B) The holder of the Deposit files an interpleader action in the District Court.

Should seller fail to deliver 1 or 2 above within ten (10) days after receiving the Request, Escrow Agent shall, within 30 days after receiving the Request:

1) Distribute the Deposited funds to the Buyer; and
2) Notify the Buyer and Seller of the Distribution.

The Escrow Agent shall not be liable for any decision to distribute the Deposit under this sub-section.

C. **Action For Interpleader:** In the event of any litigation or dispute between Buyer and Seller concerning the release of the Deposit, Escrow Agent's sole responsibility may be met, at Escrow Agent's option, by paying the Deposit into the court in which such litigation is pending, or by paying the Deposit into a court of proper jurisdiction by an action for interpleader. Buyer and Seller agree that, upon Escrow Agent's payment of the Deposit into the court, neither Buyer nor Seller shall have any further right, claim, demand or action against Escrow Agent regarding the release of the Deposit; and Buyer and Seller, jointly and severally, shall indemnify and hold Escrow Agent harmless from any and all such rights, claims, demands or actions. In the event of such dispute and election by Escrow Agent to file an action for interpleader as herein provided, Buyer and Seller further agree and hereby expressly and irrevocably authorize Escrow Agent to deduct from the Deposit all costs incurred by Escrow Agent in the filing and maintenance of such action, including but not limited to, filing fees, court costs, service of process fees and attorneys' fees, provided that the amount deducted shall not exceed the lesser of $1,000 (one thousand dollars) or the amount of the Deposit held by Escrow Agent. All such fees and costs authorized herein to be deducted may be deducted by Escrow Agent from the Deposit prior to paying the balance of the Deposit to the court. Buyer and Seller further agree and expressly declare that all such fees and costs so deducted shall be the exclusive property of Escrow Agent. If the amount deducted by Escrow Agent is less than the total of all of the costs incurred by Escrow Agent in filing and maintaining the interpleader, then Buyer and Seller jointly, and severally, agree to reimburse Escrow Agent for all such excess costs upon the conclusion of the action and such payment may be included in the final judgment or award issued.

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12. **ATTORNEY'S FEES AND COSTS:** In any action or proceeding between Buyer and Seller and/or between Buyer and Escrow Agent and/or Seller and Escrow Agent resulting in Escrow Agent being made a party to such action or proceeding, including, but not limited to, any litigation, arbitration, or complaint and claim before any regulatory board, whether as defendant, cross-defendant, third-party defendant or respondent, Buyer and Seller jointly and severally, agree to indemnify and hold Escrow Agent harmless from and against any and all liability, loss, cost, damages or expenses (including filing fees, court costs, service of process fees, transcript fees and attorneys' fees) incurred by Escrow Agent in such action or proceeding, provided that such action or proceeding does not result in a judgment against Escrow Agent. This Paragraph shall apply to any and all such action(s) or proceeding(s) against Escrow Agent including those action(s) or proceeding(s) based, in whole or in part, upon any alleged act(s) or omission(s) by Escrow Agent, including, but not limited to, any alleged act of misrepresentation, fraud, non-disclosure, negligence, violation of any statutory or common law duty, or breach of fiduciary duty by Escrow Agent. The provisions of this Paragraph shall survive settlement and shall not be deemed to have been extinguished by merger with the deed. The term Escrow Agent as used in this paragraph shall include any agent, subagent, salesperson, independent contractor and/or employees of Escrow Agent.

13. **ENTIRE AGREEMENT:** This Escrow Agreement constitutes the entire agreement among the parties, and neither party no the parties' agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. The parties to this Escrow Agreement mutually agree that it is binding upon the parties, the parties' heirs, executors, administrators, personal representatives, and successors. Once signed, the terms of this Escrow Agreement can only be changed by a document executed by all parties. To the extent that the terms of this Escrow Agreement and the terms of the GCAAR Sales Contract are different, inconsistent or contradict each other, this Escrow Agreement shall control. This Escrow Agreement shall be interpreted and construed in accordance with the laws of the State of Maryland.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date

TO BE COMPLETED BY ESCROW AGENT UPON RECEIPT OF A RATIFIED GCAAR SALES CONTRACT AND DEPOSIT:

Date of Deposit Receipt: _____

Name of Escrow Agent (Company): _____

Address of Escrow Agent (Company): _____

_____

Telephone Number of Escrow Agent (Company): _____

Name and Title of Escrow Agent Representative: _____

Email Address of Escrow Agent Representative: _____

Signature of Escrow Agent Representative: _____

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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.

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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

Redfin Corporation act as a Dual Agent for me as the
(Firm Name)

_____ **Seller** in the sale of the property at: 13102 Hugo Pl

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

DocuSigned by: John Puente 5/11/2026
Signature Date

Signed by: James L Puente, Trustee 5/11/2026
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

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

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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).







Protect Your Family From Lead in Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

June 2017

Redfin, 1375 Piccard Dr Rockville, MD 20850
Wei Fan
Phone: (240)753-8188 Fax:
test2

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Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

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U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron calcium, and vitamin C. .
- Remove shoes or wipe soil off shoes before entering your house.

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Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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Other Sources of Lead

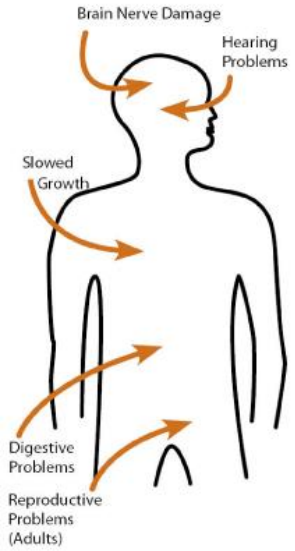
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.*
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

4 In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:



- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Step You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also proved information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech- challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Renovating, Repairing, or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:



- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read The *Lead-Safe Certified Guide to Renovate Right.*

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot (µg/ft²) and higher for floors, including carpeted floors
- 250 µg/ft² and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chipswhich you can seeand lead dustwhich you may not be able to seeboth can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft²) for floors, including carpeted floors
- 250 µg/ft² for interior windows sills
- 400 µg/ft² for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

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Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A risk **assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

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Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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An official website of
Montgomery County, Maryland

Montgomery County, Maryland

Printed on: 5/5/2026 12:39:11 PM

Real Property Estimated Tax and Other Non-tax Charges

a new owner will pay

in the first full fiscal year of ownership

ACCOUNT NUMBER:		02537907
PROPERTY:	**OWNER NAME**	PUENTE EDITH M ET AL TR
	ADDRESS	13102 HUGO PL SILVER SPRING , MD 20906-5916
	TAX CLASS	38
	REFUSE INFO	Refuse Area: R Refuse Unit:

TAX INFORMATION:

TAX DESCRIPTION	LY26 PHASE-IN VALUE$_1$	LY25 RATE$_2$	ESTIMATED FY26 TAX/CHARGE
STATE PROPERTY TAX	470,167	0.1120	$526.59
COUNTY PROPERTY TAX$_3$	470,167	1.0392	$4,885.98
SOLID WASTE CHARGE$_4$		392.33000	$392.33
WATER QUALITY PROTECT CHG (SF$_4$			$73.5
ESTIMATED TOTAL$_6$			**$5,878.4**

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The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation http://www.dat.state.md.us/, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: https://www.montgomerycountymd.gov/finance. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the FAQ section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
    a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
    b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the FAQ section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
9. This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.

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REAL PROPERTY CONSOLIDATED TAX BILL

ANNUAL BILL
TAX PERIOD 07/01/2025-06/30/2026
FULL LEVY YEAR
LEVY YEAR 2025

Department of Finance
Division of Treasury
27 Courthouse Square, Suite 200
Rockville, MD 20850

Hours: 8:00 a.m. - 4:30 p.m.
Mon. - Fri.

PUENTE EDITH M ET AL TR
13102 HUGO PL
SILVER SPRING, MD 20906-5916

PRINCIPAL RESIDENCE

BILL DATE
05/05/2026
PROPERTY DESCRIPTION
TIVOLI

LOT	BLOCK	DISTRICT	SUB	TAX CLASS	BILL #	ACCOUNT #
78	D	13	267	R038	45227089	02537907
		PROPERTY ADDRESS			REFUSE AREA	REFUSE UNITS
		13102 HUGO PL			R17M	1

TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE
STATE PROPERTY TAX	461,100	0.1120*	516.43
COUNTY PROPERTY TAX	461,100	1.0392*	4,791.76
SOLID WASTE CHARGE		392.33000	392.33
WATER QUALITY PROTECT CHG (SF			73.50
TOTAL			5,774.02
CREDIT DESCRIPTION	ASSESSMENT	RATE	AMOUNT
COUNTY PROPERTY TAX CREDIT	0		-692.00
TOTAL CREDITS			-692.00
PRIOR PAYMENTS ****			5082.02
INTEREST			0
Total Annual Amount Due :			0.00

*PER $100 OF ASSESSMENT

CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT
461,100

TAX RATE INFORMATION
THE CURRENT LEVY YEAR 2025 REAL PROPERTY TAX RATE IS 0.721 PER $100 OF ASSESSMENT. LAST YEAR'S TAX RATE FOR LEVY YEAR 2024 WAS 0.7170 PER $100 OF ASSESSMENT.

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT apps.montgomerycountymd.gov/realpropertytax

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH PAYMENT

REAL PROPERTY CONSOLIDATED TAX BILL

TAX PERIOD 07/01/2025 - 06/30/2026
FULL LEVY YEAR

BILL #
45227089

Make Check Payable to:
Montgomery County, MD

Check here if your address changed & enter change on reverse side. ☐

ACCOUNT #	LEVY YEAR	AMOUNT DUE
02537907	2025	0.00

PUENTE EDITH M ET AL TR
13102 HUGO PL
SILVER SPRING, MD 20906-5916

DUE MAY 31 2026
PLEASE INDICATE AMOUNT BEING PAID

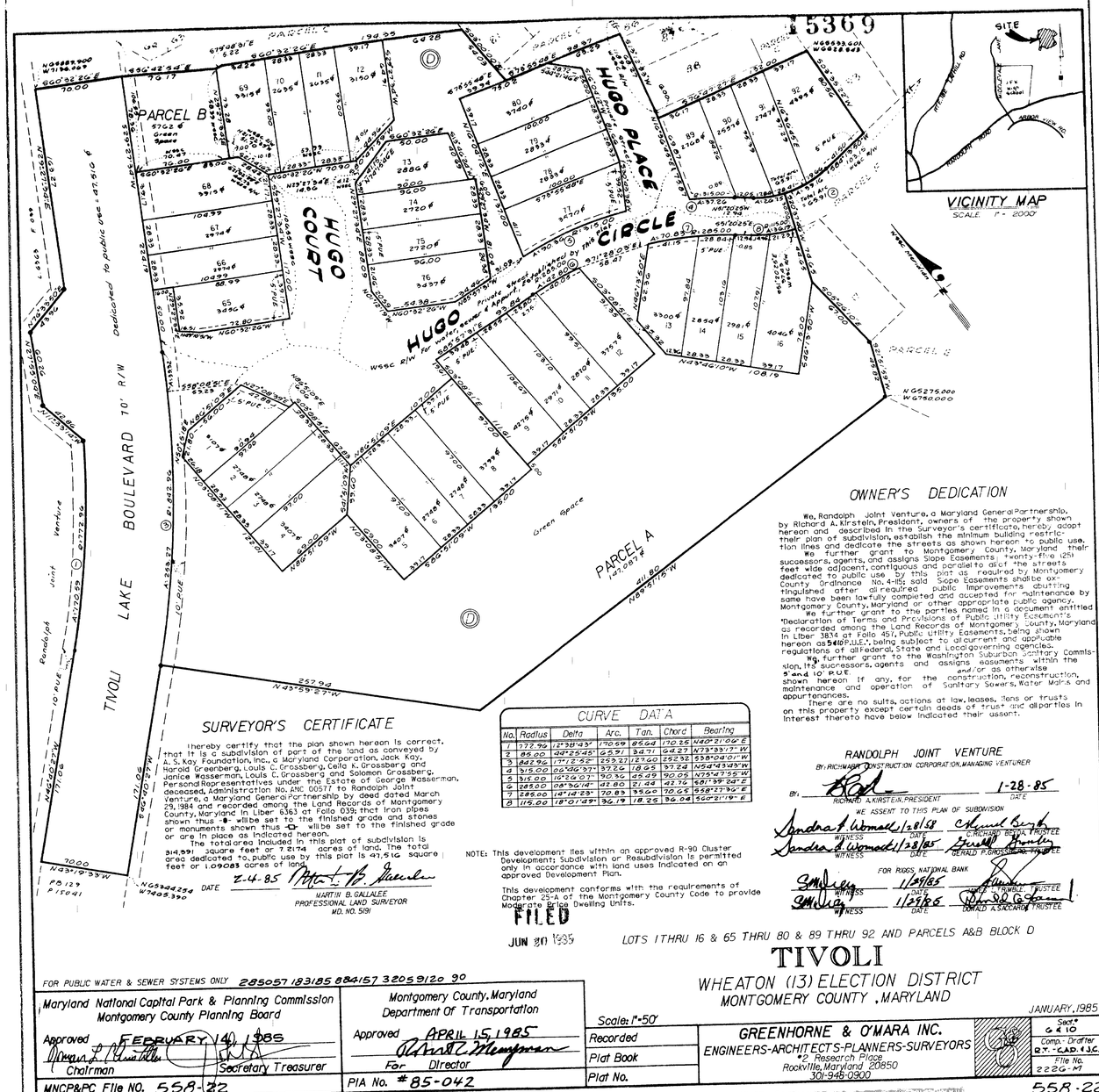
AMOUNT PAID

208202554522708950000000000000000000000

Docusign Envelope ID: 3C850F9B-2A89-8D3D-81B8-42A71B63E56E

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 15369, MSA_S1249_21573. Date available 1985/06/20. Printed 05/05/2026.

15369



SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of part of the land as conveyed by A. S. Kay Foundation, Inc., a Maryland Corporation, Jack Kay, Harold Greenberg, Louis C. Grossberg, Celia K. Grossberg and Janice Wasserman, Louis C. Grossberg and Solomon Grossberg, Personal Representatives under the Estate of George Wasserman, deceased, Administration No. ANC 00577 to Randolph Joint Venture, a Maryland General Partnership by deed dated March 29, 1984 and recorded among the Land Records of Montgomery County, Maryland in Liber 6363 at Folio 039; that iron pipes shown thus ⊕ will be set to the finished grade and stones or monuments shown thus ⊡ will be set to the finished grade or are in place as indicated hereon.

The total area included in this plat of subdivision is 314,991 square feet or 7.2294 acres of land. The total area dedicated to public use by this plat is 47,516 square feet or 1.0908 acres of land.

DATE 2-4-85

MARTIN B. GALLALEE
PROFESSIONAL LAND SURVEYOR
MD. NO. 5191

CURVE DATA

No.	Radius	Delta	Arc.	Tan.	Chord	Bearing
1	172.96	12°38'43"	170.69	85.64	170.35	N40°21'06"E
2	85.00	89°25'45"	66.91	36.71	64.27	N73°33'17"W
3	182.96	17°12'52"	159.27	127.60	152.52	S38°09'01"W
4	315.00	66°56'37"	367.26	180.5	97.24	N54°43'45"W
5	315.00	16°20'07"	90.36	45.49	90.05	N76°47'55"W
6	285.00	08°50'14"	42.80	21.44	42.76	S81°39'24"E
7	285.00	14°14'23"	70.83	35.60	70.65	S88°27'36"E
8	115.00	18°01'49"	36.19	18.25	36.04	S80°21'19"E

NOTE: This development lies within an approved R-90 Cluster Development; Subdivision or Resubdivision is permitted only in accordance with land uses indicated on an approved Development Plan.

This development conforms with the requirements of Chapter 25-A of the Montgomery County Code to provide Moderate Price Dwelling Units.

FILED
JUN 20 1985

OWNER'S DEDICATION

We, Randolph Joint Venture, a Maryland General Partnership, by Richard A. Kirstein, President, owners of the property shown hereon and described in the Surveyor's certificate, hereby adopt their plan of subdivision, establish the minimum building restriction lines and dedicate the streets as shown hereon to public use.

We further grant to Montgomery County, Maryland their successors, agents, and assigns Slope Easements twenty-five (25) feet wide adjacent, contiguous and parallel to all of the streets dedicated to public use by this plat as required by Montgomery County Ordinance No. 4-115; said Slope Easements shall be extinguished after all required public improvements abutting same have been lawfully completed and accepted for maintenance by Montgomery County, Maryland or other appropriate public agency.

We further grant to the parties named in a document entitled "Declaration of Terms and Provisions of Public Utility Easements" as recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457, Public Utility Easements, being shown hereon as 5' & 10' P.U.E.', being subject to all current and applicable regulations of all Federal, State and Local governing agencies.

We further grant to the Washington Suburban Sanitary Commission, its successors, agents and assigns easements within the 5' and 10' P.U.E. and/or as otherwise shown hereon if any, for the construction, reconstruction, maintenance and operation of Sanitary Sewers, Water Mains and appurtenances.

There are no suits, actions at law, leases, liens or trusts on this property except certain deeds of trust and all parties in interest thereto have below indicated their assent.

RANDOLPH JOINT VENTURE
BY: RICHMAR CONSTRUCTION CORPORATION, MANAGING VENTURER

BY: _____ 1-28-85
RICHARD A. KIRSTEIN, PRESIDENT — DATE

WE ASSENT TO THIS PLAN OF SUBDIVISION

Sandra A. Womack 1/28/85 — Richard Brown
WITNESS — DATE — RICHARD BROWN, TRUSTEE

Sandra A. Womack 1/28/85 — Gerald P. Grossberg
WITNESS — DATE — GERALD P. GROSSBERG, TRUSTEE

FOR RIGGS NATIONAL BANK

[illegible] 1/29/85 — [illegible]
WITNESS — DATE — JAMES L. TRIMBLE, TRUSTEE

[illegible] 1/29/85 — [illegible]
WITNESS — DATE — DONALD ASSOCIATE TRUSTEE

LOTS 1 THRU 16 & 65 THRU 80 & 89 THRU 92 AND PARCELS A&B BLOCK D

TIVOLI

WHEATON (13) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

JANUARY, 1985

FOR PUBLIC WATER & SEWER SYSTEMS ONLY 285057 183185 884157 320591 20 90

Maryland National Capital Park & Planning Commission Montgomery County Planning Board Approved FEBRUARY 14, 1985 Chairman — Secretary Treasurer	Montgomery County, Maryland Department Of Transportation Approved APRIL 15, 1985 For Director
MNCP&PC File NO. 558-22	PIA No. #85-042

Scale: 1"=50'

Recorded	
Plat Book	
Plat No.	

GREENHORNE & O'MARA INC.
ENGINEERS-ARCHITECTS-PLANNERS-SURVEYORS
#2 Research Place
Rockville, Maryland 20850
301-948-0900

Sect. 6 & 10
Comp.- Drafter
R.T. - C.A.D. & J.C.
File No.
222G-M

558-22

MARYLAND STATE ARCHIVES

Certificate Of Completion

Envelope Id: 3C850F9B-2A89-8D3D-81B8-42A71B63E56E
Status: Completed
Subject: Please DocuSign: MD Property Disclosures - 13102 Hugo Pl
Source Envelope:
Document Pages: 42
Signatures: 16
Certificate Pages: 5
Initials: 2
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Kristin Menefee
1099 Stewart Ave.,Suite 600
Seattle, WA 98101
kristin.menefee@redfin.com
IP Address: 2600:4040:2ba2:

Record Tracking

Status: Original
5/5/2026 9:42:16 AM
Holder: Kristin Menefee
kristin.menefee@redfin.com
Location: DocuSign

Signer Events	Signature	Timestamp
John Puente jwpuente@gmail.com President Security Level: Email, Account Authentication (None)	DocuSigned by: John Puente 0862235A1B2D431...	Sent: 5/5/2026 9:52:35 AM Viewed: 5/11/2026 6:13:30 AM Signed: 5/11/2026 12:29:22 PM
	Signature Adoption: Pre-selected Style Using IP Address: 170.250.204.67	
Electronic Record and Signature Disclosure: Accepted: 5/3/2026 3:54:58 PM ID: 169085f8-53c8-4209-90c7-211585cc0ce2		
James L Puente, Trustee jameslpuente@msn.com Security Level: Email, Account Authentication (None)	Signed by: James L Puente, Trustee 7E53D053C52049A...	Sent: 5/11/2026 12:29:28 PM Viewed: 5/11/2026 12:33:45 PM Signed: 5/11/2026 12:35:58 PM
	Signature Adoption: Pre-selected Style Using IP Address: 2600:4040:49bf:5e00:6dcb:81ce:7830:6c51	
Electronic Record and Signature Disclosure: Accepted: 5/11/2026 12:33:45 PM ID: a5b313c9-a61e-43bf-96e6-e235a3f4fbd0		
Delilah Dane delilah.dane@redfin.com Security Level: Email, Account Authentication (None)	DocuSigned by: 484666321FEB419...	Sent: 5/11/2026 12:36:06 PM Viewed: 5/13/2026 7:39:18 AM Signed: 5/15/2026 10:11:13 PM
	Signature Adoption: Uploaded Signature Image Using IP Address: 2600:4040:2b92:1b00:931:364a:5aac:ec10	
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Delilah Dane delilah.dane@redfin.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 5/5/2026 9:52:34 AM
Kristin Menefee kristin.menefee@redfin.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 5/15/2026 10:11:21 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/5/2026 9:52:35 AM
Certified Delivered	Security Checked	5/13/2026 7:39:18 AM
Signing Complete	Security Checked	5/15/2026 10:11:13 PM
Completed	Security Checked	5/15/2026 10:11:21 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

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ii. send us an email to customer-service@redfin.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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- Until or unless you notify Redfin as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Redfin during the course of your relationship with Redfin.