



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

**Property Address:** 20 Hillside Road, Greenbelt, MD 20770

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (SELLER/LANDLORD TO INITIAL APPLICABLE LINE): ☐ SPD 06/22/26 6:54 PM EDT dotloop verified housing was constructed prior to 1978 **OR** ☐ ☐ date of construction is uncertain.

**FEDERAL LEAD WARNING STATEMENT:** A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

### Seller's/Landlord's Disclosure

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

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

(ii) ☐ SPD 06/22/26 6:54 PM EDT dotloop verified Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

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

(ii) ☐ SPD 06/22/26 6:54 PM EDT dotloop verified Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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

(c) ☐ ☐ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) ☐ ☐ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

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

(i) ☐ ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

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

### Agent's Acknowledgment (initial)

(f) ☐ MM 06/20/26 11:56 AM EDT dotloop verified Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

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

*John Davis, PPR Estate of Ellen Reid Davis* dotloop verified 06/22/26 6:54 PM EDT XBAU-Q2NF-KD70-85CP  
**Seller/Landlord** **Date**

**Seller/Landlord** **Date**

*Melanie Montague* dotloop verified 06/20/26 11:56 AM EDT DMFP-GCBH-FCNO-BWWU  
**Seller's/Landlord's Agent** **Date**

**Buyer/Tenant** **Date**

**Buyer/Tenant** **Date**

**Buyer's/Tenant's Agent** **Date**





## MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

**Property Address:** 20 Hillside Road, Greenbelt, MD 20770

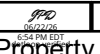
**MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE:** Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property  /  is or   is **not** registered in the Maryland Program (***Seller to initial applicable line***).

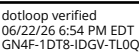
2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (***Seller to initial applicable line***)  /  has; or   has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (***Seller to initial applicable line***)  /  will; OR   will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

**ACKNOWLEDGEMENT:** Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs.  /  (**BUYER**)

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

*John Davis, PR Estate of Ellen Reid Davis* 

**Seller** **Date**

**Seller** **Date**

*Melanie Montague* 

**Seller's Agent** **Date**

**Buyer** **Date**

**Buyer** **Date**

**Buyer's Agent** **Date**





Prince George's County  
Association of REALTORS®  
The Voice for Real Estate



Prince George's County Association of REALTORS®, Inc.

# Prince George's County Disclosure and Notice Addendum (DNA)

(For use with all Residential Sales Contracts in Prince George's County)

**FORM CONTAINS NOTICES AND DISCLOSURES REQUIRED BY COUNTY LAW. TO BE COMPLETED BY SELLER AT TIME OF LISTING & MADE AVAILABLE TO BUYER ALONG WITH ALL OTHER REQUIRED DISCLOSURES FOR INCLUSION IN ANY CONTRACT OFFER**

ADDENDUM dated 06/20/2026 to the Contract of Sale dated 06/22/2026, between Buyer

\_\_\_\_\_ and Seller  
Greenbelt Homes Inc Hamilton Pl \_\_\_\_\_ for Property known as

20 Hillside Road, Greenbelt, MD 20770

The following provisions are included in and supersede any conflicting language in the Contract.

## REQUIRED IN PRINCE GEORGE'S COUNTY BY SEPARATE ATTACHMENT

**1. REQUIRED ADDENDA UNDER PRINCE GEORGE'S COUNTY CODE.** Seller and Buyer acknowledge that the Prince George's County Code **REQUIRES** that, if applicable, the following Notice(s) be provided to buyers as a SEPARATE ATTACHMENT OR SHEET at the time the Contract of Sale is signed. **Seller certifies by checking the appropriate box below whether any, some or all are applicable. Search for specific information RE: Tree Conservation Plans, Special Tax Districts and more at <https://www.PGAtlas.com>.**

**A. Tree Conservation Plan Notice.**

☐ YES ☒ NO

(If there is a Tree Conservation Plan filed for any part of the Property, PGCAR Form 1329 MUST be attached.)

**B. Record Title Holder Notice.** Is Seller/Owner the Record Title Holder?

☒ YES ☐ NO

(If the Seller/Owner does not presently hold title to the Property, PGCAR Form 1328 MUST be attached.)

**C. Special Taxing District Notice**

☐ YES ☒ NO

(If Property is located within a Special Tax District as defined in Section 10-269 of the County Code and subject to a Special Tax District Assessment; PGCAR Form 1333 MUST be attached.)

**D. General Aviation Airport Environment Disclosure Notice.**

☐ YES ☒ NO

(If Property is located within one (1) mile of a public use/commercial use general aviation airport, PGCAR Form 1312 MUST be attached.)

**SELLER AND BUYER ACKNOWLEDGE THAT THE FAILURE OF THE SELLER TO PROVIDE THE REQUIRED NOTICE(S), IF APPLICABLE, UNDER A., B., AND C. ABOVE IDENTIFIED AND THE FAILURE OF THE SELLER AND BUYER TO SIGN AND DATE SUCH DISCLOSURES IS A CRIMINAL MISDEMEANOR AND THE FAILURE OF SELLER TO PROVIDE NOTICES AS IDENTIFIED IN B. AND D. ABOVE, IF APPLICABLE, SHALL ENTITLE THE BUYER TO RESCIND THE CONTRACT AT ANY TIME PRIOR TO SETTLEMENT. FAILURE OF SELLER TO PROVIDE NOTICES AS IDENTIFIED IN A. AND C. ABOVE, IF APPLICABLE, SHALL ENTITLE THE BUYER TO RESCIND THE CONTRACT WITHIN FIVE (5) DAYS FOLLOWING RECEIPT OF THE NOTICE.**

INITIALS:

BUYER

BUYER

SELLER

SELLER

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**2. HISTORIC SITE/RESOURCE/DISTRICT:**

☐ YES ☒ NO

If checked Yes by Seller, Pursuant to Prince George's County Code, Subtitle 29--Preservation of Historic Resources, Seller hereby notifies Buyer that the Property being transferred has been designated an historic site, historic resource or is located within an historic district. Buyer acknowledges that, as such, the property is subject to guidelines and regulations which may limit the extent to which the exterior features of the property may be modified or altered, as approved by the Historic Preservation Commission.

**3. UNIMPROVED ROAD:**

☐ YES ☒ NO

If checked Yes by Seller, Seller acknowledges that the road abutting the property is unfinished or does not meet County roadway Standards and that there is a recorded covenant deferring future cost for street improvements which has been deferred by the Prince George's County Department of Public Works and Transportation, for which a Buyer may be liable.

**4. COMMON DRIVEWAY:**

☐ YES ☒ NO

Buyer is advised that this property shares a driveway in common with

(Name of individual or company) \_\_\_\_\_

at the address \_\_\_\_\_

and contact/phone number \_\_\_\_\_

**5. LAND USE, ZONING, ROADS, HIGHWAYS, PARK, TRANSPORTATION, ETC.:** Seller certifies that Seller has no knowledge of any published preliminary or adopted land use plan (or adopted Zoning Map Amendment) which may result in condemnation or taking of any part of Seller's property. Buyer acknowledges that Buyer is aware that information relative to (1) government plans for land use, roads, highways, parks, transportation, etc., and (2) rezoning is available for inspection at the County Administration Building, Upper Marlboro, Maryland, at <https://www.pgatlas.com>, and <https://www.pgplanning.org/development-process/need-help-planning-information-services>. Buyer(s) further acknowledges, and is strongly encouraged to take advantage of his/her opportunity to examine the above referenced information and any other information pertaining to the Property that is relevant to Buyer prior to signing and entering into the contract of sale.

**6. PROXIMITY OF RECREATION FACILITIES:** Buyer(s) acknowledge that if property is adjacent to an existing or planned golf course or other recreational facility the property may be subject to minor damage as a result of the operation of such facility and that insurance against such damage is the responsibility of the Buyer.

**7. MILITARY INSTALLATIONS/MILITARY OPERATIONS:** This Section does not apply in Allegany, Carroll, Frederick, Garrett, Howard, Montgomery, and Washington Counties. Buyer is advised that the Property may be located near a military installation that conducts flight operations, munitions testing, or military operations that may result in high noise levels. The Property may be located near Joint Base Andrews Naval Air Facility Washington ("Andrews Air Force Base") or locations where military flight operations occur. Properties located near military aircraft operation centers may be impacted by varying degrees of noise, potential aircraft accidents consistent with other airfields or military operations. Andrews Air Force Base may conduct flight operations at any time, seven days per week, twenty-four hours a day. The effects of military operations may extend beyond the boundaries of the military facilities. Buyer is advised that modifications and/or renovation to existing structures within designated areas may be subject to design standards which may include noise mitigation and height limits. Buyer is encouraged to contact Andrews Air Force Base (Public Affairs Office) or seek additional information from the Maryland National Capital Park and Planning Commission (MNCPPC) regarding the impact of military operations in the area considered for purchase. Additional information may be available at <https://www.PGAtlas.com>, and from the Air Installation Compatible Use Zone (AICUZ) Study prepared by Andrews Air Force Base which is available at <https://www.jba.af.mil>.

**8. UNCOMPLETED COMMUNITY AMENITIES:** Maryland Law, Real Property Article Sec. 10-710, requires that a contract of sale for residential real property located in a community in Prince George's County, MD in which a **home builder** has agreed to provide a community amenity including a country club, golf course, health club, park, swimming pool, tennis court, or walking trail, to specifically identify the amenity to be provided and the date of completion. Is the Property located in a community where a home builder has agreed to provide a community amenity as described above which has not been completed? ☐ YES ☒ NO  
(If yes, PGCAR Form #1339 MUST be attached to contract.)

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## 9. UTILITY USAGE:

Prince George's County Code, Section 13.1107 requires certain sellers of single family residential real property, defined as residential real property improved by four or fewer single family units, to provide, on written request, copies of electric, gas, and home heating oil bills, or a document detailing the monthly electric, gas, and home heating oil usage of the residential property, for the 12-month period before the property was first marketed for sale. If the seller did not occupy the single-family home for the entire prior 12 months, the seller must provide the buyer, on written request, with the required information for that part of the prior 12 months, if any, that the seller occupied the single-family home.

The information required shall be provided if the request is made by a prospective buyer who has signed and submitted an offer to purchase and the seller has access to the information. (See PGCAR Form #1336.)

## 10. CARBON MONOXIDE DETECTORS:

Prince George's County Code, Section 11.295 requires the seller or transferor to install carbon monoxide detectors before or at the time of the transfer of ownership of the following residences:

One-and two-family residential dwellings. The requirements for installation and maintenance of a carbon monoxide detector in an existing one- and two-family residential dwelling shall be at least one (1) battery-powered carbon monoxide detector installed on each level of the dwelling in close proximity to sleeping quarters in a residence with a gas heating system, fuel burning appliances, and/or an attached garage. Each carbon monoxide detector must comply with all applicable Federal and State regulations and must bear the label of a nationally recognized standard testing laboratory. Each detector must be an Underwriters Laboratory (U.L.) 2034 listed product or its equivalent. The subsequent owner/occupant of each dwelling unit shall be responsible for inspecting and maintaining the carbon monoxide detectors in accordance with the manufacturer's specifications.

## 11. PROXIMITY TO AGRICULTURAL AND/OR FORESTRY OPERATIONS:

Prince George's County Law, Sec. 30-103.03 requires sellers of real property in the R-O-S, O-S, R-A, R.E., R.R. Zones to provide a statement advising the buyer as follows: Buyer(s) acknowledge that the property offered for sale is in the vicinity of property that is, or may be used, for agricultural or forestry operations. As such, the Property may be subject to activity including, but not limited to, noise, odor, fumes, insects, dust, chemical application and the operation of machinery at various times. Prince George's County has adopted a right to farm ordinance stipulating that inconveniences or discomforts associated with the agricultural/forestry operation shall not be considered an interference with reasonable use and enjoyment of other properties in the vicinity, if such operations are conducted in accordance with generally accepted agricultural and forestry management practices, as referenced in Prince George's County Code, Section 30-102. The County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes that may arise with regard to agricultural or forestry operations when such operations are not conducted in accordance with generally accepted agricultural or forestry management practices. For further information refer to Prince George's County Code, Subtitle 30, Division 1, and/or contact the Director, Department of Environmental Resources.

**12. DEFERRED WATER AND SEWER ASSESSMENTS/FRONT FOOT BENEFIT CHARGES:** Certain communities are subject to charges or assessments intended to defray the cost of installing water and sewer facilities. These charges are liens against the Property that usually run with the Property for between 20 and 40 years, but are often not paid in the property tax bill. These charges or assessments are separate from bills for water and sewer usage and from homeowners' association dues. If not included in the property tax bill, they are often paid annually and are not usually included within an escrow payment paid to a mortgage holder. Pursuant to the Maryland Annotated Code, Real Property Article, Sec. 14-117 and Prince George's County Code, Sec 2.162.01, any contract for the sale of real property located in Prince George's County for which there are deferred water and sewer assessments recorded by covenant or declaration for which the purchaser is liable shall contain disclosure, as detailed below, by seller (owner) prior to the time the contract is signed. Failure to comply shall enable an aggrieved party to the sales contract to rescind the contract at any time prior to settlement and any other right or cause of action available to a party to the sales contract shall remain.

(Per Maryland Annotated Code, Real Property Article, Sec. 14-117, **Seller to check appropriate line below**):

- ☒ There are currently NO deferred water and sewer assessments or front foot benefit charges assessed against the Property.
- ☐ Currently, front foot benefit charges are paid in the property tax bill for the Property.
- ☐ Deferred water and sewer assessments ARE assessed against the Property in the amount of \$ \_\_\_\_\_ per year.
- The approximate number of payments remaining on the assessment are \_\_\_\_\_. The estimated amount remaining (payoff amount) of assessment including interest is \$ \_\_\_\_\_. The interest rate on the assessment is \_\_\_\_\_ % (if applicable). Assessments

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are paid to \_\_\_\_\_ (name of company) address of \_\_\_\_\_ & phone number of \_\_\_\_\_.

Per Maryland Annotated Code, Real Property Article, Sec. 14-117, payoff of the assessment is allowed without prepayment penalty.

A person or entity establishing water and sewer costs for the initial sale of residential real property may not amortize costs that are passed on to a purchaser by imposing a deferred water and sewer charge for a period longer than 20 years after the date of initial sale.

**13. PRIVATE WATER AND/OR SEWER SUPPLY: (To be completed by Seller ONLY if Property is served by a private water and/or Sewer company only)** Water is supplied to the Property by \_\_\_\_\_ whose phone number is \_\_\_\_\_. Sewer service is supplied to the Property by \_\_\_\_\_ whose phone number is \_\_\_\_\_.

**14. AVAILABILITY OF WATER AND SEWER SERVICE: (Seller to check appropriate boxes)**

A. Water: Is the Property connected to public water? ☒ YES ☐ NO

If no, has it been approved for connection to public water? ☐ YES ☐ NO

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, has it been approved for connection to public sewer? ☐ YES ☐ NO

If not connected, has a septic system been installed? ☐ YES ☐ NO

If not connected, has a septic system been approved? ☐ YES ☐ NO

If not connected, has a septic system been disapproved? ☐ YES ☐ NO

If yes, explain: \_\_\_\_\_

**15. PRIVATE UTILITY COMPANY ASSESSMENT:** ☐ YES ☒ NO

If checked Yes by Seller, Seller acknowledges that the Property is subject to a Private Utility Company Assessment in the amount \$\_\_\_\_\_ and the frequency of payment is \_\_\_\_\_ for \_\_\_\_\_ (name of company). Buyer agrees to assume responsibility for this assessment as of the Date of Settlement.

**16. HOA/CONDO/COOP - OWNERSHIP WITH ASSESSMENTS:** ☒ YES ☐ NO

Ownership Association with mandatory fees ☐ (HOA) ☐ Condominium ☒ Cooperative.

Name of Project/Subdivision: GREENBELT (CO-OP)

Management Company: GHI Telephone: \_\_\_\_\_

Assessments/special tax \$\_\_\_\_\_ per Month. Special Assessments: \$\_\_\_\_\_. Are there any assessments approved but not yet assessed? ☐ YES ☐ NO If yes, amount \$\_\_\_\_\_ and explain reason for assessment:

**17. OTHER ASSESSMENTS:** ☒ YES ☐ NO

If checked Yes by Seller, Seller acknowledges that the Property is subject to an Assessment in the amount \$\_\_\_\_\_ and the frequency of payment is \_\_\_\_\_ and the Assessment is for \_\_\_\_\_. Buyer agrees to assume responsibility for this Assessment as of the Date of Settlement.

**18. GROUND RENT:** ☐ YES ☒ NO

If checked Yes by Seller, Seller acknowledges that the Property is subject to an existing ground rent as provided in a lease recorded among the Land Records, or if a ground rent is to be created, Seller will make those disclosures required by law by an appropriate additional clause or addendum to the Contract.

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**19. UNDERGROUND STORAGE TANK:**

☐ YES ☒ NO

If checked Yes by Seller, Seller acknowledges that the tank is currently ☐ In Use ☐ Not In Use (check one). Seller further acknowledges that the tank is/was used for \_\_\_\_\_. If Seller has checked that the tank is not in use, please explain when, where and how the tank was abandoned: \_\_\_\_\_.

**20. MOUNT VERNON HISTORIC VIEWSHED:**

☐ YES ☒ NO

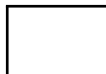
If checked Yes by Seller, Pursuant to Prince George's County Code, Subtitle 2. Administration, Section 2-162.01, Seller hereby notifies Buyer that the Property being transferred is located within the Mount Vernon Historic Viewshed. Buyer acknowledges that, as such, Buyer is aware that there is a recorded scenic easement from the National Park Service due to the location of the property in the Mount Vernon Historic Viewshed. Failure to comply with this provision shall enable a party to the contract who is aggrieved by such failure to rescind the contract at any time prior to settlement. The right of rescission is not an exclusive remedy, and any other right or cause of action available to a party to the sales contract shall remain.

**21. SMOKE ALARM NOTICE:** Seller is hereby notified of changes in Maryland law regarding smoke alarms and smoke detectors (Section 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland). The type of smoke alarm required in a dwelling depends upon the age of the property. As of January 1, 2018, among other changes, no alarm—battery powered or hard-wired—may be older than 10 years from the date of manufacture. There are penalties for non-compliance. Additionally, some jurisdictions have more stringent rules for new construction or for rentals. Seller is advised to verify compliance with the city or county in which the Property is located. Seller acknowledges that Seller has read and understands the provisions of this paragraph.

(Seller to initial): Initials: Seller



Seller

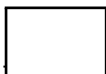


**22. MUNICIPALITIES.** If the Property is located within a Municipality, the name of the Municipality is \_\_\_\_\_.

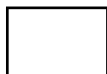
**23. RENTAL LICENSE REQUIRED:**

- a) In the event Buyer intends to lease the Property being purchased, or any part thereof, immediately following settlement, or in the future, Buyer acknowledges that Buyer is responsible to timely apply for, obtain and renew a rental facility license from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) or any municipality requiring a rental license and to pay all fees relating to such application and/or renewal.
- b) Buyer further acknowledges, pursuant to Prince George's County Code Sections 13-186 and 13-189 that:
  - 1) A rental license is required in order to lease a single-family or multiple-family rental housing facility located in Prince George's County;
  - 2) A rental license is valid for a period of two (2) years;
  - 3) A rental license as issued by DPIE is non-transferable and terminates upon a change of ownership of the rental facility;
  - 4) In the event Buyer intends to lease the Property, immediately following settlement, Buyer is required to apply for a new or initial rental license with DPIE, and to pay all fees in connection with such application, within thirty (30) days following settlement;
  - 5) Buyer shall be subject to a penalty in the amount of One Thousand Dollars (\$1,000.00) per month, or any portion thereof, during which the rental facility was operated and/or tenant occupied without a valid rental license as issued by DPIE; and
  - 6) Rental licenses are different from short-term rental licenses and cannot be used interchangeably.

Initials: Buyer



Buyer



**24. SHORT-TERM RENTAL LICENSE REQUIRED:**

- a) In the event Buyer intends to lease the Property being purchased as a short-term rental, or any part thereof, immediately following settlement, or in the future, through a hosting platform (i.e. AIRBNB, VRBO, etc..) or by other means, Buyer acknowledges that Buyer is responsible to timely apply for, obtain and renew a short-term rental license from the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE).
- b) Buyer further acknowledges, pursuant to Prince George's County Code Subtitle 5, Division 8 that:
  - 1. Sec. 5-174, (k) defines a short-term rental as a residential dwelling unit occupied by a short-term rental guest, other than a permanent occupant, for fewer than 31 consecutive days and no more than 90 days per calendar

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year, where a host receives monetary compensation for such occupancy, if the owner is not present during the rental. A short-term rental may be occupied by a short-term rental guest for no more than 180 days per calendar year, if the host is present during the short-term rental. A short-term rental provider shall not combine time limits for short-term rentals. The maximum allowable days for a short-term rental are 180 calendar days, provided all requirements are met for that time frame. A short-term rental is a tourist home that is an accessory use to a dwelling, but does not include a hotel, motel, inn, boarding house, group residential facility, and fraternity or sorority house.

- 2. A short-term rental license is required in order to rent/lease a single-family or multiple-family housing, or any part thereof, located in Prince George’s County;
- 3. A short-term rental license is valid for a period of one (1) year from date of issuance;
- 4. In the event Buyer intends to rent/lease the Property, or any part thereof, as a short-term rental, immediately following settlement or anytime thereafter, Buyer is required to apply for a short-term rental license with DPIE, and to pay all fees in connection with such application;
- 5. Buyer acknowledges that, in addition to and including items 1-4 above, certain other provisions, mandates, restrictions, requirements, and notices apply to short-term rentals as detailed in Prince George’s County Code, Subtitle 5. Businesses and Licenses, Division 8 – Short-Term Rentals, to which Buyer will be bound and obligated;
- 6. Rental licenses are different from short-term rental licenses and cannot be used interchangeably.

Initials: Buyer  Buyer

25. NOTICE - TRANSFER TAX EXEMPTIONS: If Buyer is employed as a;

- 1. Prince George’s County Public School System Classroom Teacher
- 2. Prince George’s County Police Officer, Municipal Police Officer, Deputy Sheriff

Certain County transfer tax exemptions may apply. See PGCAR Form #1327 (Teacher) or Form #1330 (Law Enforcement) to determine if exemption applies.

26. NOTICE: The failure to comply with certain provisions of this addendum (including but not limited to 3., 4., 11., 19.) shall enable a party to the contract who is aggrieved by such failure to rescind the contract at any time prior to settlement. The right of rescission is not an exclusive remedy, and any other right or cause of action available to a party to the sales contract shall remain.

27. HEADINGS: 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.

|                      |                      |                                                  |                                                                 |
|----------------------|----------------------|--------------------------------------------------|-----------------------------------------------------------------|
| <input type="text"/> | <input type="text"/> | <i>John Davis, PR Estate of Ellen Reid Davis</i> | dotloop verified<br>06/22/26 6:54 PM EDT<br>AOVM-VBBU-RAL7-X7MA |
| BUYER                | DATE                 | SELLER                                           | DATE                                                            |
| <input type="text"/> | <input type="text"/> | <input type="text"/>                             | <input type="text"/>                                            |
| BUYER                | DATE                 | SELLER                                           | DATE                                                            |





STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

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

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

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

### Important Considerations Before Making a Decision About Dual Agency

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

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

### Your Choices Concerning Dual Agency

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

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

## Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

\* **Dual agents and intra-company agents must disclose material facts about a property to all parties.**

## How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

---

## Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

eXp Realty \_\_\_\_\_ act as a Dual Agent for me as the  
(Firm Name)

☒ **Seller** in the sale of the property at:

20 Hillside Road, Greenbelt, MD 20770

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

*John Davis, PR Estate of Ellen Reid Davis*  
Signature Date

dotloop verified  
06/22/26 6:54 PM EDT  
NFFH-IAES-FIXF-IOOB

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

---

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

20 Hillside Road, Greenbelt, MD 20770

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



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

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE  
 SELLER'S DISCLOSURE made on 06/22/2026 . ▪ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
 between Buyer \_\_\_\_\_  
 and Seller Greenbelt Homes Inc Hamilton Pl  
 for Property known as 20 Hillside Road, Greenbelt, MD 20770 .

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

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

ADDITIONAL INCLUSIONS (SPECIFY): \_\_\_\_\_

ADDITIONAL EXCLUSIONS (SPECIFY): \_\_\_\_\_

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

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

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

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

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

Utility Service Providers: \_\_\_\_\_

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

**Buyer Signature** **Date**

**Buyer Signature** **Date**

*John Davis, PR Estate of Ellen Reid Davis*

dotloop verified  
 06/22/26 6:54 PM EDT  
 KSQV-EWS7-NSDS-2FWD

**Seller Signature** **Date**

**Seller Signature** **Date**



# MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 20 Hillside Road, Greenbelt, MD 20770

Legal Description: 20L HILLSIDE RD

## NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

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

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

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

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

1. Foundation: Any settlement or other problems? ☐ 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: \_\_\_\_\_

10. Water Supply: Any problem with water supply? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_  
 Home water treatment system: ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_  
 Fire sprinkler system: ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply  
 Comments: \_\_\_\_\_  
 Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_

11. Insulation:  
 In exterior walls? ☐ Yes ☐ No ☐ Unknown  
 In ceiling/attic? ☐ Yes ☐ No ☐ Unknown  
 In any other areas? ☐ Yes ☐ No ☐ Unknown Where? \_\_\_\_\_  
 Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_  
 Are gutters and downspouts in good repair? ☐ Yes ☐ No ☐ Unknown  
 Comments: \_\_\_\_\_

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

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

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

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

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

☐ Yes ☐ No ☐ Unknown

If yes, specify below

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

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

☐ Yes ☐ No ☐ Unknown

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

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

☐ Yes ☐ No ☐ Unknown

If yes, specify below

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

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

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

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

☐ Yes ☐ No ☐ Unknown

If yes, specify below

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

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

☐ Yes ☐ No ☐ Unknown

If yes, specify below

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

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

☐ Yes ☐ No ☐ Unknown

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

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

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

Seller(s) John Davis, PR Estate of Ellen Reid Davis dotloop verified  
06/22/26 6:54 PM EDT  
U89A-LKUL-DDJH-HZP8 Date \_\_\_\_\_

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

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

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_



## MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

Seller *John Davis, PR Estate of Ellen Reid Davis* dotloop verified  
06/22/26 6:54 PM EDT  
ZFZD-NO2V-QD4B-1N9Q Date\_\_\_\_\_

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

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

Purchaser  Date\_\_\_\_\_

Purchaser  Date\_\_\_\_\_



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

ADDENDUM dated \_\_\_\_\_ to the Contract of Sale  
 between Buyer \_\_\_\_\_  
 and Seller **Greenbelt Homes Inc Hamilton Pl**  
 for Property known as **20 Hillside Road, Greenbelt, MD 20770**

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

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

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the required permits were obtained for any improvements made to the property;
  - (x) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

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

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

**OR**

- (B) A written disclaimer statement providing that:
- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and



- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

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

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

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

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

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

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

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

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

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

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

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

|                                                  |                                                                     |
|--------------------------------------------------|---------------------------------------------------------------------|
| <i>John Davis, PR Estate of Ellen Reid Davis</i> | dotloop verified<br>06/22/26 6:54 PM EDT<br>V93B-WBHS-JJIS-EUFN     |
| <b>Seller's Signature</b>                        | <b>Date</b>                                                         |
|                                                  |                                                                     |
| <b>Seller's Signature</b>                        | <b>Date</b>                                                         |
|                                                  |                                                                     |
| <i>Melanie Montague</i>                          | dotloop verified<br>06/20/26 11:56 AM<br>EDT<br>FXBJ-PIE4-JWWD-1JIE |
| <b>Agent's Signature</b>                         | <b>Date</b>                                                         |



## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

**TO:** Consumer  
**FROM:** eXp Realty  
**PROPERTY:** 20 Hillside Road, Greenbelt, MD 20770  
**DATE:** 06/20/2026

This is to give you notice that eXp World Holdings, Inc., the parent corporation of each of those subsidiaries comprising the eXp Realty® brand of real estate brokerage companies<sup>1</sup> (hereinafter collectively referred to as “**eXp Realty**”), has a business relationship with the following companies listed below:

- **SUCCESS Lending, LLC (“SUCCESS Lending”)** for mortgage loan financing: eXp Realty has an indirect ownership interest in SUCCESS Lending and a business relationship with Kind Partners, LLC, a wholly owned subsidiary of Kind Lending, LLC (hereinafter collectively referred to as “**Kind**”). eXp World Holdings, Inc.’s wholly owned subsidiary, SUCCESS World Holdings, LLC, owns 50% of SUCCESS Lending. Kind also owns 50% of SUCCESS Lending. Because of these relationships, a referral to SUCCESS Lending may provide eXp Realty and Kind, and its and their owners, affiliates, and employees, with a financial or other benefit.
- **Lares Title, LLC (“Lares Title”)** for title services related to Virginia properties: eXp Realty has an indirect ownership interest in Lares Title and a business relationship with Vesta Settlements, LLC (“**Vesta**”). Specifically, eXp World Holdings, Inc.’s wholly owned subsidiary, Opportunity Garden, Inc., has a 45% ownership interest in Lares InvestCo, LLC (“**Lares InvestCo**”), which owns 55% of Lares Title. Vesta has a 45% ownership interest in Lares Title. Because of these relationships, a referral to Lares Title may provide eXp Realty and Vesta, and its and their owners, affiliates, and employees, with a financial or other benefit.
- eXp Realty has a business relationship with, but no ownership interest in, America’s Preferred Home Warranty, Inc. (home warranty services), Transactly, Inc. (real estate transaction coordination services), and SkySlope, Inc. (real estate transaction coordination services). Because of these relationships, eXp Realty, and its owners, affiliates, and employees may receive financial benefits in the form of marketing fees or fees for services rendered.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase, sale, financing or refinancing of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

| COMPANY                                                                                                                                   | ESTIMATED CHARGE OR RANGE OF CHARGES                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SUCCESS LENDING, LLC</b><br><br>This company provides various real estate mortgage loan origination activities either as a third-party | Loan Discount Fee/points <sup>1</sup> : 0-4.00% of loan amount<br>Administrative Fee <sup>2</sup> : \$1,250.00<br>Flood Fee: \$7.00<br>Tax Service: \$86.00<br>Appraisal Fee: \$525.00 |

<sup>1</sup> eXp Realty, LLC (in all states except those that follow); eXp Realty of California, Inc. (in California); eXp Realty of Northern California, Inc. (in northern California); eXp Realty of Greater Los Angeles, Inc. (in central California); eXp Realty of Southern California, Inc. (in southern California); eXp Realty North, LLC (in N. Dakota, Minnesota, and portions of New York, except as further qualified); eXp Realty of Connecticut, LLC (in Connecticut, and Brooklyn, New York); and eXp Realty Associates, LLC (in Brooklyn, mid-town, and downtown, New York City).



| COMPANY                                                                                                                                                                                                                                                                                                                           | ESTIMATED CHARGE OR RANGE OF CHARGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--|-----------------|--------|-----------------------------------------|--------|-----------------------------------------|--------|---------------------------------------------|--------|---------------------------------------------|--------|----------------------------------------------|--------|-------------------|------------------|----------------------|-------|------------|-------|-------------------------|------|------------------------|-------|-------------------|-----|---------------|------------|-------------|------|---------------------------------------|-----|
| <p>originator or a mortgage broker, including loan pre-qualification, loan origination, loan pre-approval, loan structuring, processing and closing.</p> <p>The estimated charges for the settlement services provided by SUCCESS Lending are detailed on the Good Faith Estimate being provided to you by your loan officer.</p> | <p>Credit Report Fee: \$32.00 per borrower, unless married co-borrowers in which event it is an aggregate total of \$32.00; \$32.00 per borrower for each repulled credit report.</p> <p>Actual charges may vary according to the particular lender, settlement service product selected, the particular circumstances of the underlying transaction, the state where the property is located, borrower elections, etc. Some or all of these fees may be charged by third-parties.</p> <p><sup>1</sup> The loan discount fee/points are affected by the note rate. Depending upon market conditions, the loan discount fee/points may be higher to adjust for below-market rates.</p> <p><sup>2</sup> There are other charges imposed in connection with mortgage loans. In addition, a lender may require the use of other service providers, including but not limited to any attorney, credit reporting agency or real estate appraiser chosen to represent the lender's interest. If you apply to any of these companies for a loan, you will receive additional information regarding anticipated charges.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| <p><b>Lares Title, LLC</b></p> <p>This company provides searches of public records and issues title insurance owner and loan policies.</p>                                                                                                                                                                                        | <p>The title rates quoted below (per \$1,000 of sales price) are for an enhanced owner's ALTA policy. Standard coverage may be available at a lower cost; lower reissue rates may also be available. If an owner's policy and a loan policy covering the same real property are to be issued simultaneously on the same date, depending on the jurisdiction and as applicable, the rate may be the applicable owner's rate or a reissue rate, plus a simultaneous issue fee of approximately \$150-\$250. If a Closing Protection Letter (CPL) is required or requested by a Lender or either party, depending on the jurisdiction and as applicable and available, the premium rate is approximately \$25-\$50 per CPL. Please call for more detail.</p> <table border="1" data-bbox="695 1329 1437 1694"> <thead> <tr> <th colspan="2">Virginia</th></tr> </thead> <tbody> <tr> <td>Up to \$250,000</td><td>\$4.85</td></tr> <tr> <td>Over \$250,000 and up to \$500,000, add</td><td>\$4.70</td></tr> <tr> <td>Over \$500,000 and up to 1,000,000, add</td><td>\$4.35</td></tr> <tr> <td>Over \$1,000,000 and up to \$2,000,000, add</td><td>\$2.80</td></tr> <tr> <td>Over \$2,000,000 and up to \$5,000,000, add</td><td>\$2.25</td></tr> <tr> <td>Over \$5,000,000 and up to \$15,000,000, add</td><td>\$2.10</td></tr> <tr> <td>Over \$15,000,000</td><td>Call for pricing</td></tr> <tr> <td>Minimum Title Charge</td><td>\$300</td></tr> <tr> <td>Title Exam</td><td>\$100</td></tr> <tr> <td>Title Commitment/Binder</td><td>\$85</td></tr> </tbody> </table> <p><b>Vesta Settlement Fees (Virginia)</b></p> <table> <tbody> <tr> <td>Closing/settlement fee</td><td>\$495</td></tr> <tr> <td>Title examination</td><td>n/a</td></tr> <tr> <td>Delivery fees</td><td>\$50 - 150</td></tr> <tr> <td>Archive fee</td><td>\$45</td></tr> <tr> <td>Electronic recording (per instrument)</td><td>\$5</td></tr> </tbody> </table> | Virginia |  | Up to \$250,000 | \$4.85 | Over \$250,000 and up to \$500,000, add | \$4.70 | Over \$500,000 and up to 1,000,000, add | \$4.35 | Over \$1,000,000 and up to \$2,000,000, add | \$2.80 | Over \$2,000,000 and up to \$5,000,000, add | \$2.25 | Over \$5,000,000 and up to \$15,000,000, add | \$2.10 | Over \$15,000,000 | Call for pricing | Minimum Title Charge | \$300 | Title Exam | \$100 | Title Commitment/Binder | \$85 | Closing/settlement fee | \$495 | Title examination | n/a | Delivery fees | \$50 - 150 | Archive fee | \$45 | Electronic recording (per instrument) | \$5 |
| Virginia                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Up to \$250,000                                                                                                                                                                                                                                                                                                                   | \$4.85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$250,000 and up to \$500,000, add                                                                                                                                                                                                                                                                                           | \$4.70                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$500,000 and up to 1,000,000, add                                                                                                                                                                                                                                                                                           | \$4.35                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$1,000,000 and up to \$2,000,000, add                                                                                                                                                                                                                                                                                       | \$2.80                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$2,000,000 and up to \$5,000,000, add                                                                                                                                                                                                                                                                                       | \$2.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$5,000,000 and up to \$15,000,000, add                                                                                                                                                                                                                                                                                      | \$2.10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Over \$15,000,000                                                                                                                                                                                                                                                                                                                 | Call for pricing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Minimum Title Charge                                                                                                                                                                                                                                                                                                              | \$300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Title Exam                                                                                                                                                                                                                                                                                                                        | \$100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Title Commitment/Binder                                                                                                                                                                                                                                                                                                           | \$85                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Closing/settlement fee                                                                                                                                                                                                                                                                                                            | \$495                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Title examination                                                                                                                                                                                                                                                                                                                 | n/a                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Delivery fees                                                                                                                                                                                                                                                                                                                     | \$50 - 150                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Archive fee                                                                                                                                                                                                                                                                                                                       | \$45                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |
| Electronic recording (per instrument)                                                                                                                                                                                                                                                                                             | \$5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |  |                 |        |                                         |        |                                         |        |                                             |        |                                             |        |                                              |        |                   |                  |                      |       |            |       |                         |      |                        |       |                   |     |               |            |             |      |                                       |     |



| COMPANY | ESTIMATED CHARGE OR RANGE OF CHARGES                                                                                                                                                                                                                                                                                                                                                |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         | The estimated fees listed above can vary and could include additional charges depending upon factors such as the settlement service product you select and the State where the property is located. There may also be other fees/charges relating to services provided by additional third party settlement service providers, which are separate from the charges set forth above. |

**ACKNOWLEDGMENT OF RECEIPT OF DISCLOSURE**

I/we have read this disclosure form, and understand that eXp Realty is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

**Signer 1:**

*John Davis, PR Estate of Ellen Reid Davis*  
dotloop verified  
06/22/26 6:54 PM EDT  
LBEV-T3DX-ZBOJ-QWCI

Signature

\_\_\_\_\_  
Print Name\_\_\_\_\_  
Date**Signer 2:**

\_\_\_\_\_  
Signature

Signature

\_\_\_\_\_  
Print Name\_\_\_\_\_  
Date

(For Colorado Residents Only): This form has not been approved by the Colorado Real Estate Commission.





## Wiring Fraud Advisory Notice

Cybercrime is a potential threat in real estate transactions. Instances have occurred where criminals have hacked email accounts of entities related to real estate transactions (such as lawyers, escrow holder's, title company representatives, or real estate brokers and agents). Using email, hackers have invaded real estate transactions and used fraudulent wiring instructions to direct parties to wire funds to the criminals' bank accounts, often to off-shore accounts, with little chance of recovery. It also appears that some hackers have provided false phone numbers for verifying the wiring instructions. In those cases, the buyers called the number provided to confirm the instructions, and then unwittingly authorized a transfer to somewhere other than escrow. Sellers also have had their sales proceeds taken through similar schemes.

**PLEASE BE ADVISED THAT eXp Realty, WILL NEVER SEND VIA EMAIL WIRING INSTRUCTIONS RELATED TO YOUR TRANSACTION.**

**BUYERS/LESSEES AND SELLERS/LESSORS ARE ALSO ADVISED:**

1. Obtain the phone number of the Escrow Officer at the beginning of the transaction.
2. NEVER WIRE FUNDS PRIOR TO CALLING YOUR ESCROW OFFICER TO CONFIRM WIRE INSTRUCTIONS. ONLY USE A PHONE NUMBER YOU WERE PROVIDED PREVIOUSLY. Do not use any different phone number included in the emailed wire transfer instructions.
3. Orally confirm the wire transfer instruction is legitimate and confirm the bank routing number, account numbers and other codes before taking steps to transfer the funds.
4. Avoid sending personal information in emails or texts. Provide such information in person or over the telephone directly to the Escrow Officer.
5. Take steps to secure the system you are using with your email account. These steps include creating strong passwords and using secure WiFi as well as two-step verification processes.

If an email or a telephone call seems suspicious refrain from taking any action until the communication has been independently verified. Promptly notify your bank, your real estate agent and the Escrow Officer. The sources below, as well as others, can also provide information:

- The Federal Bureau of Investigation [www.fbi.gov](http://www.fbi.gov)
- The National White-Collar Crime Center [www.nw3c.org](http://www.nw3c.org)
- On Guard Online: [www.onguardonline.gov](http://www.onguardonline.gov)

The undersigned acknowledge receipt of this Advisory.

|                  |                  |                                                  |                                                                 |
|------------------|------------------|--------------------------------------------------|-----------------------------------------------------------------|
| Date: 06/22/2026 | Seller/Landlord: | <i>John Davis, PR Estate of Ellen Reid Davis</i> | dotloop verified<br>06/22/26 6:54 PM EDT<br>MK2F-GQ0A-DWU3-L3UG |
| Date: _____      | Seller/Landlord: |                                                  |                                                                 |
| Date: _____      | Buyer/Tenant:    |                                                  |                                                                 |
| Date: _____      | Buyer/Tenant:    |                                                  |                                                                 |

(For Colorado Residents Only): This form has not been approved by the Colorado Real Estate Commission.