Authentisign ID: 5D307437-3486-F111-B337-000D3A1FE58D

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: **17737 HORSEHEAD RD, BRANDYWINE, MD 20613**

Legal Description: _____

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? _____

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

Water Supply	[__] Public	[__] Well	[__] Other _____		
Sewage Disposal	[__] Public	[__] Septic System approved for _____ (# of bedrooms) **Other Type** _____			
Garbage Disposal	[__] Yes	[__] No			
Dishwasher	[__] Yes	[__] No			
Heating	[__] Oil	[__] Natural Gas	[__] Electric	[__] Heat Pump Age _____	[__] Other _____
Air Conditioning	[__] Oil	[__] Natural Gas	[__] Electric	[__] Heat Pump Age _____	[__] Other _____
Hot Water	[__] Oil	[__] Natural Gas	[__] Electric Capacity _____ Age _____		[__] Other _____

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Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? [__] Yes [__] No [__] Unknown
Comments: _____

2. Basement: Any leaks or evidence of moisture? [__] Yes [__] No [__] Unknown [__] Does Not Apply
Comments: _____

3. Roof: Any leaks or evidence of moisture? [__] Yes [__] No [__] Unknown
Type of Roof: _____ Age _____
Comments: _____
Is there any existing fire retardant treated plywood? [__] Yes [__] No [__] Unknown
Comments: _____

4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any defects (structural or otherwise)? [__] Yes [__] No [__] Unknown
Comments: _____

5. Plumbing system: Is the system in operating condition? [__] Yes [__] No [__] Unknown
Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? [__] Yes [__] No [__] Unknown
Comments: _____
Is the system in operating condition? [__] Yes [__] No [__] Unknown
Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? [__] Yes [__] No [__] Unknown [__] Does Not Apply
Comments: _____
Is the system in operating condition? [__] Yes [__] No [__] Unknown [__] Does Not Apply
Comments: _____

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

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 Where? _____
Comments: _____

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

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13. Wood-destroying insects: Any infestation and/or prior damage? [__] Yes [__] No [__] Unknown
Comments: _____
Any treatments or repairs? [__] Yes [__] No [__] Unknown
Any warranties? [__] Yes [__] No [__] Unknown
Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? [__] Yes [__] No [__] Unknown
If yes, specify below
Comments: _____

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

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

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) AuthentiSIGN Rosa Dilia Gelabert Date 07/28/26
Rosa Dilia Gelabert

Seller(s) AuthentiSIGN Betsy Yohana Maldonado 07/24/26 Date 07/24/26
Betsy Yohana Maldonado

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 _____

Authentisign ID: 5D307437-3486-F111-B337-000D3A1FE58D

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 Authentisign Betsy Yohana Maldonado Date 07/24/26

Seller Rosa Dilia Gelabert Rosa Dilia Gelabert Date 07/28/26

Betsy Yohana Maldonado

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

Purchaser _____ Date _____

Purchaser _____ Date _____

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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 **07/22/2026** to the Contract of Sale dated _____, between Buyer _____ and Seller **Rosa Dilia Gelabert, Betsy Yohana Maldonado** for Property known as **17737 HORSEHEAD RD, BRANDYWINE, MD 20613**.

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** RDG **SELLER** BYM

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FAIRFAX REALTY SELECT, 3190 Fairview Park Dr, Ste 100 Falls Church VA 22042 Phone: 2024871037 Fax: 3017695790 DILIA & BETSY
marco angobaldo
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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.)

9. UTILITY USAGE:

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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 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.

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A person or entity establishing water and sewer costs for the intitial 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 intial 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 _____(utility service provided) and payment is made to _____ (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: _____.
Management Company: _____. Telephone: _____.
Assessments/special tax $_____ per_____. 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 _____ and payment is made to _____. 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.

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:
_____.

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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** RDG **Seller** BYMF

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 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.

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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.

		AuthentiSIGN' Rosa Dilia Gelabert	07/28/2026
BUYER	DATE	SELLER **Rosa Dilia Gelabert**	DATE
		AuthentiSIGN' Betsy Yohana Maldonado	07/24/2026
BUYER	DATE	SELLER **Betsy Yohana Maldonado**	DATE

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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 **July 22, 2026** ■ ADDENDUM to Contract of Sale dated _____
between Buyer _____
and Seller **Rosa Dilia Gelabert, Betsy Yohana Maldonado**
for Property known as **17737 HORSEHEAD RD, BRANDYWINE, MD 20613**.

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

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

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

[ ] Fuel Tank(s)	[ ] Other _____
[ ] Solar Panels	[ ] Other _____
[ ] Alarm System	[ ] Other _____
[ ] Water Treatment System	[ ] Other _____

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

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

Water Supply	[ ] Public	[X] Well				
Sewage Disposal	[ ] Public	[X] Septic	[ ] Other _____			
Heating	[ ] Gas	[X] Electric	[ ] Oil	[ ] Heat Pump	[ ] Other _____	
Hot Water	[ ] Gas	[X] Electric	[ ] Oil		[ ] Other _____	
Air Conditioning	[ ] Gas	[X] Electric			[ ] Other _____	

Utility Service Providers: _____

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

Buyer Signature	**Date**	Rosa Dilia Gelabert **Seller Signature** **Rosa Dilia Gelabert**	07/28/2026 **Date**
Buyer Signature	**Date**	Betsy Yohana Maldonado **Seller Signature** **Betsy Yohana Maldonado**	07/24/2026 **Date**

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FAIRFAX REALTY SELECT, 3190 Fairview Park Dr, Ste 100 Falls Church VA 22042 Phone: **2024871037** Fax: **3017695790** **DILIA & BETSY**
marco angobaldo
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DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: **17737 HORSEHEAD RD BRANDYWINE, MD 20613**

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT **(SELLER/LANDLORD TO INITIAL APPLICABLE LINE)**: _____ / _____ housing was constructed prior to 1978 **OR** RDG / BYM 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-based 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) RDG / BYM 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-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) RDG / BYM 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) MA 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.

Rosa Dilia Gelabert	07/28/2026		
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Rosa Dilia Gelabert			
Betsy Yohana Maldonado	07/24/2026		
Seller/Landlord	**Date**	**Buyer/Tenant**	**Date**
Betsy Yohana Maldonado		Marco Angobaldo	07/28/26
Seller's/Landlord's Agent	**Date**	**Buyer's/Tenant's Agent**	**Date**
Marco A Angobaldo Sr.			

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