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DISCLOSURE OF LICENSEE STATUS

Buyer(s)/Tenant(s): _____

Seller(s)/Landlord(s): **Molnar Investment Properties LLC**

Property Address: **7593 ETAL West St See SDATs, Willards, MD 21874**

This is to give notice that **Rusty Molnar** **(INSERT NAME)** hereby discloses that he/she is a Maryland real estate licensee **AND (CHECK THE APPROPRIATE BOX):**

☐ is the Buyer/Tenant of the Property or, if the Buyer/Tenant of the Property being purchased or leased is a business entity, has an ownership interest in such business entity;

☐ is the Seller/Landlord of the Property or, if the Seller/Landlord of the Property being sold or leased is a business entity, has an ownership interest in such business entity;

☐ is acting on behalf of or representing the Buyer/Tenant who is a member of the real estate licensee's immediate family*;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate brokerage with which the real estate licensee is affiliated;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of a team or group of which the real estate licensee is a member;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate licensee;

☒ is acting on behalf of or representing the Seller/Landlord who is a member of the real estate licensee's immediate family*;

☐ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate brokerage with which the real estate licensee is affiliated;

☐ is acting on behalf of or representing the Seller/Landlord who is an employee of a team or group of which the real estate licensee is a member; or

☐ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate licensee.

***Immediate family includes a spouse or domestic partner, child, stepchild, child's spouse, stepchild's spouse, parent, sibling, grandparent, or grandchild.**

		Molnar Investment Properties LLC dotloop verified 02/12/26 12:53 PM EST RUUR-POTI-TCN3-8TT7	
Buyer/Tenant Signature	**Date**	**Seller/Landlord Signature**	**Date**
		Molnar Investment Properties LLC	
Buyer/Tenant Signature	**Date**	**Seller/Landlord Signature**	**Date**

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RIGHT TO FARM NOTICE - WICOMICO

Coastal REALTORS® LOCAL ACCURATE TRUSTED

ADDENDUM NUMBER **001**

PROPERTY: **7593 ETAL West St See SDATs, Willards, MD 21874**

SELLER: **Molnar Investment Properties LLC**

BUYER: _____

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN THE COUNTY OF WICOMICO, STATE OF MARYLAND, DESCRIBED AS **7593 ETAL West St See SDATs** . THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE **WICOMICO COUNTY RIGHT TO FARM LAW** IN COMPLIANCE WITH WICOMICO COUNTY CODE CHAPTER 186 (THE WICOMICO COUNTY RIGHT TO FARM).

SELLER'S INFORMATION

The following are representations made by the Seller and are not the representations of the agent(s), if any. This information is a disclosure and is not intended to be a part of any contract between the Buyer and Seller.

Wicomico County allows agricultural operations (as defined in the Wicomico County Right to Farm Law) within the county. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Wicomico County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are consistent with generally accepted agriculture management practices. Wicomico County has established a reconciliation committee to assist in the resolution of any disputes which might arise between persons in this county regarding agricultural operations. If you have any questions concerning this policy or the reconciliation committee, please contact the Wicomico County Department of Planning, Zoning and Community Development for additional information.

Molnar Investment Properties LLC
dotloop verified
02/12/26 12:53 PM EST
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SELLER(S) **Molnar Investment Properties LLC** DATE

SELLER(S) DATE

I/WE ACKNOWLEDGE RECEIPT OF THIS STATEMENT:

BUYER(S) DATE

BUYER(S) DATE

REALTOR®

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Revised 3/2019

EQUAL HOUSING OPPORTUNITY

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STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

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

When Dual Agency May Occur

The possibility of Dual Agency arises when:

1) The buyer is interested in a property listed by a real estate broker; and

2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker or 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 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 to 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 buyer agency agreement with a different broker/company.

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Duties of a Dual Agent and Intra-Company Agent

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

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

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

How Dual Agents Are Paid

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

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

Consent for Dual Agency

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

Keller Williams Realty of Delmarva act as a Dual Agent for me as the
(Firm Name)

7593 ETAL West St See SDATs
_X_ **Seller** in the sale of the property at: **Willards, MD 21874**

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

Molnar Investment Properties LLC dotloop verified 02/12/26 12:53 PM EST 4TQ8-LTE2-0NLN-MPJS

Signature Date Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

7593 ETAL West St See SDATs, Willards, MD 21874
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