MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address:	105	5 A	LEXA	NDR1	A WAY	, BEL	AIR,	MD	21014					
Legal Description:	LT	28	.324	AC	1055	ALEXA	NDRIA	WAY	VALEWOOD	EST	S2	P	60	29
						E TO SE	ELLER	AND I	PURCHASE	₹				

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner 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 owner. 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 owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner 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 OWNERS: 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 Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners 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 Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you o	wned the prope	rty?			
Property System: W	ater, Sewage, I	leating & Air Cond	litioning (Answer	all that apply)	
Water Supply	Public	☐ Well	Other		
Sewage Disposal	Public	☐ Septic Sy	ystem approved for _	(# bedrooms)	
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 Capa	acity Age	Other

Please indicate your actual knowledge with respect to the following:

	y settlement or other pro		Yes .	☐ No	Q Un	known	to Astronomy
	leaks or evidence of moi		Yes	□ No	և Մո	known	Does Not Apply
Type of ro	or evidence of moisture	? 🔲		□ No		known	
Is there an Comments:	y existing fire retardant	treated plyw	ood? 📮 Yes		☐ No	☐ Unknown	
4. Other Structural Comments:	Systems, including exte	rior walls and		D. N.			
Any defect Comments:	ets (structural or otherwis	se)? 📮 `	res	□ No	U Un	known	
	n: Is the system in opera			'es	□ No	Unknown	
	s: Is heat supplied to all			es	☐ No	Unknown	
Is the syste	em in operating condition	n?	Q Y	es	□ No	☐ Unknown	
7. Air Conditioning Comments:	g System: Is cooling sup	plied to all fi	nished rooms?		<u> </u>	Unknown	Does Not Apply
	em in operating conditio			Ū Unk	nown [Does Not Apply	
Yes Comments:	:: Are there any problem \(\bigcup \) No	Unknown				ring?	
Will the sr	noke detectors provide a		e event of a po	wer outage	? 🔲 Yes	☐ No	Does Not Apply
9. Septic Systems: When was	Is the septic system fun the system last pumped	ctioning prop ? Date	perly?	Yes	□ No □ Unknown	Unknown	Does Not Apply
10. Water Supply: A Comments:	ny problem with water s			<u>_</u>	No	Unknown	
Home water	er treatment system:	☐ Yes	☐ No	(☐ Unknown		
	der system:	Yes	☐ No		Unknown	☐ Does N	ot Apply
	stems in operating condi	tion?	☐ Yes	ū	No	☐ Unknown	
II. Insulation: In exterior walls' In ceiling/attic? In any other area Comments:	🔲 Yes	No No No	Unknow Unknow Where?				
12. Exterior Drainag Q Yes Comments:	e: Does water stand on t	he property f known	or more than 24	4 hours aft	er a heavy rai	n?	
	s and downspouts in goo	d repair?	Yes .	☐ No	ָט 🚨 ט	nknown	

13. Wood-destroying insects: Comments:	•	- •	o Yes	o No	o Unknown
Any treatments or rep	airs? o Yes	o No	o Unknown		
	o Yes	o No	o Unknown		
	r regulated materi other contaminati o Unknown	als (including, but not ion) on the property?	limited to, licer	nsed landfills, a	sbestos, radon gas, lead-based paint,
15. If the property relies on the monoxide alarm installed in the o Yes o No Comments:	e combustion of a e property? 0 Unknown	a fossil fuel for heat, v	entilation, hot w	vater, or clothes	
	ations, nonconfor ept for utilities, o nown	ming uses, violation or n or affecting the prop	f building restricerty?	ctions or setbac	k requirements or any recorded or
17. Is the property located in a o Yes	o No	o Unknown	If ye	ike Bay critical s, specify belov	area or Designated Historic District?
18.Is the property subject to ar o Yes Comments:	o No	o Unknown	If ye	or any other types, specify below	
19. Are there any other materi	al defects, includ o No	ing latent defects, affe o Unknown	ecting the physic	al condition of	the property?
NOTE: Owner(s) may w RESIDENTIAL PROPER	ish to disclose	the condition of o	ther buildings	on the prop	erty on a separate
The owner(s) acknowledge complete and accurate as their rights and obligation	of the date sig	ned. The owner(s)) further ackn	owledge that	comments, and verify that it is they have been informed of
Owner				D	ate
Owner				D	Pate
The purchaser(s) acknow have been informed of the	ledge receipt o eir rights and o	of a copy of this dis	sclosure state 10-702 of the	ment and fur Maryland R	ther acknowledge that they Leal Property Article.
Purchaser		w		D	Pate
Purchaser				D	Pate

FORM: DLLR/REC/P/10-1-01Rev Rev 10-1-07

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(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 owner(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 owner(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.

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ner Mallo			Date _	4/18/13
ner Turusa	Kent		Date	4/18/13
purchaser(s) acknow	-	a copy of this disclain	ner statement and fu	irther acknowledge that Real Property Article.
purchaser(s) acknow	-	a copy of this disclain	ner statement and fu	nrther acknowledge that
purchaser(s) acknow be been informed of th	eir rights and ob	a copy of this disclain	ner statement and fu 02 of the Maryland	nrther acknowledge that
purchaser(s) acknown been informed of the chaser	eir rights and ob	a copy of this disclain	ner statement and fu 02 of the Maryland	nrther acknowledge that Real Property Article.

Rev 10-1-05

Form: DLLR/REC/P/10-1-01Rev

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Randor Rando					
Abuyet/mant 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 point distent may place young children at risk of developing lead poistoning if not managed properly. Lend poisoning in young children may produce permented through contain and properly. Lend pointing in young children may round be developed paint and the exposure to lead from lead-based paint and poisoning provention. The seller/standing disabilities, reduced intelligence quotient, behavioral problems, and impatred memory. Lend poisoning and though particular risk to prepare women. The seller/standing to present on the super-from the appreciance of Known lead-base paint hazards and to provide the buyer/ceant with any information on lead-based paint hazards from risk assessment or inspections in the seller/standing possession. A tenant must receive a feetfully approved pumpilet on lead poisuning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards (check (i) or (ii) below): (i) Presence of lead-based paint and/or lead-based paint hazards are present in the housing (explaint). (ii) Seller/Landlord has no knowledge of lead-based paint hazards are present in the housing (explaint). (ii) Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. (iii) Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. (iv) Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. Buyer/remant has received copies of all information listed in section (b)(i) above, if any. (i) Buyer/remant has received copies of all information fisted in section (b)(i) above, if any. (ii) Buyer/remant has received copies of all information period)	Proper	ty Address: 1055	Alexandria	Way	Year Constructed 1994
A buyer/exeased 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 plaint dust may place young dilliften at risk of developing lead poisoning if not managed property. Lead poisoning in young children may produce permanent residenting lead-based paint and or provide the buyer-fleant will be presented of the property in residential planning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to program when he have possion. A tenant must receive are felterally approved permitted to lead poisoning provention. It is recommended that a buyer conduct a risk suscessment 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 (check (i) or (ii) below): (b) Records and reports available to the seller (check (i) or (ii) below): (c) Records and reports available to the seller (check (i) or (ii) below): (d) Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. (e) Records and reports available to the seller (check (i) or (ii) below): (ii) 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)		Disclosure of Info	ormation on Lead-Based Pa	int and/or Lead-Based	Paint Hazards
Content to Section and an an analysis of the content to the section of the cortoging lead policoning if not massed properly. Lead poisoning in young children any palecy young children as proceeding learning disstillities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to repeate vomen. The selter/landing of any interest in residential real property is required to disclose to the buyer/neamat with any information on lead-based paint bazards from risk assessments or inspection for selter/landing yossession. A team must receive a febrally approved pamphts on lead-based paint hazards from risk assessments or inspection for selter/landing yossession. A team must receive a febrally approved pamphts on lead-based poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards grior to purchase. Seller/Landing					
(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below): (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). (ii) 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 (check (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) 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 (check (i) or (ii) below): (i) Deceived 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) Seler's Acknowledgment (initial) (g) Agent has informed the seller 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 payyided is frue and accurate. Y/18/13 Seller/Landlord Date Buyer/Tenant Date Buyer/Tenant Date	develogincluding particul presence inspecti	ping lead poisoning if not managing learning disabilities, reduced in lar risk to pregnant women. The selve of known lead-base paint hazards artions in the seller's/landlord's possessions in the seller's/landlord's possessions.	ed properly. Lead poisoning in telligence quotient, behavioral ller/landlord of any interest in re and to provide the buyer/tenant with the A tenant must receive a federal	paint chips or lead paint dun young children may pro- problems, and impaired n esidential real property is re- hany information on lead-bas	st may place young children at risk of duce permanent neurological damage, nemory. Lead poisoning also poses a quired to disclose to the buyer/tenant the ed point beyong from risk assessments or
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(d)				ng to lead-based paint ar	nd/or lead-based paint
(e) Buyer has (check (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) (i) Agent has informed the seller 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. Seller/Landlord Date Buyer/Tenant Date Buyer/Tenant Date Buyer/Tenant's Agent Date	(c)_	/Buyer/Tenant has	received copies of all infor	mation listed in section ((b)(i) above, if any.
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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.	(1) (2)				42 U.S.C. 4852(d) and is
Seller/Landlord Date Buyer/Tenant Date Date Da	The	following parties have reviewed	d the information above and rate.	certify, to the best of thei	r knowledge, that the information
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			10/07	. *	盒

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