MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 13910 Oldtown Road Oldtown, MD 21502	
Legal Description: 1.388A S/S OLD OLDTOWN RD NR SPRING GAP	

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? 2000 - Present

Property System: Water Supply	Publi	c	Conditioning (✓ Well	(Answer all that apply) Other)
Sewage Disposal	☐ Publi	c	✓ Septic Syst	em approved for	(# bedrooms) Other Type
Garbage Disposal	Yes	□No			
Dishwasher	□Yes	□No			
Heating	Oil	■ Natural Gas	Electric	☐ Heat Pump Age	Other
Air Conditioning	Oil	☐ Natural Gas	Electric	Heat Pump Age	Other
Hot Water	□Oil	■Natural Gas	Electric Cap	pacity Age	Other

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other pro- Comments:	oblems?	□Yes	✓No	Unknown
2. Basement: Any leaks or evidence of mo Comments:	oisture? ☐Yes ☑No	Unknown	☐Does Not Ap	pply
3. Roof: Any leaks or evidence of moistur	re?	s V No) <u>П</u> т	Jnknown
	Age 5 years			AMAIO WII
Comments: Is there any existing fire retardant	treated plywood?	Yes	✓No	Unknown
Comments:				
4. Other Structural Systems, including exter Comments:	erior walls and floors:			
Any defects (structural or otherwise	se)?	✓No	Unknown	
Comments:	, <u>—</u>	_	_	
5. Plumbing system: Is the system in operation	ating condition?	✓Yes	□No	Unknown
Comments:				
6. Heating Systems: Is heat supplied to all Comments:	finished rooms?	✓ Yes	□No	Unknown
Is the system in operating condition	on?	✓Yes	□No	□Unknown
Comments:	1' 1 . 11 0' ! 1 . 1	a Zky Day		D. M. A. I
7. Air Conditioning System: Is cooling sup Comments:	oplied to all finished room	s? ⊻ Yes ∐No ∣	∐Unknown ∐	Does Not Apply
Is the system in operating condition	on? 🗖 Yes 🗖 No 🗖 I	Inknown Do	es Not Apply	
Comments:			Сэтчострргу	
8. Electric Systems: Are there any problems	s with electrical fuses, circ	cuit breakers, outl	ets or wiring?	
☐Yes ✓ No.	Unknown			
Comments:				
8A. Will the smoke alarms provide an al		wer outage? ∑ Y	es No	
Are the smoke alarms over 10 years old?				
If the smoke alarms are battery operated			incorporating a	silence/hush button, which us
long-life batteries as required in all Mary	yland Homes by 2018? 🔽]Yes □No		
Comments:		, Dy Dr		N . A . 1
9. Septic Systems: Is the septic system fur When was the system last pumped		es ∐No ∐C Unknown	Jnknown Do	es Not Apply
Comments:	1. Date_2023	Chkhowh		
10. Water Supply: Any problem with water	er supply?	s V No	, <u>П</u>	Jnknown
Comments:	or suppry.		, <u> </u>	
Home water treatment system:	Yes	✓No	Unknown	
Comments:	<u>—</u>	<u>—</u>	<u>—</u>	
Fire sprinkler system: Yes	✓No	Unknown	Does Not	Apply
Comments:	<u>—</u>	<u> </u>	<u>—</u>	
Are the systems in operating cond	ition?	Yes	✓No	Unknown
Comments:				
11. Insulation:				
In exterior walls? ✓ Yes	\square No	□Unknown		
In ceiling/attic?	□No	Unknown		
In any other areas?	✓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 goo				
	. 1	□No	Unknown	

13. Wood-destroying insects: Ar Comments:	y infestation a	and/or prior damag	e? □Yes	\square No	□Unknown
Any treatments or repairs	?□Yes	□No	Unknown		
Any warranties?		□No	Unknown		
Comments:_					
14. Are there any hazardous or required underground storage tanks, or othe ☐ Yes ☑ No ☐ If yes, specify below Comments:	er contaminati Unknown	on) on the property	γ?	ed landfills, asl	pestos, radon gas, lead-based paint,
15. If the property relies on the commonoxide alarm installed in the property Yes ✓ No Comments:	operty? Unknown			ter, or clothes o	lryer operation, is a carbon
16. Are there any zoning violatio unrecorded easement, except	ns, nonconform for utilities, on nown	ming uses, violation or affecting the povements to the provenents	n of building restricti roperty?		requirements or any recorded or s pulled from the county or local
Comments:					
				•	rea or Designated Historic District
☐Yes Comments:	✓No	Unknown		specify below	
18.Is the property subject to any r ☐ Yes	estriction impo	osed by a Home O	wners Association or If yes,	any other type specify below	
Comments:					
19. Are there any other material of Yes Comments:	✓No	Unknown		l condition of t	he property?
NOTE: Seller(s) may wish r RESIDENTIAL PROPERT	to disclose t	he condition of	other buildings o	n the proper	ty on a separate
The seller(s) acknowledge h complete and accurate as of their rights and obligations u Seller(s) Surve Schale	the date sig	ned. The seller	(s) further acknow and Real Property	wledge that to Article.	omments, and verify that it is hey have been informed of ate 10/15/2025
Z GITGT (S) Simulus					10/10/2020
Seller(s)				dotloop verified 10/15/25 4:57 PM EDT 11XV-YYAI-URE2-DKLH	nte_10/15/2025
The purchaser(s) acknowled have been informed of their					
Purchaser				Da	ite
Purchaser				Da	ate_

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 tr	le seller(s) have actual knowledge of any latent defects? LIYes MINO	If yes, specify:
Г	dotloop verified	1
Seller	Bharon Schade agreement of the state of the	Date_10/15/2025
Seller_	dotloop verified 10/15/25 4.5.7 PM EDT D318-AU51-JPKN-2-HGT	Date_10/15/2025
	rchaser(s) acknowledge receipt of a copy of this disclaimer statement and sen informed of their rights and obligations under §10-702 of the Maryland	
nave oc		. Real Property Article.
Purcha	ser	Date_
Purcha	ser	Date_

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