

**PLEASE SUBMIT ALL OF THE FOLLOWING FORMS WITH YOUR OFFER:**

- **EMD ~ Copy of earnest money deposit check AND Form #1367-EMD Escrow Agreement**
- **Buyer's Financial Information Sheet ~** The Seller needs to determine the buyer's financial wherewithal to consummate the transaction and the buyer must not misrepresent his/her ability to purchase according to the terms of the written contract. This form serves this dual purpose and is a statement from the Buyer that the Seller can rely on for both above.
- **Pre-Approval Letter ~** Letter should be from a recognized lending institution. If your contract is an all-cash offer, you must show proof of funds via bank statements or letter from an accountant or licensed financial planner.
- **GCAAR Sales Contract or MAR Contract**
- **Montgomery County Jurisdictional Addendum to Sales Contract ~** Make sure it is the correct one depending on if you use GCAAR or MAR contract.
- **Conventional/FHA/VA Financing Addendum ~** All cash offers will not have this form. Contracts that plan to obtain financing but have contracts without a financing contingency still need to include this form but should cross out the contingency section.
- **GCAAR Addendum of Clauses A ~ ONLY if Applicable**
- **GCAAR Addendum of Clauses B ~ ONLY if Applicable**
- **Inclusion/Exclusion Disclosure and/or Addendum ~** Included in disclosure package from listing agent.
- **HOA or Condo Seller Disclosure/Resale Addendum for Maryland ~ ONLY if applicable.** This would be included in disclosure package from listing agent.
- **Federal Lead Paint Disclosure Form ~ ONLY if applicable.** This would be included in disclosure package from listing agent.
- **MD Lead Paint Disclosure Form ~ ONLY if applicable.** This would be included in disclosure package from listing agent.
- **MAR Notice to Buyer's Right to Property Disclosure/Disclaimer Statement ~** Included in disclosure package from listing agent.
- **Residential Property Disclosure/Disclaimer Statement ~** Included in disclosure package from listing agent.
- **GCAAR REA Addendum ~** Included in disclosure package from listing agent.
- **Important Information For the Purchase of Real Estate**

Other forms may be required depending on your offer, however the above forms are what I consider to be included in a complete contract offer that can be evaluated and potentially ratified by a Seller at time of presentation. Please have all pages of the disclosure package supplied by listing agent executed and signed by Buyers where highlighted. Extra credit given to those who follow my outline and order of forms.

Thanks,



Michael P. Rose



**Inclusions/Exclusions Disclosure and/or Addendum**  
*(Required for use with GCAAR Listing Agreement & Sales Contract)*

**PROPERTY ADDRESS:** \_\_\_\_\_

**PERSONAL PROPERTY AND FIXTURES:** The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, central vacuum (with all hoses and attachments), shutters, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors, TV antennas, exterior trees and shrubs, and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items shall be noted in the blank.

**KITCHEN APPLIANCES**

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

**LAUNDRY**

- Washer
- Dryer

**ELECTRONICS**

- Security Cameras
- Alarm System
- Intercom
- Satellite Dishes
- Video Doorbell

**LIVING AREAS**

- Fireplace Screen/Doors
- Gas Logs
- Ceiling Fans
- Window Fans
- Window Treatments

**WATER/HVAC**

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window AC Units

**RECREATION**

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

**OTHER**

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels *(must include Solar Panel Seller Disclosure/Resale Addendum)*
- \_\_\_\_\_
- \_\_\_\_\_

**LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS:** Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: \_\_\_\_\_

**CERTIFICATION:** Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

DocuSigned by:  
  
 Seller F881188400E04CB...      7/28/2020      Date

DocuSigned by:  
  
 Seller 97F0D5E025F469...      7/28/2020      Date

**ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** *Thiyayarajan Mengayarkara;* *(Completed only after presentation to the Buyer)*  
 The Contract of Sale dated \_\_\_\_\_ between Seller *Anbalagan Govindarajulu +* and Buyer \_\_\_\_\_ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Seller (sign only after Buyer) \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_



### Solar Panel Seller Disclosure/Resale Addendum (For use with GCAAR Sales Contract and MR Residential Contract of Sale)

The Contract of Sale dated \_\_\_\_\_ Address 11702 Pabce Creek Germantown, MD 20876  
Unit # \_\_\_\_\_, City Germantown, State MD Zip: 20876 between  
Seller Ambalagan Arindasamy + Thiyagarajan Manayarkerasi and  
Buyer \_\_\_\_\_ is hereby  
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

**NOTICE TO BUYER:** The Property contains a solar panel system. It is the Buyer's sole responsibility to seek out and gather all pertinent information about the system installed on this Property. There are many variables from one solar panel system to another. Sources of information include, but are not limited to, the seller, the solar energy company that installed the system, the solar leasing company, and the local utility company to which the Property is connected.

#### PART I - SELLER DISCLOSURE

1. **SELLER NOTICE OF SOLAR PANEL INFORMATION:** Seller discloses that the Property contains a solar panel system (the "System") from the following solar energy company (the "Company"):  
Company Name: Solar Gains LLC Phone: 410-785-1760  
Address: 9 Schilling Road, Suite 202 Hunt Valley, MD 21031

A. The Seller  owns **OR**  does not own the System.  
B. The System  is **OR**  is not subject to a  Lease **OR**  Loan **OR**  Other \_\_\_\_\_  
from either  the Company **OR**  the following solar leasing company (the "Lease Company"):  
Lease Company Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

C. Potential Buyers are hereby advised that the present fee, if applicable, is \$ N/A per N/A  
with outstanding balance at \$ N/A.

2. **SOLAR PANEL SYSTEM DOCUMENTS:** Copies of any documentation pertaining to the System are attached:  
 YES  NO. Seller grants permission for the Company and/or Lease Company to disclose to the Buyer any documentation or information pertaining to the System.

DocuSigned by:  
  
Seller F881188400E04CB... Date 7/28/2020

DocuSigned by:  
  
Seller 17F0D5E025F469... Date 7/28/2020

**PART II – RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller Abalagan Govindasamy + Thiyaarajan Mangayarkarasi and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

- 1. **BUYER DUE DILIGENCE:** Buyer is advised that if the cost, insurability, operation, or value of the System is a material matter to Buyer, it must be investigated within the allotted timeframe as set forth below. This may include, but is not limited to, lease terms, maintenance, utility and lessor fees, and warranties.
  
- 2. **SOLAR PANEL CONTINGENCY:** Unless there are no obligations to assume, this Contract is contingent (“Solar Panel Contingency”) on Buyer’s ability to assume all obligations pertaining to the System with the Company and/or Lease Company.
  - A. **SELLER’S OPTION TO VOID CONTRACT:** Buyer shall Deliver by 6:00pm \_\_\_\_\_ Days after Date of Ratification (“Solar Panel Deadline”) evidence of approval by Company and/or Lease Company of Buyer’s assumption of obligations pertaining to the System (“System Approval”).  
  
Following the Solar Panel Deadline, but until Buyer Delivers the System Approval to Seller, the Solar Panel Contingency will continue and Seller may Deliver Notice to Buyer declaring the Contract Void.  
  
Upon Delivery of the System Approval, Seller may no longer Deliver Notice declaring the Contract Void under the Solar Panel Contingency until the Settlement Date has passed.
  - B. **REMOVAL OF CONTINGENCY:** At any time prior to Seller Delivering Notice declaring the Contract Void, Buyer may remove this contingency by delivering to Seller evidence of Buyer’s ability to assume all obligations pertaining to the System without System Approval by Company and/or Lease Company.
  - C. **SYSTEM REJECTION:** Buyer may Deliver Notice declaring the Contract Void if Buyer receives rejection for System Approval from Company and/or Lease Company and Delivers evidence of the rejection to Seller.
  
- 3. **ASSUMPTION OF SOLAR PANEL SYSTEM OBLIGATIONS:** Buyer hereby agrees to assume all obligations of the System from and after Settlement. Buyer shall not be responsible for any arrearages due from Seller to the Company and/or Lease Company. Proratable charges for System fees are to be adjusted to the Settlement Date. In no event shall Seller be obligated to proceed to Settlement should Company and/or Lease Company refuse to relieve Seller of Seller’s existing contractual obligation to Company and/or Lease Company.
  
- 4. **BUYER LENDER:** If applicable, Buyer must disclose to Lender that Property contains a solar panel system.
  
- 5. **RIGHT TO CANCEL:** Notwithstanding the Solar Panel Contingency herein, Buyer shall have the right for a period of seven (7) days from the Date of Ratification to declare this Contract Void by Delivering Notice thereof to Seller.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date



**Homeowners Association (HOA) Seller Disclosure/Resale Addendum for Maryland**  
 (Required for the Listing Agreement and required for either the  
 GCAAR Contract or the Maryland REALTORS® Contract)

Address 11402 Palace Cir  
 City Germantown, State MD Zip 20876-1706 Lot: 8  
 Block/Square: 5 Unit: \_\_\_\_\_ Section: \_\_\_\_\_ Tax ID # 160903264366  
 Parking Space(s) # \_\_\_\_\_ Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: \_\_\_\_\_

**PART I - SELLER DISCLOSURE:**

1. **SELLER'S ACKNOWLEDGMENT: ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER.**  
 The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.
  
2. **NAME OF HOMEOWNERS ASSOCIATION:** The Lot, which is the subject of this Contract, is located within a Development and is subject to the Autumn Trace Homeowners Association.
  
3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:
  - A. **HOA Fee:** Potential Buyers are hereby advised that the present HOA fee for the subject unit and parking space or storage unit, if applicable, is \$ 72.41/month per \$868.92 annually
  - B. **Special Assessments:**  No  Yes (If yes, complete 1-4 below.)
    - 1) Reason for Assessment: \_\_\_\_\_
    - 2) Payment Schedule: \$ \_\_\_\_\_ per \_\_\_\_\_
    - 3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_\_ (Date)
    - 4) Total Special Assessment balance remaining: \$ \_\_\_\_\_
  - C. **Delinquency:** Are there any delinquent Fees and/or Special Assessments?  No  Yes
  - D. **Fee Includes:** The following are included in the HOA Fee:  
 None  Trash  Lawn Care  Other CAM
  
4. **FEES DURING PRIOR FISCAL YEAR:** The total amount of fees, assessments and other charges imposed by the HOA upon the Lot during the prior fiscal year of the HOA is as follows:
 

Fees:	\$	<u>868.92</u>
Assessments:	\$	_____
Other Charges:	\$	_____
Total:	\$	<u>868.92</u>
  
5. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as: 1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Unit, or 3) Conveyed by Deed. The following Parking and/or Storage Units convey with this property:
 

Parking Space #(s) \_\_\_\_\_  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

Storage Unit #(s) \_\_\_\_\_  is  is not separately taxed. If separately taxed:  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_, Lot \_\_\_\_\_ Block \_\_\_\_\_ and Tax ID # \_\_\_\_\_

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6. **MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the HOA to provide information to the public regarding the HOA and the Development is as follows

Name: IKO Community Management Phone: 301-924-4050

Address: 3416 Olardwood Ct #210 Olney MD 20832

[OR] No agent or officer is presently authorized by the HOA to provide to the public information regarding the HOA and the Development. If none, please initial here \_\_\_\_\_ / \_\_\_\_\_

7. **SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the Homeowners Association, except as noted:  
none

8. **SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the Lot, except as noted:  
none

9. **NOTICE TO SELLER REGARDING OBLIGATIONS TO NOTIFY THE HOA:** WITHIN THIRTY (30) CALENDAR DAYS OF ANY RESALE TRANSFER OF A LOT WITHIN A DEVELOPMENT, THE TRANSFEROR [SELLER] SHALL NOTIFY THE HOMEOWNERS ASSOCIATION FOR THE PRIMARY DEVELOPMENT OF THE TRANSFER. THE NOTIFICATION SHALL INCLUDE, TO THE EXTENT REASONABLY AVAILABLE, THE NAME AND ADDRESS OF THE TRANSFEROR [SELLER], THE DATE OF TRANSFER, THE NAME AND ADDRESS OF ANY MORTGAGEE, AND THE PROPORTIONATE AMOUNT OF ANY OUTSTANDING HOMEOWNERS ASSOCIATION FEE OR ASSESSMENT ASSUMED BY EACH OF THE PARTIES TO THE TRANSACTION.

10. **NOTICE OF BUYER'S RIGHT TO RECEIVE DOCUMENTS PURSUANT TO THE MARYLAND HOMEOWNERS ASSOCIATION ACT (HOA DOCUMENTS):**

THIS SALE IS SUBJECT TO THE REQUIREMENTS OF THE MARYLAND HOMEOWNERS ASSOCIATION ACT (THE "ACT"). THE ACT REQUIRES THAT THE SELLER DISCLOSE TO YOU AT OR BEFORE THE TIME THE CONTRACT IS ENTERED INTO, OR WITHIN 20 CALENDAR DAYS OF ENTERING INTO THE CONTRACT, CERTAIN INFORMATION CONCERNING THE DEVELOPMENT IN WHICH THE LOT YOU ARE PURCHASING IS LOCATED. THE CONTENT OF THE INFORMATION TO BE DISCLOSED IS SET FORTH IN §11B-106(B) OF THE ACT (THE "MHAA INFORMATION") AS FOLLOWS:

§11B-106 (B) THE VENDOR SHALL PROVIDE THE PURCHASER THE FOLLOWING INFORMATION IN WRITING:

(1) A STATEMENT AS TO WHETHER THE LOT IS LOCATED WITHIN A DEVELOPMENT:

(2) (I) THE CURRENT MONTHLY FEES OR ASSESSMENTS IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT;

(II) THE TOTAL AMOUNT OF FEES, ASSESSMENTS, AND OTHER CHARGES IMPOSED BY THE HOMEOWNERS ASSOCIATION UPON THE LOT DURING THE PRIOR FISCAL YEAR OF THE HOMEOWNERS ASSOCIATION; AND

(III) A STATEMENT OF WHETHER ANY OF THE FEES, ASSESSMENTS, OR OTHER CHARGES AGAINST THE LOT ARE DELINQUENT;

(3) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE MANAGEMENT AGENT OF THE HOMEOWNERS ASSOCIATION, OR OTHER OFFICER OR AGENT AUTHORIZED BY THE HOMEOWNERS ASSOCIATION TO PROVIDE TO MEMBERS OF THE PUBLIC, INFORMATION REGARDING THE HOMEOWNERS ASSOCIATION AND THE DEVELOPMENT, OR A STATEMENT THAT NO AGENT OR OFFICER IS PRESENTLY SO AUTHORIZED BY THE HOMEOWNERS ASSOCIATION;

(4) A STATEMENT AS TO WHETHER THE OWNER HAS ACTUAL KNOWLEDGE OF:

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(I) THE EXISTENCE OF ANY UNSATISFIED JUDGMENTS OR PENDING LAWSUITS AGAINST THE HOMEOWNERS ASSOCIATION; AND  
(II) ANY PENDING CLAIMS, COVENANT VIOLATIONS, ACTIONS, OR NOTICES OF DEFAULT AGAINST THE LOT; AND

(5) A COPY OF:

(I) THE ARTICLES OF INCORPORATION, THE DECLARATION, AND ALL RECORDED COVENANTS AND RESTRICTIONS OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER'S TENANTS, IF APPLICABLE; AND

(II) THE BYLAWS AND RULES OF THE PRIMARY DEVELOPMENT, AND OF OTHER RELATED DEVELOPMENTS TO THE EXTENT REASONABLY AVAILABLE, TO WHICH THE PURCHASER SHALL BECOME OBLIGATED ON BECOMING AN OWNER OF THE LOT, INCLUDING A STATEMENT THAT THESE OBLIGATIONS ARE ENFORCEABLE AGAINST AN OWNER AND THE OWNER'S TENANTS, IF APPLICABLE.

**IF YOU HAVE NOT RECEIVED ALL OF THE MHAA INFORMATION FIVE (5) CALENDAR DAYS OR MORE BEFORE ENTERING INTO THE CONTRACT, YOU HAVE FIVE (5) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING ALL OF THE MHAA INFORMATION. YOU MUST CANCEL THE CONTRACT IN WRITING, BUT YOU DONOT HAVE TO STATE A REASON.**



THE SELLER MUST ALSO PROVIDE YOU WITH NOTICE OF ANY CHANGES IN MANDATORY FEES EXCEEDING 10% OF THE AMOUNT PREVIOUSLY STATED TO EXIST AND COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE INFORMATION PROVIDED TO YOU. YOU HAVE THREE (3) CALENDAR DAYS TO CANCEL THIS CONTRACT AFTER RECEIVING NOTICE OF ANY CHANGES IN MANDATORY FEES, OR COPIES OF ANY OTHER SUBSTANTIAL AND MATERIAL AMENDMENT TO THE MHAA INFORMATION WHICH ADVERSELY AFFECTS YOU.

IF YOU DO CANCEL THE CONTRACT YOU WILL BE ENTITLED TO A REFUND OF ANY DEPOSIT YOU MADE ON ACCOUNT OF THE CONTRACT. HOWEVER, UNLESS YOU RETURN THE MHAA INFORMATION TO THE SELLER WHEN YOU CANCEL THE CONTRACT, THE SELLER MAY KEEP OUT OF YOUR DEPOSIT THE COST OF REPRODUCING THE MHAA INFORMATION, OR \$100, WHICHEVER AMOUNT IS LESS.

BY PURCHASING A LOT WITHIN THIS DEVELOPMENT, YOU WILL AUTOMATICALLY BE SUBJECT TO VARIOUS RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS, INCLUDING THE OBLIGATION TO PAY CERTAIN ASSESSMENTS TO THE HOMEOWNERS ASSOCIATION WITHIN THE DEVELOPMENT. THE LOT YOU ARE PURCHASING MAY HAVE RESTRICTIONS ON:

- (1) ARCHITECTURAL CHANGES, DESIGN, COLOR, LANDSCAPING, OR APPEARANCE;
- (2) OCCUPANCY DENSITY;
- (3) KIND, NUMBER, OR USE OF VEHICLES;
- (4) RENTING, LEASING, MORTGAGING, OR CONVEYING PROPERTY;
- (5) COMMERCIAL ACTIVITY; OR
- (6) OTHER MATTERS.

YOU SHOULD REVIEW THE MHAA INFORMATION CAREFULLY TO ASCERTAIN YOUR RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS WITHIN THE DEVELOPMENT.

Seller  Date 7/22/2020 Seller  Date 07/22/2020  
Anbalagan Govindasamy Thiyagarajan Mangayarkarasi

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**PART II - RESALE ADDENDUM:**

The Contract of Sale dated \_\_\_\_\_, between  
 Seller Anbalagan Govindasamy, Thiyagara Mangayarkarasi and  
 Buyer \_\_\_\_\_ is  
 hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **DEED AND TITLE/TITLE:** Paragraph is amended to include the agreement of the Buyer to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in HOA instruments, and the right of other owners in the Common Elements of the HOA and the operation of the HOA.
2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Fees and/or other Special Assessments as the Board of Directors or Association of the HOA may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments:  Seller agrees to pay at the time of Settlement, any Special Assessments as disclosed in the Current Fees and Assessments Paragraph unless otherwise agreed herein: \_\_\_\_\_
3. **ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the HOA instruments and with the Rules and Regulations and covenants and restrictions of the HOA, from and after the date of settlement hereunder.
4. **RIGHT TO CANCEL:** Buyer shall have the right for a period of five (5) days following Buyer's receipt of the HOA documents and statements referred to in the HOA Documents Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such HOA documents and statements are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such five (5) day period shall commence upon ratification of this Contract. If the HOA documents and statements are not delivered to Buyer within the 20-day time period referred to in the HOA Documents Paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such HOA documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

Seller ( <i>sign only after Buyer</i> )	Date	Buyer	Date
Anbalagan Govindasamy			

Seller ( <i>sign only after Buyer</i> )	Date	Buyer	Date
Thiyagarajan Mangayarkarasi			

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**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 Anbalagan Govindasamy, Thiyagarajan Mangayarkarasi for the Property  
known as 11402 Palace Cir, Germantown, MD 20876-1706

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 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
  - (x) 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.

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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.


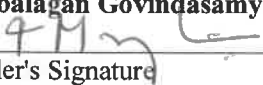
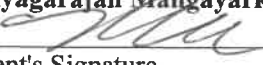
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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.

 _____ Seller's Signature <b>Anbalagan Govindasamy</b>	<u>7/22/2020</u> _____ Date	_____ Buyer's Signature	_____ Date
 _____ Seller's Signature <b>Thiyagarajan Mangayarkarasi</b>	<u>07/22/2020</u> _____ Date	_____ Buyer's Signature	_____ Date
 _____ Agent's Signature <b>Michael P. Rose</b>	<u>7/8/20</u> _____ Date	_____ Agent's Signature	_____ Date

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 11402 Palace Cir, Germantown, MD 20876-1706

Legal Description: Lot: 8; Block: 5; Subdivision: Plumgar

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? Since August 2001. 19 years.

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

Water Supply [X] Public [ ] Well [ ] Other
Sewage Disposal [X] Public [ ] Septic System approved for (# bedrooms) Other Type

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Garbage Disposal  Yes  No  
 Dishwasher  Yes  No  
 Heating  Oil  Natural Gas  Electric  Heat Pump Age 2018  Other \_\_\_\_\_  
 Air Conditioning  Oil  Natural Gas  Electric  Heat Pump Age 2018  Other \_\_\_\_\_  
 Hot Water  Oil  Natural Gas  Electric Capacity 50 GAL Age 2016  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: 40 YEAR Age 1 YEAR 4 MONTHS (MAR 2019)  
510 SHINGLES  
 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: not to our knowledge

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 [X] No [ ] Unknown

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

Are gutters and downspouts in good repair? [X] Yes [ ] No [ ] Unknown

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

13. Wood-destroying insects: Any infestation and/or prior damage? [ ] Yes [X] 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 [X] 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?

[X] 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 [X] 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: HOA BYLAWS TO BE FOLLOWED

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

[ ] Yes [X] 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) [Signature] Date \_\_\_\_\_

Anbalagan Govindasamy

Seller(s) [Signature] Date \_\_\_\_\_

Thiyagarajan Mangayarkarasi

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 1-702 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) has actual knowledge of any latent defects? [ ] Yes [ ] No If yes, specify:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Seller Anbalagan Govindasamy Date \_\_\_\_\_

Seller Thiyagarajan Mangayarkarasi 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 \_\_\_\_\_



**Regulations, Easements and Assessments (REA) Disclosure and Addendum**  
*(Required for all Listing Agreements and Sales Contracts in Montgomery County)*

The Contract of Sale dated \_\_\_\_\_, Address 11402 Palace Cir  
 City Germantown, State MD Zip 20876-1706 between  
 Seller Anbalagan Govindasamy, Thiyagarajan Mangayarkarasi and  
 Buyer \_\_\_\_\_ is hereby  
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and 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. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and websites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.
- Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: [www.MC311.com](http://www.MC311.com)
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC), 8787 Georgia Avenue, Silver Spring, MD, 20910. Main number: 301-495-4600. Web site: [www.mc-mncppc.org](http://www.mc-mncppc.org)
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850. Main telephone number: 240-314-5000. Web site: [www.rockvillemd.gov](http://www.rockvillemd.gov)

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act?  Yes  No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption: \_\_\_\_\_
2. **SMOKE DETECTORS:** Maryland law requires that ALL smoke alarms be less than 10 years from date of manufacture. Also, BATTERY-ONLY operated smoke alarms must be sealed units incorporating a silence/hush button and long-life batteries. Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: [www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix\\_2013.pdf](http://www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf). In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg?  Yes  No. If yes, Seller shall indicate month and year of initial offering: \_\_\_\_\_. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.
4. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <http://www.montgomerycountymd.gov/green/air/radon.html> for details) A Single Family Home means a single family detached or attached residential building. Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation. The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test MUST be performed and both Seller and Buyer MUST receive a copy of the radon test results. If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.

Is Seller exempt from the Radon Test disclosure?  Yes  No. If yes, reason for exemption: \_\_\_\_\_

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**Exemptions:**

- A. Property is NOT a "Single Family Home"
- B. Transfer is an intra-family transfer under MD Tax Property Code Section 13-207
- C. Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
- D. Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
- E. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- F. A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.
- G. Property is located in the Town of Barnesville, Town of Kensington, Town of Poolesville, or City of Rockville.

If not exempt above, a copy of the radon test result is attached  Yes  No. If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.

**NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.**

**5. AVAILABILITY OF WATER AND SEWER SERVICE:**

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the Department of Permitting Services "DPS", Well and Septic, or visit <http://permittingservices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingservices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 maybe filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- C. **Categories:** To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division or visit [waterworks@montgomerycountymd.gov](mailto:waterworks@montgomerycountymd.gov).

A. **Water: Is the Property connected to public water?**  Yes  No  
If no, has it been approved for connection to public water?  Yes  No  Do not know  
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, answer the following questions:  
1 Has it been approved for connection to public sewer?  Yes  No  Do not know  
2. Has an individual sewage disposal system been constructed on Property?  Yes  No  
Has one been approved for construction?  Yes  No  
Has one been disapproved for construction  Yes  No  Do not know  
If no, explain: \_\_\_\_\_

C. **Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known)** \_\_\_\_\_ . This category affects the availability of water and sewer service as follows (if known) \_\_\_\_\_

D. **Recommendations and Pending Amendments (if known):**  
1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: \_\_\_\_\_  
2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: \_\_\_\_\_

E. **Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.**



By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_

6. **CITY OF TAKOMA PARK:** If this property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

7. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a  Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or  Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or  Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or  Other (ie: Homeowners Association/Civic Association WITHOUT dues):

8. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit [www.mde.state.md.us](http://www.mde.state.md.us) Does the Property contain an UNUSED underground storage tank?  Yes  No  Unknown. If yes, explain when, where and how it was abandoned:

9. **DEFERRED WATER AND SEWER ASSESSMENT:**

A. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**

Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charged for which the buyer may become liable which do not appear on the attached property tax bills?  Yes  No

If yes, EITHER  the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ \_\_\_\_\_, OR  Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR  a local jurisdiction has adopted a plan to benefit the property in the future.

B. **Private Utility Company:**

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills?  Yes  No. If yes, complete the following:

**EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES**

This Property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ 600.00 payable annually in December/Jan (month) until \_\_\_\_\_ (date) to IKO Community Management (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this Property, and is not in any way a fee or assessment imposed by the county in which the Property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the contract and to receive a full refund of all deposits paid on account of the contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

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10. **SPECIAL PROTECTION AREAS (SPA):**

Refer to <http://www.montgomeryplanning.org/environment/spa/faq.shtm> for an explanation of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: [spa@mncppc-mc.org](mailto:spa@mncppc-mc.org) , or call 301-495-4540.

Is this Property located in an area designated as a Special Protection Area?  Yes  No.

If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply.

Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
- B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
  - (1) a land use plan;
  - (2) the Comprehensive Water Supply and Sewer System Plan;
  - (3) a watershed plan; or
  - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

11. **PROPERTY TAXES:** Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at [www.montgomerycountymd.gov/apps/tax](http://www.montgomerycountymd.gov/apps/tax) and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at [www.dat.state.md.us/sdatweb/taxassess.html](http://www.dat.state.md.us/sdatweb/taxassess.html) - this provides tax information from the State of Maryland.

A. **Current Tax Bill:** IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at [www.montgomerycountymd.gov/apps/tax](http://www.montgomerycountymd.gov/apps/tax).

B. **Estimated Property Tax & Non-Tax Charges:** IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at [www.montgomerycountymd.gov/estimatedtax](http://www.montgomerycountymd.gov/estimatedtax).

\_\_\_\_\_  
Buyer's Initials

Buyer acknowledges receipt of both tax disclosures.

12. **DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:**

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQ's regarding Development Districts can be viewed at <https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607> . Seller shall choose one of the following:

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**The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ \_\_\_\_\_ each year. A map reflecting Existing Development Districts can be obtained at [https://www2.montgomerycountymd.gov/estimatedtax/map/Existing\\_DevDistricts.pdf](https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf).

OR

**The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ \_\_\_\_\_ each year. A map reflecting Proposed Development Districts can be obtained at [https://www2.montgomerycountymd.gov/estimatedtax/map/dev\\_districts.pdf](https://www2.montgomerycountymd.gov/estimatedtax/map/dev_districts.pdf).

OR

**The Property is not located in an existing or proposed Development District.**

**13. TAX BENEFIT PROGRAMS:**

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA?  Yes  No. If yes, taxes assessed shall be paid by  the Buyer OR  the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes?  Yes  No. If yes, taxes assessed as a result of the transfer shall be paid by  the Buyer OR  the Seller. Confirm if applicable to this Property at [www.dat.state.md.us/sdatweb/agtransf.html](http://www.dat.state.md.us/sdatweb/agtransf.html).
- C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program?  
 Yes  No. If yes, explain: COUNTY PROPERTY TAX CRED

**14. RECORDED SUBDIVISION PLAT:**

Plats are available at the [MNCPPC](http://www.mncppc.org) or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the property. Plats are also available online at [http://www.montgomeryplanning.org/info/plat\\_maps.shtm](http://www.montgomeryplanning.org/info/plat_maps.shtm) or at [www.plats.net](http://www.plats.net). Buyers shall check ONE of the following:

- A. **Unimproved Lot and New Construction:** If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**
- OR
- B. **Resale/Acknowledged Receipt:** If the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**
- OR
- C. **Resale/Waived Receipt:** For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

\_\_\_\_\_/\_\_\_\_\_  
Buyer's Initials

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15. **AGRICULTURAL RESERVE DISCLOSURE NOTICE:**

This Property  is  is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosures are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at [http://www.mcmmaps.org/notification/agricultural\\_lands.aspx](http://www.mcmmaps.org/notification/agricultural_lands.aspx).

16. **NOTICE CONCERNING CONSERVATION EASEMENTS:** This Property  is  is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements Addendum is hereby provided. See [www.montgomeryplanning.org/environment/forest/easements/easement\\_tool.shtm](http://www.montgomeryplanning.org/environment/forest/easements/easement_tool.shtm) for easement locator map.

17. **GROUND RENT:**  
This Property  is  is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.

18. **HISTORIC PRESERVATION:**  
Check questionable properties' status with the Montgomery County Historic Preservation Commission (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm>, to check applicability. Buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

- A. **City of Rockville:** Montgomery County Code §40-12A has been adopted by the City of Rockville.
- B. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- C. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance

Has the Property been designated as an historic site in the master plan for historic preservation?  Yes  No.  
 Is the Property located in an area designated as an historic district in that plan?  Yes  No.  
 Is the Property listed as an historic resource on the County location atlas of historic sites?  Yes  No.  
 Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. **If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.**

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

19. **MARYLAND FOREST CONSERVATION LAWS:**

A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the Forest Conservation Law. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the Countywide Environmental Planning Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.

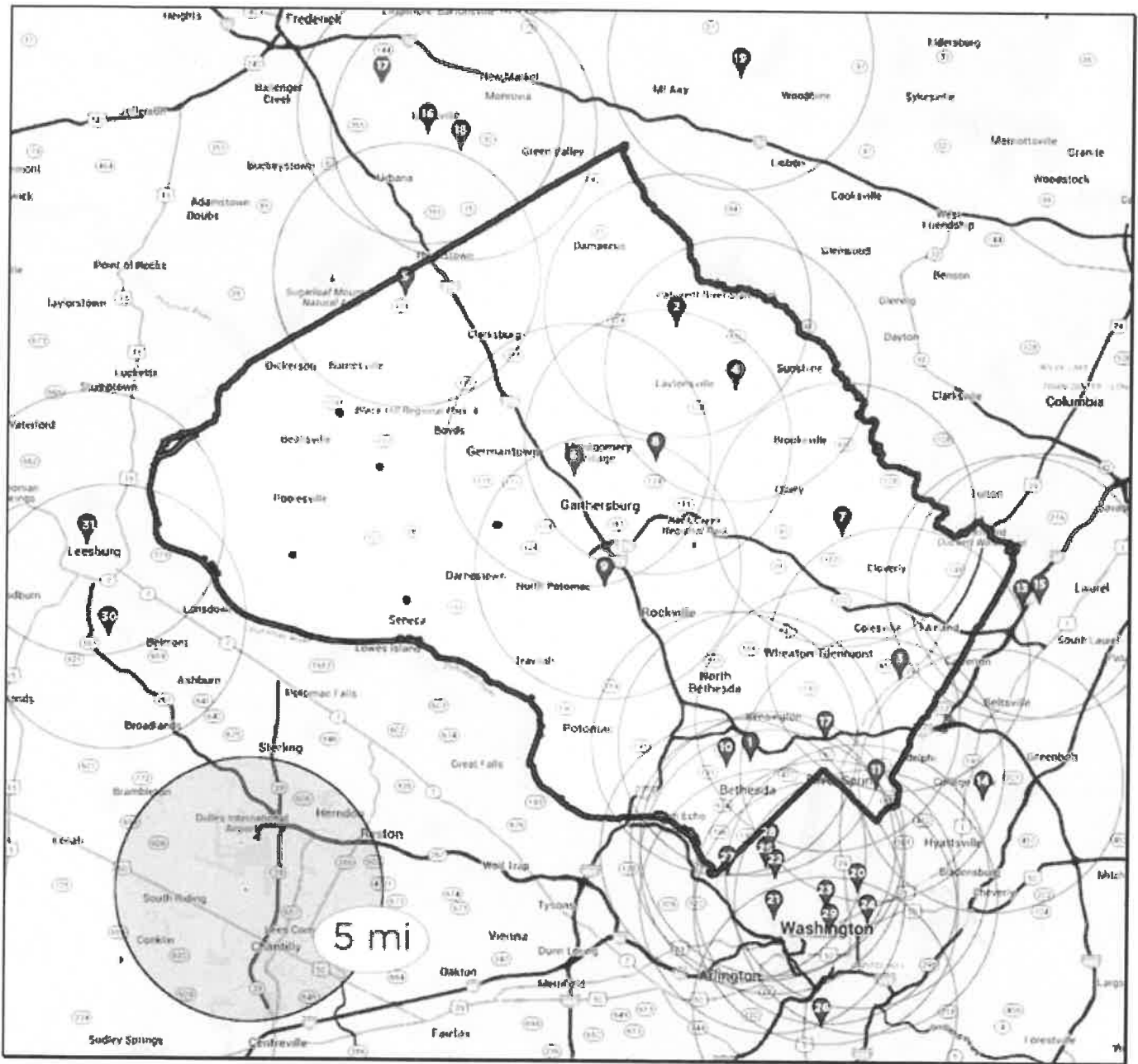
B. **Forest Conservation Easements:** Seller represents and warrants that the Property  is  is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

20. **AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: [http://www.faa.gov/airports/airport\\_safety/airportdata\\_5010](http://www.faa.gov/airports/airport_safety/airportdata_5010).

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**MONTGOMERY COUNTY**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. <b>Walter Reed National Medical Center Heliport</b>, 8901 Rockville Pike, Bethesda, MD 20889</li> <li>2. <b>Davis Airport</b>, 7200 Hawkins Creamery Road, Laytonsville, MD 20879</li> <li>3. <b>Dow Jones &amp; Company, Inc.</b>, 11501 Columbia Pike, Silver Spring, MD 20904</li> <li>4. <b>Federal Support Center Heliport</b>, 5321 Riggs Road, Gaithersburg, MD 20882</li> <li>5. <b>Flying M Farms</b>, 24701 Old Hundred Road, Comus, MD 20842</li> <li>6. <b>IBM Corporation Heliport</b>, 18100 Frederick Avenue, Gaithersburg, MD 20879</li> </ol> | <ol style="list-style-type: none"> <li>7. <b>Maryland State Police Heliport</b>, 7915 Montrose Road, Rockville, MD 20854</li> <li>8. <b>Montgomery County Airpark</b>, 7940 Airpark Road, Gaithersburg, MD 20879</li> <li>9. <b>Shady Grove Adventist Hospital</b>, 9901 Medical Center Drive, Rockville, MD 20850</li> <li>10. <b>Suburban Hospital</b>, 8600 Old Georgetown Road, Bethesda, MD 20814</li> <li>11. <b>Washington Adventist Hospital</b>, 7600 Carroll Avenue, Takoma Park, MD 20912</li> <li>12. <b>Holy Cross Hospital</b>, 1500 Forest Glen Road, Silver Spring, MD, 20910</li> <li>13. <b>Holy Cross Germantown</b>, 19801 Observation Dr, Germantown, MD 20876</li> </ol> |
|--|--|

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**PRINCE GEORGE'S COUNTY**

- 14. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
- 15. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
- 16. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

**FREDERICK COUNTY**

- 17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
- 18. **Ijamsville Airport**, 9701C. Reichs Ford Road, Ijamsville, MD 21754
- 19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

**CARROLL COUNTY**

- 20. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

**DISTRICT OF COLUMBIA**

- 21. **Bolling Air Force Base**, 238 Brookley Avenue, SW, 20032
- 22. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
- 23. **Washington Hospital Center**, 110 Irving Street, NW, 20010
- 24. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007

- 25. **Metropolitan Police**, Dist.2, 3320 Idaho Avenue. NW, 20007
- 26. **Metropolitan Police**, Dist.3, 1620 V Street, NW, 20007
- 27. **Metropolitan Police**, Dist.5, 1805 Bladensburg Road, NE, 20002
- 28. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
- 29. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
- 30. **Police Harbor Patrol Branch**, Water St, SW, 20024
- 31. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
- 32. **Former Washington Post Building**, 1150 15th Street, NW, 20017

**VIRGINIA**

- 33. **Ronald Reagan Washington National Airport**, Arlington County 20001
- 34. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
- 35. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075
- 36. **Dulles International Airport**, 1 Saarinen Cir, Dulles, VA 20166


21. **ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building). Sellers of Montgomery County properties must provide Buyers with the following:

- A. **Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:  
<http://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf>
- B. **Usage History:** Has the home been owner-occupied for the immediate prior 12 months?  Yes  No If property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. Sellers may use **GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.


7/22/2020  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Anbalagan Govindasamy**

Buyer \_\_\_\_\_ Date \_\_\_\_\_


07/22/2020  
 Seller \_\_\_\_\_ Date \_\_\_\_\_  
**Thiyagarajan Mangayarkarasi**

Buyer \_\_\_\_\_ Date \_\_\_\_\_

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**Utility Cost and Usage History Form**  
For use in Montgomery County, Maryland

Address 11402 Palace Cir, Germantown, MD 20876-1706

Month	Year		Electric	Gas	Heating Oil
Jun	2020	Total Cost:	\$ 0.50	\$ 21.22	
		Total Usage:	-996 kwh	9.2 therms	
May	2020	Total Cost:	\$ 8.50	\$ 22.52	
		Total Usage:	-479 kwh	67.10 therms	
Apr	2020	Total Cost:	\$ 8.50	\$ 87.26	
		Total Usage:	-503 kwh	83.60 therms	
Mar	2020	Total Cost:	\$ <del>31.23</del> 31.23	\$ 104.32	
		Total Usage:	150 kwh	121.40 therms	
Feb	2020	Total Cost:	\$ <del>31.23</del> 55.34	\$ 143.49	
		Total Usage:	338 kwh	149.90 therms	
Jan	2020	Total Cost:	\$ <del>73.43</del> 50	\$ 161.85	
		Total Usage:	459 kwh	149.90 therms	
Dec	2019	Total Cost:	\$ 83.22	\$ 164.12	
		Total Usage:	542 kwh	144.40 therms	
Nov	2019	Total Cost:	\$ 14.00	\$ 105.87	
		Total Usage:	65 kwh	92.90 therms	
Oct	2019	Total Cost:	\$ 45.26	\$ 21.01	
		Total Usage:	268 kwh	18.50 therms	
Sep	2019	Total Cost:	\$ 52.95	\$ 32.90	
		Total Usage:	300 kwh	19.50 therms	
Aug	2019	Total Cost:	\$ 67.75	\$ 30.78	
		Total Usage:	389 kwh	17.60 therms	
Jul	2019	Total Cost:	\$ 113.41	\$ 33.59	
		Total Usage:	646 kwh	20.60 therms	
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			

*S. Anbalagan*

7/24/2020

Seller/Owner (Indicate if sole owner) **Anbalagan Govindasamy**

Date

Seller/Owner (Indicate if sole owner) **Thiyagarajan Mangayarkarasi**

Date

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REAL PROPERTY CONSOLIDATED TAX BILL

Department of Finance
Division of Treasury
255 Rockville Pike, L-15
(Monroe Street Entrance)
Rockville, MD 20850

ANNUAL BILL
TAX PERIOD 07/01/2020-06/30/2021
FULL LEVY YEAR
LEVY YEAR 2020

Hours: 8:00 a.m. - 4:30 p.m.
Mon. - Fri.

GOVINDASAMY ANBALAGAN &
MANGAYARKARASI THIYAGARAJAN
11402 PALACE CIR
GERMANTOWN, MD 20876-1706

Handwritten signature and number 902

PRINCIPAL RESIDENCE

Table with columns: BILL DATE (07/06/2020), PROPERTY DESCRIPTION (PLUMGAR), BILL # (40289257), ACCOUNT # (03264366), REFUSE AREA (R17), REFUSE UNITS (1)

Main tax assessment table with columns: LOT, BLOCK, DISTRICT, SUB, TAX CLASS, ASSESSMENT, RATE, TAX/CHARGE. Includes tax descriptions like STATE PROPERTY TAX, COUNTY PROPERTY TAX, SOLID WASTE CHARGE, and CREDIT DESCRIPTION.

Summary boxes: CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT (409,900), CONSTANT YIELD RATE INFORMATION (COUNTY RATE OF 0.6948 IS LESS THAN THE CONSTANT YIELD RATE OF 0.7080 BY 0.0132)

Total Annual Amount Due: 4,160.48

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT www.montgomerycountymd.gov/finance

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
TAX PERIOD 07/01/2020 - 06/30/2021
FULL LEVY YEAR

Table with columns: BILL # (40289257)

Check here if your address changed & enter change on reverse side. [ ]

Make Check Payable to:
Montgomery County, MD

Table with columns: ACCOUNT # (03264366), LEVY YEAR (2020), AMOUNT DUE (2,080.27)

DUE SEP 30 2020
PLEASE INDICATE AMOUNT BEING PAID

Table with column: AMOUNT PAID

GOVINDASAMY ANBALAGAN &
MANGAYARKARASI THIYAGARAJAN
11402 PALACE CIR
GERMANTOWN, MD 20876-1706

20820206402892574000020802730000000000





**Real Property Estimated Tax  
and Other Non-tax Charges  
a new owner will pay  
in the first full fiscal year of ownership**

**ACCOUNT NUMBER:** 03264366

**PROPERTY:**

<b>OWNER NAME</b>	GOVINDASAMY ANBALAGAN &
<b>ADDRESS</b>	11402 PALACE CIR GERMANTOWN , MD 20876-0000
<b>TAX CLASS</b>	42
<b>REFUSE INFO</b>	Refuse Area: R17 Refuse Unit: 1

**TAX INFORMATION:**

<b>TAX DESCRIPTION</b>	<b>FY20 PHASE-IN VALUE<sub>1</sub></b>	<b>FY20 RATE<sub>2</sub></b>	<b>ESTIMATED FY20 TAX/CHARGE</b>
STATE PROPERTY TAX	409,900	.1120	\$459.09
COUNTY PROPERTY TAX <sub>3</sub>	409,900	.9912	\$4,062.93
SOLID WASTE CHARGE <sub>4</sub>		222.8600	\$222.86
WATER QUALITY PROTECT CHG (SF <sub>4</sub> )			\$107.6
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>\$4,852.48</b>

*[Handwritten signature]*

The following footnote references apply only if the table above has a foot number reference.

1. Phase in value comes from the data base at the Maryland Department of Assessments and Taxation <http://www.dat.state.md.us/>, Real Property Data Search. The phase in value is for the next fiscal year, if available, otherwise the phase in value is for current fiscal year.
2. Tax rates come from the current property tax bill, which also may include several non-tax charges, at the web page of the County Government's Department of Finance: <https://www.montgomerycountymd.gov/finance>. Look for a link to "Pay or view your property tax bill on line".
3. County Property Tax is the sum of the General Fund tax and several special fund taxes.
4. All non-tax charges (for example Solid Waste, Water Quality Protection, Bay Restoration Fund, WSSC) are the charges in the current fiscal year. These charges may be different in the next fiscal year.
5. This property is located in an **existing** development district. Each year a special development district assessment must be paid. Effective every July 1st, the rate will change based on changes in the property assessment and debt service requirements. More information is available in the FAQ section of this website.
6. You must update the estimate for the property taxes and other non-tax charges
  - a. Every July 1, because the tax rates, phase-in values, and other non-tax charges will or may change; AND ALSO
  - b. In early January if the calculation used the phase-in value for the current fiscal year instead of the phase-in value for the next fiscal year, because SDAT had not yet specified the phase in value for the next fiscal year. This occurs in the period July 1 - early January in the third year of the three year assessment cycle.
7. This property is located in a **proposed** development district. At some date in the future, development district taxes may be levied to pay debt service on bonds issued to build infrastructure in the district. It is important that property owners recognize that this additional tax may be levied in the future. The rate indicated above is an estimate and will change once the district is created and bonds are issued. More information is available in the FAQ section of this website.
8. The Proposed Estimated Total includes all actual and proposed taxes and non-tax charges relative to this property.
9. This is a one time charge assessed against this property and is not an annual fee. It should be paid before the property is sold and will remain due until paid.

A handwritten signature and date are present at the bottom of the page. The signature is written in cursive and appears to be 'G. J. M.'. To the right of the signature, the date '9/12' is written.



**OWNER'S DEDICATION**

RAMCO DEVELOPERS GROUP, LLC, A MARYLAND CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; DEDICATES THE STREET TO PUBLIC USE; GRANTS PUBLIC UTILITY EASEMENTS, DESIGNATED HEREON AS "P.U.E." 10 FEET WIDE OR AS OTHERWISE SHOWN, ALONG ALL STREETS, TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND THE PARTIES LISTED IN LIBER 3634 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; GRANTS TEMPORARY SLOPE EASEMENTS TO MONTGOMERY COUNTY, MARYLAND, 25 FEET WIDE, OR AS OTHERWISE SHOWN, ADJACENT, CONTIGUOUS AND PARALLEL TO ALL STREETS, SAID SLOPE EASEMENTS SHALL BE TERMINATED AFTER ALL PUBLIC IMPROVEMENTS ADJUTING SAID EASEMENTS HAVE BEEN LAWFULLY COMPLETED AND ACCEPTED FOR MAINTENANCE BY MONTGOMERY COUNTY, MARYLAND; GRANTS TO THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION, CONSERVATION EASEMENTS, SHOWN HEREON (IF ANY) WITH THE TERMS AND PROVISIONS BEING SET FORTH IN A DOCUMENT RECORDED AMONG THE AFORESAID LAND RECORDS, AS THE SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES;

THERE ARE NO SUITS IN EQUITY, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES OR TRUSTS INCLUDED IN THIS PLAT OF SUBDIVISION.

DATE 12/4/96  
 ATTEST [Signature]  
 RAMCO DEVELOPERS GROUP, LLC  
 A MARYLAND CORPORATION  
[Signature]  
 HASHMET ESKANDARI  
 MANAGING MEMBER

**PLAT No 21145**

SCALE: 1"=500'  
 MARYLAND STATE PLANE DATUM  
 NAD 83 (F. 81)

FUTURE LOT 11 THROUGH 16, BLOCK 1 LOTS 3 THROUGH 5 AND OUTLOT A, BLOCK 5 PLUMGAR  
 PROPERTY OF RAMCO DEVELOPERS GROUP, LLC  
 L. 13346 P. 117  
 L. 13229 P. 453



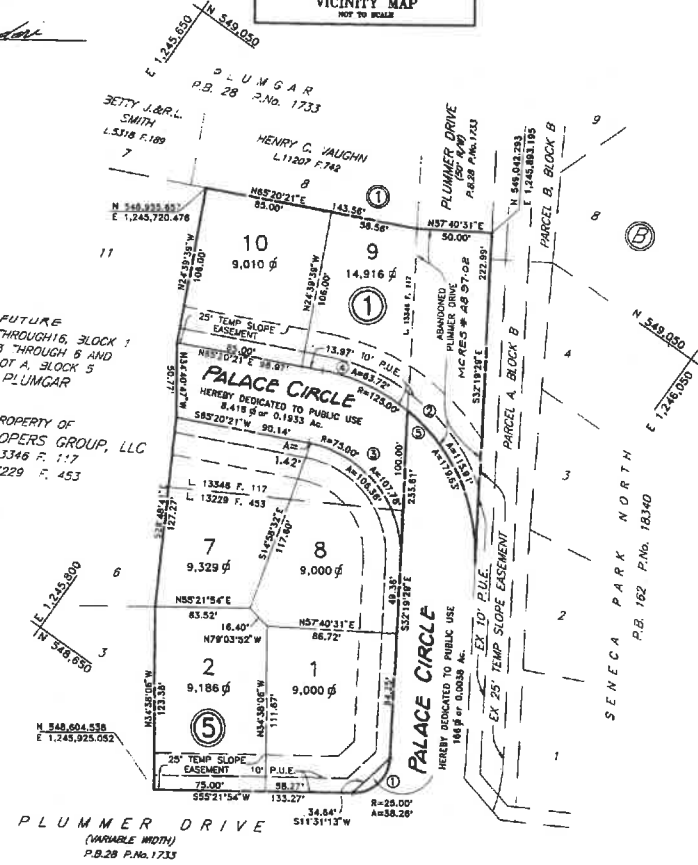
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE PROPERTY ACQUIRED BY RAMCO DEVELOPERS GROUP, LLC, A MARYLAND CORPORATION BY TWO DEEDS, THE FIRST FROM JALALOON FERSE AND BEGIMSEH FERSE AND SAYED M. ALAN AND PARBROOK ALAM, DATED JANUARY 20, 1993 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 13229 AT FOLIO 453 AND THE SECOND FROM LEO H. MOSS AND LOIS E. MOSS AND EDWIN J. ZIMMAN DATED APRIL 3, 1985 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 13346 AT FOLIO 457; THAT IT IS ALSO A RESUBDIVISION OF PART RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 28 AS PLAT NUMBER 1733; THAT IT IS ALSO PART OF PLUMMER DRIVE AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "BLOCKS 1, 2 & 3, PLUMGAR" AND RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 28 AS PLAT NUMBER 1733; THAT PROPERTY LINE MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24(a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT THE TOTAL AREA INCLUDED IN THIS PLAT OF SUBDIVISION IS 69,025 SQUARE FEET OR 1.5646 ACRES OF LAND, OF WHICH 6,534 SQUARE FEET OR 0.1971 OF AN ACRE OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

DATED 12-2-96  
 RONALD L. COLLIER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REG. NO. 20014



- NOTES:**
1. APPROVAL OF THIS PLAT IS PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER PRIOR TO CONSTRUCTION.
  2. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTINGATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS.
  3. THE PROPERTY SHOWN HEREON ARE SUBJECT TO THE FOSTER CONSERVATION PLAN WHICH IS TO BE APPROVED BEFORE THE ISSUANCE OF A SEDIMENT CONTROL PERMIT.
  4. THE PROPERTY SHOWN HEREON IS ZONED A-90



**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
1	25.00'	36.26'	87°41'23"	24.01'	51'51"13" W 34.84'
2	128.00'	115.91'	35°07'40"	82.50'	N65°53'23" W 111.80'
3	78.00'	107.78'	82°20'10"	65.58'	N73°29'34" W 88.74'
4	125.00'	63.72'	29°12'22"	32.53'	N78°58'12" E 83.03'
5	125.00'	179.83'	82°20'10"	109.31'	S73°28'34" E 164.57'

**SUBDIVISION RECORD PLAT**  
 LOTS 9 AND 10, BLOCK 1  
 LOTS 1 AND 2 & 7 AND 8, BLOCK 5  
**PLUMGAR**  
 GAITHERSBURG (9th) DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1"=50' SEPTEMBER 1996

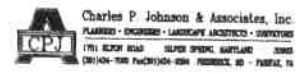
FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 28711416092490083199

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF PERMITTING SUMMER, MONTGOMERY COUNTY	DEPT. OF ENVIRONMENTAL PROTECTION MONTGOMERY COUNTY	PIA # 97.091
APPROVED: <u>January 16, 1997</u> <u>[Signature]</u> CHAIRMAN	APPROVED: <u>SEP 9 1997</u> <u>[Signature]</u> ASST. SECRETARY	APPROVED: <u>SEPTEMBER 17, 1997</u> <u>[Signature]</u> DIRECTOR	RECORDED: PLAT BOOK: PLAT NO.:

6 LOTS

**AREA TABULATION**

L. 13115 F. 453	31,318 #
L. 13346 F. 117	30,042 #
ABANDONMENT	7,855 #
<b>TOTAL</b>	<b>69,225 #</b>



MSA 551 1249-7825 609-68