



Rockville/White Flint  
11300 Rockville Pike  
Rockville, MD 20852  
Office: 301-468-1600  
Fax: 301-984-1076  
weichert.com

**Thank you for your interest in 3310 Leisure World Blvd., N. #215; Silver Spring, MD 20906. We would love to help you write a successful offer! The winning offer will include the following information and paperwork:**

The following paperwork is required to be filled out and signed appropriately:

- Copy of Check/Actual Check
- Lender's Commitment Letter (letterhead required), which should include either an approval from a company with automated underwriting or:
  1. Buyers have made written application
  2. Lender has verified credit/income/assets
  3. Buyer's qualifications meet or exceed program guidelines
  4. Buyer's credit scores are in \_\_\_\_\_ range
  5. Acceptable Conditions
    - a. Ratified contract
    - b. Satisfactory appraisal, (if appraisal clause is stricken, verification that buyer has sufficient assets to close)
    - c. Clear title
- Financial Information Sheet (*GCAAR form 1337, rev. 11/05*)
- Contract Form-Regional (*GCAAR form 1301, rev. 9/06*) or MAR (*GCAAR form 1300, rev. 10/07*)
- Montgomery County Jurisdictional Addendum (*GCAAR form 1312, rev. 2/08*)
- Addendum of Clauses (*GCAAR form 1332, rev. 1/09*)
- Inclusion/Exclusion Addendum (*GCAAR form 911, rev. 10/06*)
- Notice to Purchaser & Seller of Purchaser's Rights & Seller's Obligation Under Maryland's Single Family Residential Property Condition Disclosure Law (*GCAAR form 1342, rev. 10/07*)
- Property Disclosure/Disclaimer (*GCAAR form 912, rev. 10/07*) (*exempt*)
- Government Regulations, Easements and Assessments (REA) (*GCAAR form 900, rev. 1/09*)
- Federal Lead Paint (*GCAAR form 907, rev. 10/07*)
- Maryland Lead Paint (*GCAAR form 908, rev. 9/99*)
- HOA/Condo/Coop Addendum (if applicable) (*GCAAR form 1323-HOA, 1356-Coop, 1328-Condo, rev. 10/05*)
- Unit Owner's Statement (if applicable) (*GCAAR form 922, rev. 10/05*)
- Affiliated Business Disclosure (RESPA) (if applicable)
- Understanding Whom Real Estate Agents Represent (*GCAAR form 1003, rev. 1/99*)
- Consent for Dual Agency (if applicable) (*GCAAR form 1004, rev. 1/99*)
- Some Information Relative to Purchase of Real Estate (*GCAAR form 1318, rev. 6/06*)
- GCAAR Escalation Clause (if applicable) (*GCAAR form 1319, rev. 6/02*)
- Leisure World Addendum

Tax ID: 161303030242  
 County: MONTGOMERY

Metropolitan Regional Information Systems  
 Full Tax Record

Page 1 of 1  
 13-Aug-2009  
 12:20 pm

Property Address: 3310 LEISURE WORLD BLVD N 215-6, SILVER SPRING MD 20906

Legal Subdiv/Neighborhood: FAIRWAYS NORTH  
 Condo/Coop Project: FAIRWAYS NORTH  
 Incorporated City: Phone #: (301) 598-5372 Absent Owner: No  
 Owner Name: NICHOLAS J PAPPAS  
 Addtl: Company Owner:  
 Care of Name:

MAILING ADDRESS: 3310 NORTH LEISURE WLD BLVD 6-215, SILVER SPRING, MD 20906

LEGAL DESCRIPTION: IMPSCODM 6479 UN 215-6 F AIRWAYS NORTH PH 2

Mag/Dist #: 13	Lot:	Block/Square:	Tax Map:
Election District: 13	Legal Unit #: 215-6	Grid:	Map: H551
Section:	Subdiv Ph: 2	Addl Parcel Flag/#:	Sub-Parcel:
Map Suffix:	Suffix:	Parcel:	Plat Liber: 11587
Historic ID:	Agri Dist:	Plat Folio: 577	

Tax Fiscal Year 2008 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$2,537	City Tax:	Tax Year: 2008
State/County Tax: \$1,778	Refuse:	Base Tax Rate: 0.77
Spec Tax Assmt: \$584	Homestd/Exempt Status:	
Front Foot Fee: \$158	Mult. Class:	
Exempt Class: 000		
Tax Class: 42		

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2010	\$230,000	\$69,000	\$161,000	
2009	\$210,000	\$51,000	\$119,000	
2008	\$190,000	\$41,400	\$96,600	

DEED Deed Liber: 11587 Deed Folio: 577

Transfer Date	Price	Grantor	Grantee
20-Jul-1993	\$126,672	ROSSMOOR-IDI FAIRWAYS NORTH	NICHOLAS J PAPPAS

PROPERTY DESCRIPTION

Year Built: 1993	Zoning Code: MXD	Census Trct/Blck: 703,203/4000
Irregular Lot:	Square Feet: 980	Acreage: 0.02
Land Use Code: Residential	Plat Liber/Folio: 11587/577	Property Card:
Property Class: U	Quality Grade:	Road Description:
Zoning Desc: GAITHERSBURG MIXED DEVE	Xfer Devel.Right:	Road Frontage:
Prop Use: RESIDENTIAL CONDOMINIUM	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style: Highrise 9+ Fir		Year Remodeled:	
Stories:		Units: 1		Model/Unit Type: CONDOMINIUM HI-RIS	
Total Building Area:			Living Area: 980	Base Sq Ft: 980	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms:		Fireplace Type:		Fireplaces:	
Bedrooms:		Bsmt Type:		Garage Type:	
Full Baths: 0		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 0.00		Bsmt Unfin Sq Ft:		Garage Spaces:	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: Public	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 02-Apr-2009

Courtesy of: Carmen Murphy  
 Home: Office: (301) 468-1600  
 Cell: (301) 674-7404 Email: carmenmurphy@weichert.com  
 Company: Weichert, REALTORS  
 Office: (301) 468-1600 Fax: (301) 984-1076

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 Information is believed to be accurate, but should not be relied upon without verification.  
 Accuracy of square footage, lot size and other information is not guaranteed.





**Maryland Department of Assessments and Taxation**  
**MONTGOMERY COUNTY**  
Real Property Data Search (2007 v4.3)

[Go Back](#)  
[View Map](#)  
[New Search](#)

**Account Identifier:** District - 13 Account Number - 03030242

**Owner Information**

**Owner Name:** PAPPAS, NICHOLAS J      **Use:** RESIDENTIAL CONDO  
**Principal Residence:** YES  
**Mailing Address:** 3310 N LEISURE WLD BLV 6-215  
SILVER SPRING MD 20906      **Deed Reference:** 1) /11587/ 577  
2)

**Location & Structure Information**

**Premises Address**      **Legal Description**  
3310 N LEISURE WORLD BLV      CODM 6479 UN 215-6 F  
SILVER SPRING 20906      AIRWAYS NORTH PH 2  
CONDO UNIT: 215-6

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
HS51				283				1	Plat Ref:

**Special Tax Areas**      **Town**  
**Ad Valorem**  
**Tax Class**      42

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1993	980 SF		118

Stories	Basement	Type	Exterior
		CONDO RESIDENTIAL	

**Value Information**

	Base Value	Value Phase-In Assessments		
		As Of	As Of	As Of
		01/01/2007	07/01/2009	07/01/2010
<b>Land</b>	69,000	69,000		
<b>Improvements:</b>	161,000	161,000		
<b>Total:</b>	230,000	230,000	230,000	NOT AVAIL
<b>Preferential Land:</b>	0	0	0	NOT AVAIL

**Transfer Information**

<b>Seller:</b> ROSSMOOR-IDI FAIRWAYS NORTH	<b>Date:</b> 07/20/1993	<b>Price:</b> \$126,672
<b>Type:</b> IMPROVED ARMS-LENGTH	<b>Deed1:</b> /11587/ 577	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b> 04/01/1993	<b>Price:</b> \$0
<b>Type:</b> NOT ARMS-LENGTH	<b>Deed1:</b>	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
\* NONE \*



**REAL PROPERTY CONSOLIDATED TAX BILL**  
**LEVY YEAR 2009**  
**ANNUAL BILL**  
**TAX PERIOD 07/01/2009-06/30/2010**

ACCOUNT NUMBER	BILL NO.	PROPERTY ADDRESS	MORTGAGE	OCCUPANCY
03030242	29270558	3310 N LEISURE WORLD BLV 215-6	BANK OF AMERICA C/O HOME FOCUS	PRINCIPAL RESIDENCE
<b>PROPERTY DESCRIPTION</b>		PAPPAS, NICHOLAS J		
CODM 6479 UN 215-6		3310 N LEISURE WLD BLV 6-215 SILVER SPRING, MD 20906		

LOT	TAX DESCRIPTION	ASSESSMENT RATE	TAX/CHARGE
BLOCK	STATE PROPERTY TAX	230,000 .112*	257.60
DISTRICT 13	COUNTY PROPERTY TAX	230,000 .916*	2,106.80
SUB 283	SOLID WASTE CHARGE	16.42	16.42
CLASS R042	WATER QUAL PROTECT CHG (MFR)		9.25
REFUSE AREA R32	WSSC FRONT FOOT BENEFIT CHG		158.20
REFUSE UNIT 1	<b>TOTAL</b>		<b>2,548.27</b>
	<b>CREDIT DESCRIPTION</b>	<b>ASSESSMENT RATE</b>	<b>AMOUNT</b>
	STATE HOMESTEAD CREDIT	-3,730 .112*	-4.18
	COUNTY HOMESTEAD CREDIT	-3,730 .916*	-34.18
	COUNTY PROPERTY TAX CREDIT		-690.00
	<b>TOTAL CREDITS</b>		<b>-728.36</b>

INTEREST  
**TOTAL AMOUNT** 1819.91  
**Amount Due by 9/30/2009** 909.99  
**DUE BY 9/30/2009**

*Bq.B*

Printed on: Thursday, August 13, 2009



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

\* This property will be reassessed in early January next year,  
 so you must recalculate in early January next year (see footnote 6b).

<b>ACCOUNT NUMBER:</b>		03030242	
<b>PROPERTY:</b>	<b>OWNER NAME</b>	PAPPAS, NICHOLAS J	
	<b>ADDRESS</b>	3310 LEISURE WORLD BLV #215-6 SILVER SPRING, MD 20906-0000	
	<b>TAX CLASS</b>	42	
	<b>REFUSE INFO</b>	Refuse Area: R32 Refuse Unit: 1	
<b>TAX INFORMATION:</b>			
<b>TAX DESCRIPTION</b>	<b>FY11 PHASE-IN VALUE<sub>1</sub></b>	<b>FY10 RATE<sub>2</sub></b>	<b>ESTIMATED FY11 TAX/CHARGE</b>
STATE PROPERTY TAX	230,000	.112	257.60
COUNTY PROPERTY TAX <sub>3</sub>	230,000	.916	2,106.80
SOLID WASTE CHARGE <sub>4</sub>		16.42	16.42
WATER QUAL PROTECT CHG (MFR) <sub>4</sub>			9.25
WSSC FRONT FOOT BENEFIT CHG <sub>4</sub>			158.20
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>2,548.27</b>

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: <http://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.

*BGB*



STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

*(in this form, the word "seller" includes "landlord", "buyer" includes "tenant", and "purchase" or "sale" includes "lease.")*

### When Dual Agency May Occur

The possibility of dual agency arises when:

- >The buyer is interested in a property listed by a real estate company; and
- >The seller's agent and the buyer's agent work for that same real estate company.

Before the buyer and seller can proceed to be represented by a dual agent, they must both sign a Consent for Dual Agency. If they have previously signed a Consent for Dual Agency, they must affirm their consent for the sale of a particular property to a particular buyer.

### Your Choices Concerning Dual Agency

When a dual agency situation in fact arises, the buyer and seller have the following options:

**Consent in writing to dual agency.** If all parties consent in writing, the real estate company (the "dual agent") will assign one real estate agent from the company to represent the seller or landlord (the seller's "intra-company agent") and another agent from the company to represent the buyer or tenant (the buyer's "intra-company agent"). Intra-company agents may provide the same services to their clients as an exclusive seller's or buyer's agent, including advising their clients as to price and negotiation strategy.

**Do not consent to dual agency.** If either the buyer or the seller, or landlord or tenant, refuses to consent in writing to dual agency, the real estate company must terminate the agency agreement for that particular property with either the buyer or the seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate company. If the buyer's agreement is terminated, the buyer or tenant may choose to enter into a written buyer agency agreement with an agent from a different company. Alternatively, the buyer or tenant may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company.

### Important Considerations Before Making a Decision About Dual Agency

~~A~~ dual agent does not exclusively represent either the seller or buyer and there may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

~~As~~ a dual agent, the real estate company does not owe undivided loyalty to either the seller or buyer.





**Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum**

Property Address: 3310 N. Leisure World Blvd. #216-6, Silver Spring, MD 20906

**PART I. Inclusions/Exclusions Disclosure**

**Personal Property and Fixtures:** The Property includes the following personal property and fixtures: A) Any 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, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey. B) The items marked **YES** below are currently installed or offered. If more than one of an item convey, the number of items is noted.

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

**OTHER**

**AS IS ITEMS**

Seller does not warrant the condition or working order of the following items and/or systems:

**LEASED ITEMS**

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property:

Seller certifies that Seller has completed this checklist disclosing what conveys with the property and gives permission to make this information available to prospective buyers.

*Barbara J. Butler*  
 Seller Estate of Nicholas J Pappas Date \_\_\_\_\_ Seller \_\_\_\_\_ Date \_\_\_\_\_

**PART II. Inclusions/Exclusions Addendum**

The Contract of Sale dated \_\_\_\_\_ between Seller Estate of Nicholas J Pappas and Buyer \_\_\_\_\_ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

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

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

The Contract of Sale dated \_\_\_\_\_, Address 3310 N. Leisure World Blvd. #216-6,  
City Silver Spring, State MD Zip 20906 between  
Seller Estate of Nicholas J Pappas 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:** Pursuant to Montgomery County Code (Sec.40-13), a Seller is required to fully disclose to Buyers all specific facts relevant to, or affecting any property, imposed by any law or regulation or any common law principle. Seller acknowledges he has carefully examined this form, and that the information is complete and accurate to the best of his knowledge as of the date signed. 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.

**Notice to Buyer:** The information contained herein is the representation of the Seller. Further information may be obtained by contacting staff and web sites of appropriate authorities, Montgomery County Government, 240-777-1000, Park and Planning Commission/Montgomery County Department of Park and Planning, 301-495-4700, and municipality, if applicable.

**General Information:**

The content in this form is not all-inclusive. 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.

- **Montgomery County Government**, 101 Monroe Street, Rockville, MD, 20850. Main Telephone Number: 240-777-1000. Web site: [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)
- **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. AVAILABILITY OF WATER AND SEWER SERVICE:**

- **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.
- **Well and Septic Locations:** Contact the Department of Permitting Services "DPS", Well and Septic, at 240-777-6320, fax 240-777-6314 or [gene.vongunten@co.mo.md.us](mailto:gene.vongunten@co.mo.md.us). For septic field location for homes constructed prior to 1978, request an "as built" drawing using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be 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.
- **Categories:** To confirm service area category, contact the Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division, Alan Soukop at 240-777-7716 or [alan.soukop@co.mo.md.us](mailto:alan.soukop@co.mo.md.us) or fax request to 240-777-7715.

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GCAAR # 900 - REA Disclosure  
(Previously form # 1302)

Page 1 of 8

1/26/2009

Weichert REALTORS - Rockville/ White Flint 11300 Rockville Pike Rockville, MD 20852  
Phone: (301) 468-1600 Fax: (301) 984-1076 Margaret Martinez

Pappas Estate

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

**A. Water:** Is the Property connect 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 \_\_\_\_\_

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

**A. Private Utility Company:** Are there any annual or semi-annual assessments paid to private companies that provided or financed utility installation?  Yes  No. If yes, the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ \_\_\_\_\_ for remaining years to \_\_\_\_\_ (name of company).

**B. Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**  
 Are there any deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bill?  Yes  No. If yes,  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. (Check applicable box).

Buyer acknowledges that there may be annual water and sewer charges which are not recorded in the land records and which may not be discovered by a diligent title search. Buyer's acknowledgement is not a waiver of the Seller's obligation to accurately disclose the existence of an assessment as set forth herein. Buyer's acknowledgment \_\_\_\_\_ (initials)

**3. HOMEOWNER'S ASSOCIATION, CONDOMINIUM ASSOCIATION OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a  Homeowners Association with mandatory fees (HOA), or  Condominium Association or  Cooperative or  Not Applicable. Check as appropriate.  
 Name of Project/Subdivision: \_\_\_\_\_  
 Management Company: \_\_\_\_\_ Telephone: \_\_\_\_\_  
 Regular Periodic Fee: \$ \_\_\_\_\_ per \_\_\_\_\_. Special Assessments: \$ \_\_\_\_\_. Are there any assessments \_\_\_\_\_

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or fees approved yet not assessed?  Yes;  No. If yes, amount \$ \_\_\_\_\_ and explain reason for assessment: \_\_\_\_\_

#### 4. SPECIAL PROTECTION AREAS (SPA):

Refer to [www.mc-mncppc.org/environment/SPA/faq.shtm](http://www.mc-mncppc.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

#### 5. 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/index.asp](http://www.montgomerycountymd.gov/apps/tax/index.asp) 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.

**NOTICE OF SPECIAL TAX OR ASSESSMENT: IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 14-17, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY.** A current copy of the tax bill for this property can be obtained at;

[www.montgomerycountymd.gov/apps/tax/index.asp](http://www.montgomerycountymd.gov/apps/tax/index.asp). **IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYER'S 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) hereby acknowledge receipt of 1) a copy of the current real property tax bill AND 2) the estimated property tax and non-tax charges in the Buyer's first full fiscal year of ownership, both as required by Montgomery County Code. Buyer's acknowledgment of receipt of both tax disclosures \_\_\_\_\_ (initials)

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**6. TAX BENEFIT PROGRAMS:**

The Property might 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 \_\_\_\_\_.

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 \_\_\_\_\_. 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: \_\_\_\_\_

**7. STORM WATER MANAGEMENT FEES – CITY OF TAKOMA PARK:**

The City of Takoma Park, MD maintains its own storm water facilities and assesses and bills for an annual storm water management fee on all real property located in the city. This assessment is made separate from City property taxes and requires a separate inquiry as to applicability and the amount to be collected and/or prorated. Inquiries can be made at 301-891-7212. Is the property located in the City of Takoma Park and subject to this assessment?  Yes  No

**8. RECORDED SUBDIVISION PLAT:**

Plats are available at the MNCPPC 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.mcparkandplanning.org/info/get\\_maps.shtm](http://www.mcparkandplanning.org/info/get_maps.shtm) or at [www.plats.net](http://www.plats.net).

Note: user id = plato and password = plato#.

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. Buyer's initials: \_\_\_\_\_

However, 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. Buyer's initials: \_\_\_\_\_

OR

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: \_\_\_\_\_

**9. AGE OF HOME AND FEDERAL LEAD BASED PAINT:** Title X, Section 1018, the Residential Lead-Based Paint Hazard Act of 1992 (the Act), requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property. Unless otherwise exempt, the Act applies only to housing constructed prior to 1978. A Seller of pre-1978 housing is required to disclose to the Buyer, based upon the Seller's actual knowledge, all known lead-based paint hazards in the Property and provide the Buyer with any available reports in the Seller's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. The Seller, however, is not required to conduct or pay for any lead-based paint risk assessment or inspection.

At the time that the offer to purchase is entered into by the Buyer, the Seller is required to provide the Buyer with the EPA pamphlet entitled "Protect Your Family From Lead In Your Home" and a "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form (GCAAR #500). The Seller is required under the Act to provide the Buyer with a ten (10) day time period (or other mutually agreeable time period) for the Buyer, at the Buyer's expense, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards unless the Buyer waives such assessment or inspection by indicating such waiver on the Lead-Based Paint Disclosure form. Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of three (3) years following the date of the settlement.

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**A SELLER WHO FAILS TO GIVE THE REQUIRED LEAD-BASED PAINT DISCLOSURE FORM AND EPA PAMPHLET MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.**

Seller represents and warrants to Buyer, broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that the property: (Seller to initial applicable line): \_\_\_\_\_ was constructed prior to 1978 OR B.J.B was not constructed prior to 1978 OR \_\_\_\_\_ the date of construction is uncertain. If the Property was constructed prior to 1978 or if the date of construction is uncertain, as indicated by Seller's initial above, Seller and Buyer mutually agree that the requirements of the Act shall apply to the sale of the Property. Seller and Buyer acknowledge that the real estate brokers and salespersons involved in the sale of the Property have no duty to ascertain or verify the date of construction and assume no such duty or responsibility. Seller and Buyer agree, represent and warrant, each unto the other, that no binding and enforceable contract shall be deemed to exist or to have been formed unless the requirements of the Act have been complied with prior to the execution of this Contract by Seller and Buyer. Seller and Buyer represent and warrant that each intended, as a material term of the offer and acceptance that the requirements of the Act be complied with as an express condition of the formation of a binding and enforceable contract by and between the parties. Buyer and Seller acknowledge by their respective initials below that they have read and understand the provisions of this Paragraph 9.

B.J.B  
Seller's Initials

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

**10. 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: TRANSFER BY FIDUCIARY IN THE COURSE OF ADMINISTRATION IN DECEDENT'S ESTATE

**11. SMOKE DETECTORS:** Pursuant to Montgomery County Code, the Seller is required to have working smoke detectors on all levels with bedrooms. 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. Does this Property have either a dual-powered smoke detector or a battery-powered smoke detector?

Yes  No  Unknown

Certain municipalities have requirements exceeding those of Montgomery County; see municipality website for additional disclosures.

**12. HISTORIC PRESERVATION:**

Check questionable properties' status with the Montgomery County Historic Preservation Commission (301-563-3400) or go to <http://www.mcparkandplanning.org/historic/index.shtm> to check applicability. Potential 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.

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

**13. 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).

**14. MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County?  Yes  No. In City of Rockville?  Yes  No. If yes to either question, Seller to 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.

**15. UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment. [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: \_\_\_\_\_

**16. TAKOMA PARK RENTAL HOUSING LAWS:** The sale of any residential rental property located within the city limits of Takoma Park must contain a notice concerning the city's rental laws along with copies of certain rent reports and rental licensing inspection reports. **GCAAR Form #1357** recites the applicable laws and identifies the reports that must be attached. This property is  is not  subject to the **Takoma Park Rental Housing Law Notice requirements**.

**17. AGRICULTURAL ZONE DISCLOSURE NOTICE:** Sellers of Montgomery County properties that are located in, adjoin or confront an area that is zoned agricultural must make certain disclosures to potential Buyers. These disclosures are contained in **GCAAR Form #1361**, 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 Zone Disclosure requirement. Additional information can be obtained at [http://www.mcmaps.org/notification/agricultural\\_land.aspx](http://www.mcmaps.org/notification/agricultural_land.aspx) . This property is  is not  subject to the **Agricultural Zone Disclosure Notice requirements**.

**18. NOTICE CONCERNING CONSERVATION EASEMENTS:** If the Property is encumbered by a Conservation Easement as defined in Section 10-705 of the Real Property Article, Annotated Code of Maryland, the contract must contain a notice concerning the easement, which is contained in an attached addendum. This Paragraph does not apply to the sale of property in an action to foreclose a mortgage or deed of trust. (If the Property is encumbered by a Conservation Easement: See Conservation Easement Addendum **GCAAR Form #1359**). This property is  is not  subject to a **Conservation Easement**.

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**19. GROUND RENT:** If the Property is subject to ground rent and the ground rent is not timely paid, the ground lease holder (i.e., the person to whom the ground rent is payable) may bring an action under Section 8-402.3 of the Real Property Article, Annotated Code of Maryland. As a result of this action, a lien may be placed upon the property. If the Property is subject to ground rent, Sections 14-116 and 14-116.1 of the Real Property Article provide the purchaser, upon obtaining ownership of the Property, with certain rights and responsibilities relative to the ground rent. (If the Property is subject to ground rent: See **Property Subject to Ground Rent Addendum, GCAAR Form #1360.**) This property is  is not  subject to Ground Rent.

**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 4/1/07. 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. [www.gcr1.com/airport.cfm](http://www.gcr1.com/airport.cfm)

#### Montgomery County

Bethesda Naval Medical Hospital Heliport, 8901 Rockville Pike, Bethesda, MD 20889  
 Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879  
 Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904  
 Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882  
 Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842  
 IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879  
 Maryland State Police Heliport, 16501 Norwood Road, Sandy Spring, MD 20860  
 Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879  
 Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850  
 Suburban Hospital, 8600 Old Georgetown Road, Bethesda, MD 20814  
 Waredaca Farm, 4015 Damascus Road, Gaithersburg, MD 20760  
 Washington Adventist Hospital, 7600 Carroll Avenue, Takoma Park, MD 20912

#### Prince George's County

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

#### Frederick County

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

#### Carroll County

Walters Airport, 7017 Watersville Road, Mt. Airy, MD 21771

#### District of Columbia

Children's National Medical Center, 111 Michigan Avenue, NW, 20010  
 Georgetown University Hospital, 3800 Reservoir Road, NW, 20007  
 Metropolitan Police, Dist. 2, 3320 Idaho Avenue, NW, 20007  
 Metropolitan Police, Dist. 3, 1620 V Street, NW, 20007  
 Michael R. Nash, 50 Florida Avenue, NE 20002  
 National Presbyterian Church, 4101 Nebraska Avenue, NW, 20016  
 Ronald Reagan Washington National Airport, Arlington County 20001  
 Sibley Memorial Hospital, 5255 Loughboro Road, NW, 20016  
 Steuart Office Pad, Steuart Petroleum Co., 4640 40th Street, NW, 20016  
 Walter Reed Hospital, 6825 16th Street, NW, 20012  
 Washington Hospital Center, 110 Irving Street, NW, 20010  
 Washington Post, 1150 15th Street, NW, 20017

#### Virginia

Leesburg Executive, 1001 Sycolin Road, Leesburg, 22075  
 Loudoun Hospital Center, 224 Cornwall, NW, Leesburg, 22075  
 Ronald Reagan Washington National Airport, Arlington County 20001

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**21. ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home, Sellers of Montgomery County properties must provide Buyers with:

A. 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://gcaarocks.com/news\\_ektid5454.aspx](http://gcaarocks.com/news_ektid5454.aspx)

[www.Energystar.gov/homeperformance](http://www.Energystar.gov/homeperformance)

[www.Lighterfootstep.com](http://www.Lighterfootstep.com)

[www.Goinggreenathome.org](http://www.Goinggreenathome.org)

B. Copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for the immediate prior 12 months, unless the single-family home was unoccupied for the entire prior 12 months.

Has the home been owner-occupied for the immediate prior 12 months?  Yes  No. If No, the seller must provide the buyer with the required information for that part of the prior 12 months, if any, that the seller occupied the single-family home.

Sellers may use GCAAR Form #932 to disclose the utility costs and usage history.

Buyer acknowledges that they have been provided with the information as stated in A and B above. Buyer's acknowledgment \_\_\_\_\_ (initials)

**22. HEADINGS:** The Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties.

Barbara J. Butler 8/13-09  
Seller Date  
Estate of Nicholas J Pappas

\_\_\_\_\_  
Seller Date

The undersigned hereby acknowledges receipt of this form prior to signing a Contract.

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

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

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# Greater Capital Area Association of REALTORS®. Inc.

## GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated \_\_\_\_\_

on Lot \_\_\_\_\_, Block \_\_\_\_\_, Subdivision \_\_\_\_\_

located in \_\_\_\_\_ County, Maryland between

(Purchasers) \_\_\_\_\_

and (Sellers) \_\_\_\_\_

The purchaser(s) agree to pay Leisure World Of Maryland Corp. at the time of settlement the following fees: \$350.00 Membership Transfer Fee.

2% of the Gross Sales Price or \$500.00 (whichever is greater) as contribution to the resale improvement fund.

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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GCAAR FORM #1320

10/89

Weichert REALTORS 11300 Rockville Pike Suite 108, Rockville MD 20852-3003  
Phone: (301) 468-1600 Fax: (301) 984-1076 Margaret Martinez

T4594770.ZFX

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