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DISCLOSURES

Email offers to:

Nurit Coombe - nurit@teamnurit.com

Etay Simhony - etay@teamnurit.com

For an offer to be considered please include:

- GCAAR SALES CONTRACTS
- LENDER LETTER

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Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 1618 Martha Ter, Rockville, MD 20852

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 system (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 is noted in the blank.

KITCHEN APPLIANCES
- [X] Stove/Range
- [ ] Cooktop
- [ ] Wall Oven
- [ ] Microwave
- [X] Refrigerator
- [ ] w/ Ice Maker
- [ ] Wine Refrigerator
- [X] Dishwasher New
- [X] Disposer
- [ ] Separate Ice Maker
- [ ] Separate Freezer
- [ ] Trash Compactor

LAUNDRY
- [X] Washer New
- [X] Dryer New

ELECTRONICS
- [ ] Security Cameras
- [ ] Alarm System
- [ ] Intercom
- [ ] Satellite Dishes
- [ ] Video Doorbell

LIVING AREAS
- [ ] Fireplace Screen/Door
- [ ] Gas Log
- [X] 2 Ceiling Fans
- [ ] Window Fans
- [ ] Window Treatments

WATER/HVAC
- [ ] Water Softener/Conditioner
- [ ] Electronic Air Filter
- [ ] Furnace Humidifier
- [ ] Window A/C 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)*
- [ ]
- [ ]

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

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.

Signed by:
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate
F0C9B45E45C7432...

Seller Eugene M. Lerman Personal Representative of the Michael I.	Date	Seller	Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: *(Completed only after presentation to the Buyer)*

The Contract of Sale dated _____ between Seller **Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate** and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller *(sign only after Buyer)* Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate	Date	Buyer	Date
Seller *(sign only after Buyer)*	Date	Buyer	Date

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: **1618 Martha Ter, Rockville, MD 20852**

Legal Description: **MONTROSE**

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? 37 Years

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

Water Supply [√] Public [ ] Well [ ] Other _____

Sewage Disposal [√] 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 _____ [ ] Other _____
Air Conditioning [ ] Oil [ ] Natural Gas [✓] Electric [ ] Heat Pump Age _____ [ ] Other _____
Hot Water [ ] Oil [✓] Natural Gas [ ] Electric Capacity _____ Age 2019 [ ] 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: _____ Age _____
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: _____

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: _____

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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 [ ] No [ ] Unknown
Comments: _____
Are gutters and downspouts in good repair? [ ] Yes [ ] No [ ] Unknown
Comments: _____

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

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?
[ ] Yes [ ] 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) _____ Date _____
Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate
Seller(s) _____ Date _____

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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 _____ Date _____

Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate

Seller _____ 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 _____

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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 1618 Martha Ter
City Rockville, State MD Zip 20852 between
Seller Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate and
Buyer _____ is hereby
amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this 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 web sites 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
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC),
  2425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4605. Web site:
  https://montgomeryplanningboard.org
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.
  Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov
- State Department of Assessments & Taxation (SDAT), 700 East Pratt Street, 2nd Floor, Suite 2700, Baltimore, MD, 21202
  Main Telephone Number: 410-767-1184. Website: sdat.dat.maryland.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: Estate.

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. 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. CARBON MONOXIDE DETECTORS: **Montgomery County requires the owner of each occupied, single-unit, two-unit, and townhouse dwelling unit containing a fuel burning appliance or attached garage to have carbon monoxide detection and warning equipment.** Carbon monoxide alarms or detectors must be installed:

   1) outside of each separate dwelling unit sleeping area and in the immediate vicinity of the bedrooms; and
   2) on every occupiable level of a dwelling unit, including basements;

   and also must:

   1) be located on the wall, ceiling or other location as specified in the manufacturer's published instructions that accompany the unit; and
   2) be installed and maintained under NFPA 720.

   The specific Montgomery County Code section containing detailed information as to requirements, type, locations and exceptions can be found here: https://codelibrary.amlegal.com/codes/montgomerycounty/latest/montgomeryco_md/0-0-0-134832#JD_26-8A

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4. 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.

5. 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 https://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: Estate.

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, or Town of Poolesville.

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.

6. 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 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.
   C. **Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit 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) _____.**

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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**

7. MONTGOMERY COUNTY MUNICIPALITIES AND SPECIAL TAXING DISTRICTS: This Property may be located in a municipality, town, city or district that has its own disclosure, building and other requirements. The parties are advised to determine which municipality, town, city or district the Property is located and contact the appropriate authority. Further information may be obtained by contacting staff and web sites of appropriate municipalities: https://www.montgomerycountymd.gov/DPS/municipalities.html.

☐ This Property is located in the City of 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.**

☐ This Property is located in Town of Garrett Park, the Garrett Park Disclosure must be attached. **See GCAAR Form – Town of Garrett Park Disclosure (GDP).**

8. 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): _____.

9. 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. **Does the Property contain an UNUSED underground storage tank?** ☐ **Yes** ☐ **No** ☒ **Unknown.** If yes, explain when, where and how it was abandoned: _____.

10. 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 charges 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:

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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 $ _____ payable annually in _____ (month) until _____(date) to _____ (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.

11. SPECIAL PROTECTION AREAS (SPA):
Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations 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," visit https://mcatlas.org/viewer/ and type in the address in the upper left corner of the screen. Then select Special Protection Areas from the menu along the left side of the screen to turn on that GIS layer. This will show you if the property is within a Special Protection Area.

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**

12. 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 https://www.montgomerycountymd.gov/finance/taxes/faqs.html and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx - 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 **https://apps.montgomerycountymd.gov/realpropertytax/.**

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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.

_____/_____ **Buyer acknowledges receipt of both tax disclosures.**
Buyer's Initials

13. **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. FAQs regarding Development Districts can be viewed at https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607. Seller shall choose one of the following:

☐ **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/.

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.

OR

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

14. **RECORDED SUBDIVISION PLAT:**
Plats are available at the MNCPPC or at the Judicial Center, Room 2120, 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 or at www.plats.net. **Seller shall be subject to penalties per Montgomery Code Section 40-1, et seq. for failure to provide recorded subdivision plat, if one exists.** Buyers shall check **either A, B or C** below. If **B** is selected, **one** of the options under **B**, shall also be checked:

_____/_____
Buyer's Initials

☐ 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. **Improved Lot/Recorded Subdivision Plat: If** the Property is not an unimproved lot or a newly constructed house and a subdivision plat has been recorded, 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. **NOTE: This is for resale properties only.**

☐ **1. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

- OR-

☐ **2. Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.**

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OR

☐ C. **Parcels With No Recorded Subdivision Plat:** For improved and unimproved resale properties only (i.e. properties that are not newly constructed), Buyer acknowledges that there is no recorded subdivision plat. **This Paragraph shall not be checked if a recorded subdivision plat exists for the improved resale lot.**

15. **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 https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx.

C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program? ☒ **Yes** ☐ **No.** If yes, explain: Homestead.

16. **AGRICULTURAL RESERVE DISCLOSURE NOTICE:**
This Property ☐ **is** ☐ **is not subject to the Agricultural RESERVE Disclosure Notice requirements.** These disclosure requirements 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 SDAT and Montgomery County Zoning Layer (MC Atlas).

17. **NOTICE CONCERNING CONSERVATION EASEMENTS:**
This Property ☐ **is** ☐ **is not** subject to a Conservation Easement. **If applicable, GCAAR Conservation Easements Addendum is hereby provided.** See https://mcatlas.org/FCE/ for easement locator map.

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

19. **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** _____

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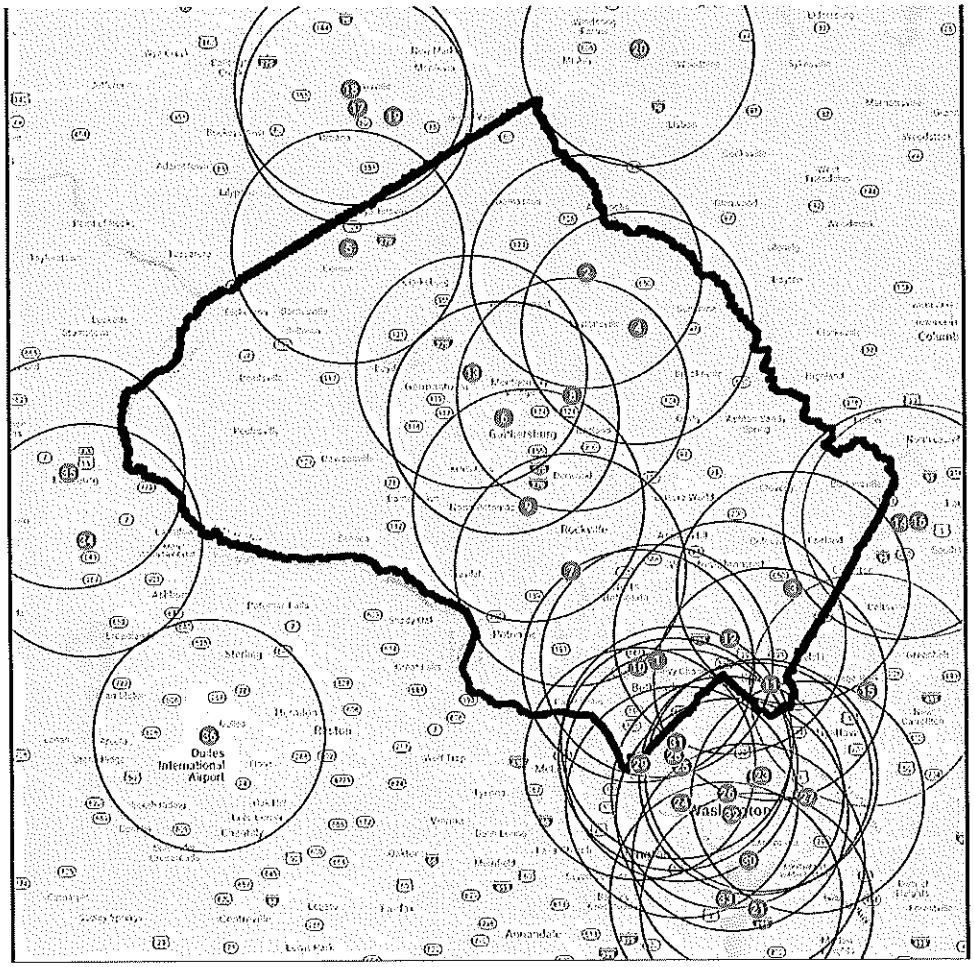
20. MARYLAND FOREST CONSERVATION LAWS:

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).

21. 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 this website for a current list: https://www.airportiq5010.com/5010web/



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MONTGOMERY COUNTY
1. **Walter Reed National Medical Center Heliport,** 8901 Rockville Pike, Bethesda, MD 20889
2. **Davis Airport,** 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. **Dow Jones & Company, Inc.,** 11501 Columbia Pike, Silver Spring, MD 20904
4. **Federal Support Center Heliport,** 5321 Riggs Road, Gaithersburg, MD 20882
5. **Flying M Farms,** 24701 Old Hundred Road, Comus, MD 20842
6. **IBM Corporation Heliport,** 18100 Frederick Avenue, Gaithersburg, MD 20879
7. **Maryland State Police Heliport,** 7915 Montrose Road, Rockville, MD 20854
8. **Montgomery County Airpark,** 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital,** 9901 Medical Center Drive, Rockville, MD 20850
10. **Suburban Hospital,** 8600 Old Georgetown Road, Bethesda, MD 20814
11. **Washington Adventist Hospital,** 7600 Carroll Avenue, Takoma Park, MD 20912
12. **Holy Cross Hospital,** 1500 Forest Glen Road, Silver Spring, MD, 20910
13. **Holy Cross Germantown,** 19801 Observation Drive, Germantown, MD 20876

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,** 9701 C. 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

22. <u>ENERGY EFFICIENCY DISCLOSURE NOTICE</u>: 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. <u>Information Disclosure</u>: Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information: https://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf

B. <u>Usage History</u>: **Has the home been owner-occupied for the immediate prior 12 months?** ☐ **Yes** ☒ **No**
If the 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 <u>OR</u> 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.

23. <u>SCHOOL BOUNDARY NOTICE</u>: The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

_____ /
Buyer's Initials

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.

Signed by:

Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate

Seller Eugene M. Lerman Personal Representative of the Date

Buyer Date

Seller Date

Buyer Date

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STATE OF MARYLAND
REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategies.

Nurit Coombe Phone: 301.3465252 Fax: 2405590944 1618 Martha Ter
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If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or 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 broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written buyer brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the [X] Sellers/Landlord [ ] Buyers/Tenants acknowledge receipt of a copy of this disclosure and that **THE AGENCY DC** (firm name) and **Etay Simhony** (salesperson) are working as:

(You may check more than one box but not more than two)

[X] seller/landlord's agent
[ ] subagent of the Seller
[ ] buyer's/tenant's agent

Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate

Signature E0C9B45E4FC7432... (Date) Signature (Date)

Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate

* *

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature (Date)

Rev. 10/1/2019

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STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

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

When Dual Agency May Occur

The possibility of Dual Agency arises when:

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

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

Important Considerations Before Making a Decision About Dual Agency

A broker or broker's designee, acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency**. If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") shall assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategy.

2. **Refuse to consent to dual agency. If either party refuses to consent in writing to dual agency**, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/company.

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Duties of a Dual Agent and Intra-Company Agent

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

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

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

How Dual Agents Are Paid

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

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

Consent for Dual Agency

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

THE AGENCY DC act as a Dual Agent for me as the
(Firm Name)

1618 Martha Ter

_X_ **Seller** in the sale of the property at: **Rockville, MD 20852**

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

Signed by:
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate
E0C9B45E4FC7432...

Signature Date Signature Date

Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

1618 Martha Ter, Rockville, MD 20852
Property Address

Signature Date Signature Date

- The undersigned **Seller(s)** hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signed by:
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate
E0C9B45E4FC7432...

Signature Date Signature Date

Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate

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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 # 1 dated _____ to the Contract of Sale between Buyer _____ and Seller **Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate** for the Property known as **1618 Martha Ter, Rockville, MD 20852**.

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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Nurit Coombe Phone: 301.3465252 Fax: 2405590944 1618 Martha Ter
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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.

Signed by:
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate
1E068B45E4FC7432...

Seller's Signature	Date	Buyer's Signature	Date
Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate			
Seller's Signature	Date	Buyer's Signature	Date
Signed by: Etay Simhony 5C8424C8C42B44E...	11/19/2025		
Agent's Signature	Date	Agent's Signature	Date
Etay Simhony			

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ATTENTION LICENSEES: THIS IS NOT AN ADDENDUM IT IS SUGGESTED LANGUAGE.
A form created by your broker/company with the below information must be presented to the Seller no later than when the Seller signs the listing agreement and the Buyer, prior to showing any properties listed by members of your team.

Notification of Dual Agency Within a Team in Maryland

Under Maryland law, a team that provides real estate brokerage services must consist of two or more associate brokers or sales persons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. Designate themselves by a collective name such as "team" or "group."

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated or the **broker's designee** (the "dual agent" shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company agent for the seller. No one else may make that designation.

The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS FORM CONSTITUTES YOUR NOTICE OF THOSE FACTS.

Dual agency may occur only if both parties consent to it, and sign the Consent for Dual Agency form prescribed by the Maryland Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent for Dual Agency form.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE
I/we acknowledge receipt of the Notification of Dual Agency within a Team.

Signed by:

Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate 11/19/2020

EDC9B45E4EC7438...
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate — Date

_____ Date

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MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 1618 Martha Ter Rockville, MD 20852

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property _____ / _____ **is** or Initial EMLPROTMALE **is not** registered in the Maryland Program (**Seller to initial applicable line**).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (**Seller to initial applicable line**) _____ / _____ has; or Initial EMLPROTMALE has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

_____

_____

If such event has occurred, Seller (**Seller to initial applicable line**) _____ / _____ will; OR _____ / _____ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. _____ / _____ **(BUYER)**

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Signed by: Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate 11/19/2025
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Seller	Date	Buyer	Date
Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate			
Seller	Date	Buyer	Date
Signed by: Etay Simhony 11/19/2025 5C8424C2C42B44E...			
Seller's Agent Etay Simhony	**Date**	**Buyer's Agent**	**Date**

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Lead Paint -Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 1618 Martha Ter, Rockville, MD 20852

☐ There are parts of the property that still exist that were built prior to 1978 **OR** ☐ **No parts of the property** were built prior to 1978 **OR** ☐ Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

☐ **Known lead-based paint and/or lead-based paint hazards** are present in the housing (explain):

_____ **OR**

☒ Seller has **no knowledge of lead-based paint and/or lead-based paint hazards** in the housing.

(B) Records and reports available to the Seller:

☐ Seller **has provided Buyer with all available records** and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ **OR**

☒ Seller has **no reports or records** pertaining to lead - based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) ____/____ Buyer has **read the Lead Warning Statement** above.

(D) ____/____ Buyer has **read Paragraph B** and **acknowledges receipt of copies of any information** listed therein, if any.

(E) ____/____ Buyer has **received the pamphlet** Protect Your Family From Lead in Your Home *(required)*.

(F) ____/____ Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; **OR**

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: *(Agent to initial)*

(G) E.S Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by:
Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate
E0C9B45E4FC7432...

Seller — Date: 11/19/2025

Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate

Buyer — Date

Seller — Date

Buyer — Date

Signed by:
Etay Simhony
5C8424C2C42B44E...

Agent for Seller, if any — Date: 11/19/2025

Etay Simhony

Agent for Buyer, if any — Date

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None occupied Estate

GCAAR
GREATER CAPITAL AREA ASSOCIATION OF REALTORS®

REALTOR® EQUAL HOUSING OPPORTUNITY

Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address 1618 Martha Ter, Rockville, MD 20852

Month	Year		Electric	Gas	Heating Oil
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
		Total Usage:			
		Total Cost:			
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Seller/Owner (Indicate if sole owner) **Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate** Date

Seller/Owner (Indicate if sole owner) Date

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Escrow Agreement Between Buyer, Seller, and Non-Broker Escrow Agent

(Required for use in Montgomery County, MD with GCAAR Sales Contract)

(This Escrow Agreement is not part of the GCAAR Sales Contract and may not be signed by the Escrow Agent until a Deposit check or wire has been received by said Escrow Agent.)

Regarding the Contract of Sale dated _____ between _____ (Buyer) and **Eugene M. Lerman Personal Representative of the Michael I. Lerman Estate** (Seller) for the purchase of the real property located at Address **1618 Martha Ter** Unit # _____ City **Rockville** State **MD** Zip Code **20852**, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot **15** Block/Square **G** Section _____ Subdivision/Project Name **MONTROSE** Tax Account # **160400185808** *("GCAAR Sales Contract")*, in consideration of mutual promises contained herein, Buyer, Seller, and Escrow Agent agree to the following:

1. **DEPOSIT DEFINED:** "Deposit" means the "Deposit" specified in the GCAAR Sales Contract.

2. **DOWN PAYMENT DEFINED:** "Down Payment" means the "Down Payment" specified in the GCAAR Sales Contract and includes all funds received by Escrow Agent from, or on behalf of, Buyer in anticipation of Settlement and intended to be credited towards the Sales Price at Settlement, but not identified in the GCAAR Sales Contract as a Deposit or Financing.

3. **ESCROW AGENT DEFINED:** "Escrow Agent" means the "Escrow Agent" specified in the GCAAR Sales Contract. Escrow Agent is not a party to the GCAAR Sales Contract. Buyer and Seller agree that Escrow Agent assumes no duty or liability for the performance, non-performance or otherwise of Buyer's or Seller's obligations under the GCAAR Sales Contract.

4. **RECEIPT OF DEPOSIT:** Escrow Agent acknowledges receipt of the Deposit in the amount of $_____ on Date of Deposit Receipt as stated below.

5. **HANDLING OF DEPOSIT:** Escrow Agent agrees to promptly place the Deposit in Escrow Agent's Trust Account in accordance with the GCAAR Sales Contract. Escrow Agent may not use the Deposit for any purpose other than that for which it is entrusted to Escrow Agent. Unless otherwise agreed in the GCAAR Sales Contract, Escrow Agent agrees to place the Deposit in a non interest-bearing account. If the GCAAR Sales Contract requires Escrow Agent place funds in an interest-bearing account, Escrow Agent may charge Buyer a fee for establishing such an account. Escrow Agent may pool and commingle other trust funds with the Deposit as allowed by law.

6. **MAINTENANCE AND DISPOSITION OF DEPOSIT:** Escrow Agent agrees to maintain the Deposit in Escrow Agent's Trust Account in accordance with the laws and regulations of the appropriate jurisdiction and/or, if VA financing applies, as required by Title 38 of the U.S. Code until one of the following occurs:
   A. **Settlement:** The real estate transaction settles in which case the Deposit shall be credited towards the Sales Price at Settlement. If Escrow Agent is not the Settlement Agent identified in the GCAAR Sales Contract, Escrow Agent agrees to timely deliver Deposit to said Settlement Agent by a date not later than the Settlement Date.; **OR**
   B. **Release of Deposit Agreement:** Escrow Agent receives a written agreement executed by both Buyer and Seller directing disbursement or other disposition of the Deposit.; **OR**
   C. **Court Order:** A court of competent jurisdiction orders disbursement and all appeal periods have expired.; **OR**
   D. **Disbursement Authorized by Law:** Escrow Agent disburses the Deposit in any other manner authorized by the laws and regulations of the appropriate jurisdiction.

7. **RECEIPT OF DOWN PAYMENT:** It is agreed and understood that the Down Payment will be delivered by, or on behalf of, Buyer to Escrow Agent in accordance with the terms of the GCAAR Sales Contract.

8. **HANDLING OF DOWN PAYMENT:** Escrow Agent shall promptly place the Down Payment in Escrow Agent's Trust Account. Escrow Agent may not use the Down Payment for any purpose other than that for which it is entrusted to Escrow Agent. Escrow Agent shall place the Down Payment in a non interest-bearing account. Escrow Agent may pool and commingle other trust funds with the Down Payment as allowed by law.

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9. **MAINTENANCE AND DISPOSITION OF DOWN PAYMENT:** Escrow Agent shall maintain the Down Payment in Escrow Agent's Trust Account until one of the following occurs:
   A. **Settlement:** The real estate transaction settles in which case the Down Payment shall be credited towards the Sales Price at Settlement.; **OR**
   B. **Release of Down Payment:** Escrow Agent receives proper written instructions executed by Buyer directing the withdrawal or other disposition of the Down Payment.

10. **NOTIFICATION OF INSUFFICIENT FUNDS:** If a Deposit or Down Payment check is returned for insufficient funds or wire is dishonored, Escrow Agent shall notify Buyer and Seller, and their agents, in writing within five (5) business days from receipt of notice from the financial institution where the funds were placed.

11. **DISPUTES:**
   A. **Holding Disputed Funds:** Escrow Agent must hold disputed Deposit funds in accordance with the terms of this agreement. It is understood and agreed that the Down Payment is not part of the Deposit and the release of said Down Payment is not subject to the instruction of Seller and may not be subject to an interpleader action.
   B. If Buyer terminates the Contract of Sale pursuant to a contingency as defined by Section 10-803(a)(2) of the Real Property Article, Annotated Code of Maryland, Buyer may request the return of the Deposit by providing Escrow Agent and Seller written notice of the request (the "Request").

      Within 10 days after receiving the Request, Seller shall have the option to provide Escrow Agent with a copy of either:

      1) A complaint filed in the District Court; or
      2) A notarized, written request for mediation relating to the distribution of the Deposit.

      If Seller delivers 1 or 2 above within ten (10) days after receiving the Request, Escrow Agent shall hold the Deposit until:

      A) A court order or mediation agreement authorizes the distribution of the money; or
      B) The holder of the Deposit files an interpleader action in the District Court.

      Should seller fail to deliver 1 or 2 above within ten (10) days after receiving the Request, Escrow Agent shall, within 30 days after receiving the Request:

      1) Distribute the Deposited funds to the Buyer; and
      2) Notify the Buyer and Seller of the Distribution.

      The Escrow Agent shall not be liable for any decision to distribute the Deposit under this sub-section.

   C. **Action For Interpleader:** In the event of any litigation or dispute between Buyer and Seller concerning the release of the Deposit, Escrow Agent's sole responsibility may be met, at Escrow Agent's option, by paying the Deposit into the court in which such litigation is pending, or by paying the Deposit into a court of proper jurisdiction by an action for interpleader. Buyer and Seller agree that, upon Escrow Agent's payment of the Deposit into the court, neither Buyer nor Seller shall have any further right, claim, demand or action against Escrow Agent regarding the release of the Deposit; and Buyer and Seller, jointly and severally, shall indemnify and hold Escrow Agent harmless from any and all such rights, claims, demands or actions. In the event of such dispute and election by Escrow Agent to file an action for interpleader as herein provided, Buyer and Seller further agree and hereby expressly and irrevocably authorize Escrow Agent to deduct from the Deposit all costs incurred by Escrow Agent in the filing and maintenance of such action, including but not limited to, filing fees, court costs, service of process fees and attorneys' fees, provided that the amount deducted shall not exceed the lesser of $1,000 (one thousand dollars) or the amount of the Deposit held by Escrow Agent. All such fees and costs authorized herein to be deducted may be deducted by Escrow Agent from the Deposit prior to paying the balance of the Deposit to the court. Buyer and Seller further agree and expressly declare that all such fees and costs so deducted shall be the exclusive property of Escrow Agent. If the amount deducted by Escrow Agent is less than the total of all of the costs incurred by Escrow Agent in filing and maintaining the interpleader, then Buyer and Seller jointly, and severally, agree to reimburse Escrow Agent for all such excess costs upon the conclusion of the action and such payment may be included in the final judgment or award issued.

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12. **ATTORNEY'S FEES AND COSTS:** In any action or proceeding between Buyer and Seller and/or between Buyer and Escrow Agent and/or Seller and Escrow Agent resulting in Escrow Agent being made a party to such action or proceeding, including, but not limited to, any litigation, arbitration, or complaint and claim before any regulatory board, whether as defendant, cross-defendant, third-party defendant or respondent, Buyer an d Seller jointly and severally, agree to indemnify and hold Escrow Agent harmless from and against any and all liability, loss, cost, damages or expenses (including filing fees, court costs, service of process fees, transcript fees and attorneys' fees) incurred by Escrow Agent in such action or proceeding, provided that such action or proceeding does not result in a judgment against Escrow Agent. This Paragraph shall apply to any and all such action(s) or proceeding(s) against Escrow Agent including those action(s) or proceeding(s) based, in whole or in part, upon any alleged act(s) or omission(s) by Escrow Agent, including, but not limited to, any alleged act of misrepresentation, fraud, non-disclosure, negligence, violation of any statutory or common law duty, or breach of fiduciary duty by Escrow Agent. The provisions of this Paragraph shall survive settlement and shall not be deemed to have been extinguished by merger with the deed. The term Escrow Agent as used in this paragraph shall include any agent, subagent, salesperson, independent contractor and/or employees of Escrow Agent.

13. **ENTIRE AGREEMENT:** This Escrow Agreement constitutes the entire agreement among the parties, and neither party no the parties' agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. The parties to this Escrow Agreement mutually agree that it is binding upon the parties, the parties' heirs, executors, administrators, personal representatives, and successors. Once signed, the terms of this Escrow Agreement can only be changed by a document executed by all parties. To the extent that the terms of this Escrow Agreement and the terms of the GCAAR Sales Contract are different, inconsistent or contradict each other, this Escrow Agreement shall control. This Escrow Agreement shall be interpreted and construed in accordance with the laws of the State of Maryland.

Signed by:

Eugene M. Lerman, Personal Representative of the Michael I. Lerman Estate

Seller E0C9B45E4FC7432...	Date	Buyer	Date
Eugene M. Lerman Personal Representative of			
Seller	Date	Buyer	Date

TO BE COMPLETED BY ESCROW AGENT UPON RECEIPT OF A RATIFIED GCAAR SALES CONTRACT AND DEPOSIT:

Date of Deposit Receipt: _____

Name of Escrow Agent (Company): _____

Address of Escrow Agent (Company): _____

_____

Telephone Number of Escrow Agent (Company): _____

Name and Title of Escrow Agent Representative: _____

Email Address of Escrow Agent Representative: _____

Signature of Escrow Agent Representative: _____

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This required form is the property of The Greater Capital Area Association of REALTORS®, Inc. and is for use by REALTOR® members of the Greater Capital Area Association of REALTORS®, Inc. and members of the Maryland Land Title Association only. Except as negotiated by the parties to this Agreement, this form may not be altered or modified in any form without the prior express written consent of the Greater Capital Area Association of REALTORS®, Inc. and the Maryland Land Title Association.

Previous editions of this form should be destroyed.

Docusign Envelope ID: 235B2116-5998-4C6B-A9F0-55F841099747

Real Property Data Search ( )
Search Result for MONTGOMERY COUNTY

View Map | No Ground Rent Redemption on File | No Ground Rent Registration on File

Special Tax Recapture: None

Account Number: District - 04 Account Identifier - 00185808

Owner Information

Owner Name:	LERMAN MICHAEL I & E I	**Use:**	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	1618 MARTHA TER ROCKVILLE MD 20852	**Deed Reference:**	/07651/ 00788

Location & Structure Information

Premises Address:	1618 MARTHA TER ROCKVILLE 20852-0000	**Legal Description:**	MONTROSE

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
GQ53	0000	0000	4020218.16	0218		G	15	2025	Plat Ref:

Town: ROCKVILLE

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1962	1,806 SF		8,439 SF	111

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	NO	SPLIT LEVEL	BRICK/	4	2 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2025	Phase-in Assessments As of 07/01/2025	As of 07/01/2026
Land:	458,500	481,400		
Improvements	236,500	259,500		
Total:	695,000	740,900	710,300	725,600
Preferential Land:	0	0		

Transfer Information

Seller:	**Date:** 04/22/1987	**Price:** $158,300
Type: ARMS LENGTH IMPROVED	**Deed1:** /07651/ 00788	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 01/12/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

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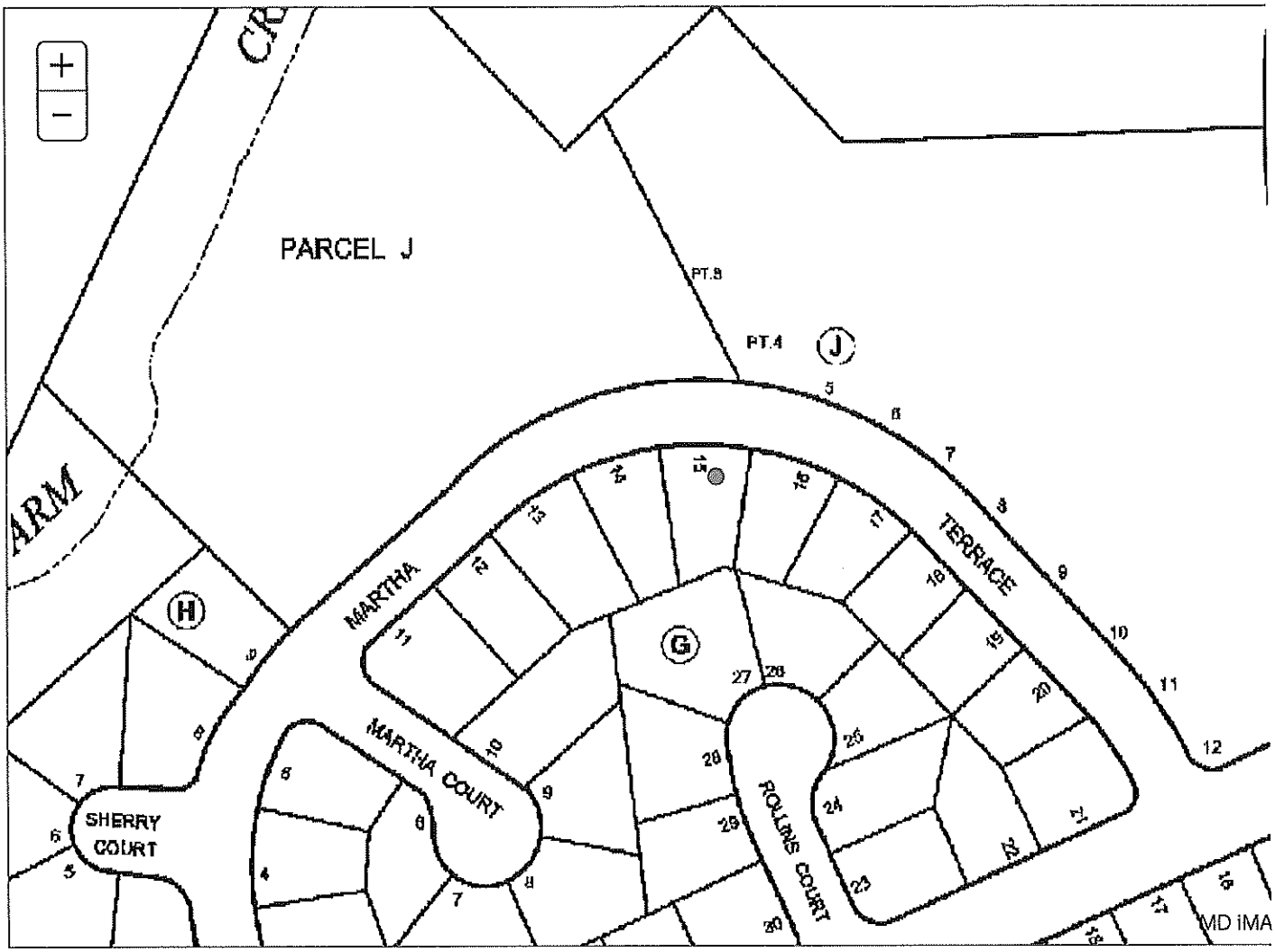
Montgomery County

New Search (https://sdat.dat.maryland.gov/RealProperty)

District: **04** Account Number: **00185808**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. mailto:dlmdpvhelpdesk_mdp@maryland.gov (mailto:dlmdpvhelpdesk_mdp@maryland.gov).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx (https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx).

PLAT No 6012

ENGINEER'S CERTIFICATE

We hereby certify that the plan shown hereon is correct; that it is a subdivision of part of the land conveyed by S.B. Elkins, Inc., and The Leo Butler Company, to Congressional Development, Inc., by deed dated June 11, 1959 and recorded among the land records of Montgomery County Maryland in Liber 2610 at Folio 43; and that iron pipes marked thus: ○, and stones marked thus: ■, are in place where shown.

Date: April 4, 1960

Kornegay Associates, Inc.

By: Rodney L. Hanson

Rodney L. Hanson
Reg. Land Surveyor, Md. 3084

OWNER'S DEDICATION

We, Congressional Development, Inc., a Maryland Corporation by Milton Polinger, President, and Stanley Rakusin, Secretary, owners of the property shown hereon, hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets to Public use.

Date: April 4, 1960

Congressional Development, Inc.

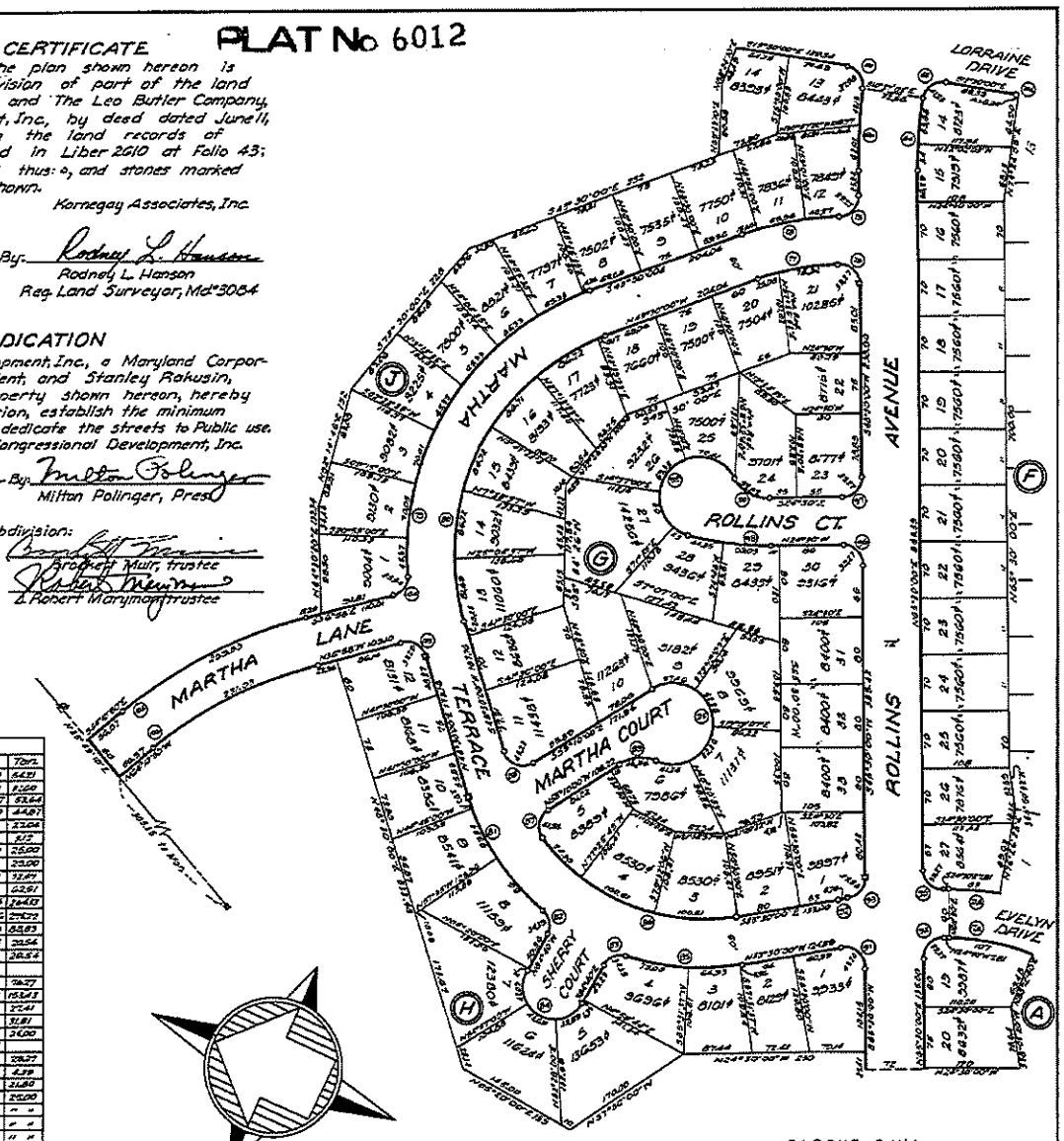
Attest: Stanley Rakusin — By: Milton Polinger

Stanley Rakusin, Secty. — Milton Polinger, Pres.

We assent to this plan of subdivision:

Witness — Bradford Muir, trustee

Witness — J. Robert Marymont, trustee



CURVE DATA						
NO	Rad.	Arc	Δ	Bearing	Chd	Tan.
C1A	280.54	171.00	34°-54'-40"	N17°-08'-40"W	168.30	64.51
C1A	428.89	83.00	10°-58'-24"	S79°-01'-48"E	82.89	41.60
C1A	640.20	101.14	7°-01'-17"	N83°-23'-38"E	101.07	50.64
C4	780.00	80.55	5°-30'-00"	S88°-48'-01"W	80.09	40.31
C5	26.00	41.23	94°-39'-56"	N60°-44'-37"W	36.72	26.56
C5A	71.40	6.24	5°-00'-26"	S44°-27'-27"E	6.24	3.12
C6	25.00	39.27	90°-00'-00"	S43°-30'-00"E	35.36	25.00
C6	25.00	39.27	90°-00'-00"	N43°-30'-00"E	35.36	25.00
C7	301.68	151.80	28°-50'-00"	N13°-05'-00"W	150.20	77.49
C8	174.65	121.87	139°-00'-00"	S34°-00'-00"E	119.31	62.61
C9	143.89	45.11	17°-58'-08"	S80°-27'-55"E	44.94	22.68
C10	258.00	41.23	9°-09'-00"	N87°-30'-00"W	41.19	20.64
C11	330.00	173.02	31°-38'-49"	N15°-30'-15"E	170.95	88.83
C12	24.00	34.39	79°-46'-45"	N53°-15'-38"E	31.74	20.54
C13	25.00	34.89	79°-59'-49"	N44°-13'-30"W	32.14	20.54
C14	40.00	125.66	180°-00'-00"	N8°-20'-00"E	80.00	
C15	330.00	149.53	27°-36'-45"	N13°-40'-38"W	148.13	76.27
C16	260.00	179.72	39°-36'-23"	S7°-57'-48"E	261.93	153.43
C17	250.0	44.80	10°-15'-51"	S77°-12'-15"W	44.74	22.41
C18	25.00	48.33	101°-40'-00"	S8°-10'-00"E	42.21	31.81
C19	30.00	48.34	51°-07'-48"	N28°-36'-00"W	44.72	26.00
C20	30.00	209.44	400°-00'-48"	S6°-29'-54"W	89.44	
C21	25.00	41.20	94°-24'-00"	N15°-00'-00"E	36.82	26.27
C22	1330	87.9	" " "	S33°-54'-22"E	87.86	43.98
C23	24.00	37.80	90°-17'-15"	S77°-12'-23"E	33.99	24.00
C24	25.00	39.27	90°-00'-00"	N43°-30'-00"E	35.36	25.00
C25	" "	" "	" " "	S30°-12'-00"W	" "	" "
C26	" "	" "	" " "	N59°-30'-00"E	" "	" "
C27	" "	" "	" " "	S28°-30'-00"E	" "	" "
C28	1460.00	102.38	4°-01'-40"	N16°-31'-10"W	102.01	51.24
C29	80.00	146.34	235°-26'-48"	S75°-52'-50"E	92.24	
C30	60.00	54.82	24°-40'-58"	S8°-00'-14"W	54.36	28.05
C31	25.00	47.38	86°-01'-17"	N28°-17'-30"E	34.14	33.36
C32	26.00	37.39	65°-28'-00"	N5°-46'-00"E	35.39	22.10
C33	25.00	39.84	91°-21'-00"	S77°-41'-30"E	35.82	25.52
C34	340.31	289.25	39°-12'-30"	S30°-36'-45"E	283.16	150.24
C35	486.41	241.01	28°-22'-30"	N30°-24'-45"W	238.57	123.14

APPROVED BY
City of Rockville Planning Commission
Rockville Md. Date: JULY 12, 1960
Without Commitment as to installation of Sewer, Water, & Streets.

Chairman — Chief Executive Officer

FILED
JUL 22 1960

NOTE: The area dedicated to Public use by this Plat is 250,673 square feet

BLOCKS G, H, J
AND PARTS OF BLOCKS A & F
MONTROSE
CITY OF ROCKVILLE
MONTGOMERY COUNTY MARYLAND
SCALE 1" = 100' — APRIL, 1960

KORNEGAY ASSOCIATES, INC.
915 SILVER SPRING AVE.
SILVER SPRING, MD.

MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 6012, filed 7/22/1960, Date available 7/25/1960, Printed 08/25/2025

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Docusign Envelope ID: 235B2116-5998-4C6B-A9F0-55F841099747

REAL PROPERTY CONSOLIDATED TAX BILL

ANNUAL BILL
TAX PERIOD 07/01/2025-06/30/2026
FULL LEVY YEAR
LEVY YEAR 2025

Department of Finance
Division of Treasury
27 Courthouse Square, Suite 200
Rockville, MD 20850

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

LERMAN MICHAEL I & E I
1618 MARTHA TER
ROCKVILLE, MD 20852

PRINCIPAL RESIDENCE

BILL DATE
09/25/2025
PROPERTY DESCRIPTION
MONTROSE

LOT	BLOCK	DISTRICT	SUB	TAX CLASS	BILL #	ACCOUNT #
15	G	04	218	R050	45015728	00185808
		PROPERTY ADDRESS			REFUSE AREA	REFUSE UNITS
		1618 MARTHA TER			R40	1

TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE
STATE PROPERTY TAX	710,300	0.1120*	795.54
COUNTY PROPERTY TAX	710,300	0.9268*	6,583.06
ROCKVILLE PROPERTY TAX	710,300	0.2920*	2,074.08
SOLID WASTE CHARGE		87.17000	87.17
ROCKVILLE REFUSE CHARGE			565.00
ROCKVILLE STORMWATER MGMT FEE			159.00
TOTAL			10,263.85
CREDIT DESCRIPTION	ASSESSMENT	RATE	AMOUNT
COUNTY PROPERTY TAX CREDIT	0		-692.00
TOTAL CREDITS			-692.00
PRIOR PAYMENTS ****			9571.85
INTEREST			0
Total Annual Amount Due :			0.00

*PER $100 OF ASSESSMENT

CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT
710,300

TAX RATE INFORMATION
THE CURRENT LEVY YEAR 2025 REAL PROPERTY TAX RATE IS 0.721 PER $100 OF ASSESSMENT. LAST YEAR'S TAX RATE FOR LEVY YEAR 2024 WAS 0.7170 PER $100 OF ASSESSMENT.

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT apps.montgomerycountymd.gov/realpropertytax

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH PAYMENT
REAL PROPERTY CONSOLIDATED TAX BILL
TAX PERIOD 07/01/2025 - 06/30/2026
FULL LEVY YEAR

BILL #
45015728

Make Check Payable to:
Montgomery County, MD

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

ACCOUNT #	LEVY YEAR	AMOUNT DUE
00185808	2025	0.00

AMOUNT PAID

LERMAN MICHAEL I & E I
1618 MARTHA TER
ROCKVILLE, MD 20852

DUE SEP 30 2025
PLEASE INDICATE AMOUNT BEING PAID

2082025545015728400000000000000000000000

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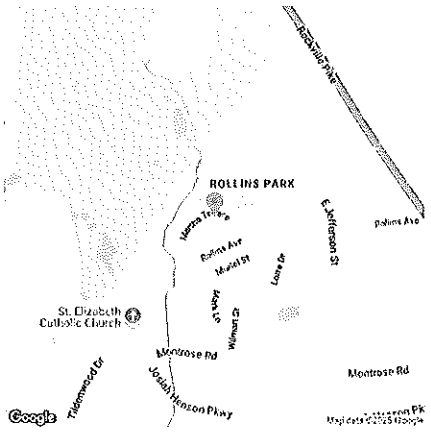
Agent 360

1618 Martha Ter, Rockville, MD 20852-4133 **City Of Rockville** **Tax ID 160400185808**



Summary Information

Owner:	Michael I And E I Lerman	Property Class:	Residential
Owner Address:	1618 Martha Ter	Annual Tax:	$9,972
Owner City State:	Rockville MD	Record Date:	04/22/87
Owner Zip+4:	20852-4133	Sale Amount:	$158,300
Owner Occupied:	Yes	Book:	7651
Owner Carrier Rt:	C017	Page:	788
		Tax Record Updated:	06/20/25

Geographic Information

County:	Montgomery, MD	Lot:	15
Municipality:	City Of Rockville	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	12
Tax ID:	160400185808	Legal Subdivision:	MONTROSE
Tax Map:	GQ53		
Tax ID Alt:	0400185808		
Block:	G		
Tax Act Num:	00185808		
City Council Dist:	04		

Assessment & Tax Information

Tax Year:	2025	Annual Tax (Est):	$9,972	Taxable Total Asmt:	$710,300
County Tax (Est):	$7,224	Taxable Land Asmt:	$481,400	Special Tax:	$152
Municipal Tax (Est):	$2,029	Taxable Bldg Asmt:	$259,500	Refuse Fee:	$497
Asmt As Of:	2025	State/County Tax:	$7,224		
				Class Code:	50

Lot Characteristics

SQFT:	8,439	Zoning:	R75
Acres:	0.1940	Zoning Desc:	Rockville Code/ Res, 1 Family

Building Characteristics

Total SQFT:	2,156	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Design:	1 Story	Total Baths:	2.5		
Stories:	2.00	Exterior:	Brick	Sewer:	Public
Total Units:	1	Stories Desc:	2	Year Built:	1962
Abv Grd Fin SQFT:	1,806	Roof:	Shingle - Composite	Total Below Grade SQFT:	350
Below Grade Unfin SQFT:	350	Porch/Deck SQFT:	170		
Model:	Split Level	Heat Delivery:	Hot/Warm Air		
Part Baths:	1	Property Class Code:	R		
Fireplace Total:					
Porch/Deck:	Porch				
Porch Type:	1 Story Open				
Cooling:	Combined System				
Bldg Condition:	Average				
Sec 1 Construction:		Sec 1 Area:	170	Sec 1 Story Type:	1
Sec 1 Description:	1 Story Open Porch	Sec 1 Dimensions:		Sec 1 Type:	
Sec 2 Construction:		Sec 2 Area:	350	Sec 2 Story Type:	1B
Sec 2 Description:	1 Story with Basement	Sec 2 Dimensions:		Sec 2 Type:	

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Sec 3 Construction:		Sec 3 Area:	728	Sec 3 Story Type:	2
Sec 3 Description:	2 Story No Basement	Sec 3 Dimensions:		Sec 3 Type:	

Codes & Descriptions

Land Use: R Residential
County Legal Desc: MONTROSE
Use Type: 2 Story No Basement

MLS History

Record Date:	04/22/1987	Book:	7651
Settle Date:		Page:	788
Sales Amt:	$158,300	Doc Num:	
Sale Remarks:			
Owner Names:	Michael I and E I Lerman		

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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