



NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM # N dated _____ to the Contract of
Sale between Buyer _____
and Seller Barrett Thies Suzy Thies
for the Property known as 818 Highland Ridge Avenue Gaithersburg MD 20878.

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.

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.

DocuSigned by:  Barrett Thies	4/14/2023 9:15 AM PDT		
Seller's Signature	Date	Buyer's Signature	Date
DocuSigned by:  Suzy Thies	4/14/2023 12:16 PM EDT		
Seller's Signature	Date	Buyer's Signature	Date
DocuSigned by:  Agent	4/14/2023 11:14 AM EDT		
Agent's Signature	Date	Agent's Signature	Date



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 818 Highland Ridge Avenue Gaithersburg MD 20878

Legal Description: _____

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? _____

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**

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 _____ ☐ 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: _____

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 Baycritical 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 _____

Seller(s) _____ Date _____

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.

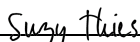
Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, 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 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

Does the seller(s) have actual knowledge of any latent defects? ☒ Yes ☐ No If yes, specify:
 Foundation settlement issue near front of house professionally addressed, no issues since.

Seller  DocuSigned by: 752B034F5236748F... Date 4/14/2023 | 9:15 AM PDT

Seller  DocuSigned by: A9B55460EB49437... Date 4/14/2023 | 12:16 PM EDT

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 _____



Inclusions/Exclusions Disclosure and/or Addendum

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

PROPERTY ADDRESS: 818 Highland Ridge Avenue Gaithersburg MD 20878

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 shall be noted in the blank.

KITCHEN APPLIANCES

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

LAUNDRY

- ☒ ___ Washer
- ☒ ___ Dryer

ELECTRONICS

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

LIVING AREAS

- ☐ ___ Fireplace Screen/Doors
- ☐ ___ Gas Logs
- ☒ ___ Ceiling Fans
- ☐ ___ Window Fans
- ☐ ___ Window Treatments

WATER/HVAC

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

RECREATION

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

OTHER

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

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.

<p><small>DocuSigned by:</small></p> <p><u>Barrett Thies</u> 4/14/2023 9:15 AM PDT</p> <p><small>Seller</small> Date</p>	<p><small>DocuSigned by:</small></p> <p><u>Suzy Thies</u> 4/14/2023 12:16 PM EDT</p> <p><small>Seller</small> Date</p>
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ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)

The Contract of Sale dated _____ between Seller Barrett Thies Suzy Thies and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

<p>_____ Seller (sign only after Buyer) Date</p>	<p>_____ Buyer Date</p>
<p>_____ Seller (sign only after Buyer) Date</p>	<p>_____ Buyer Date</p>



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

Name: _____ Phone: _____
 Email Address: _____
 Address: _____

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

7. **SELLER'S KNOWLEDGE OF UNSATISFIED JUDGMENTS OR LAWSUITS:** The Seller has no actual knowledge of any unsatisfied judgments, or pending lawsuits against the HOA, except as noted:

8. **SELLER'S KNOWLEDGE OF PENDING CLAIMS, COVENANT VIOLATIONS OR DEFAULT:** The Seller has no actual knowledge of any pending claims, covenant violations, actions or notices of default against the HOA, except as noted:

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

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

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

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

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

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

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

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

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

(4) A STATEMENT AS TO WHETHER THE OWNER HAS ACTUAL KNOWLEDGE OF:
(I) THE EXISTENCE OF ANY UNSATISFIED JUDGMENTS OR PENDING LAWSUITS AGAINST
THE HOMEOWNERS ASSOCIATION; AND
(II) ANY PENDING CLAIMS, COVENANT VIOLATIONS, ACTIONS, OR NOTICES OF DEFAULT
AGAINST THE LOT; AND

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

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

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

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

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

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

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

DocuSigned by:

BARRETT THIES
 Seller 62B024F236748F...

4/14/2023 | 9:15 AM PDT
 Date

DocuSigned by:

Suzzy Thies
 Seller 6B55460EB49437...

4/14/2023 | 12:16 PM EDT
 Date

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Barrett Thies
Suzy Thies and Buyer _____ is
 hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the
 Contract.

1. **TITLE/DEED AND TITLE:** The Title or Deed and Title paragraph of the Contract is amended to include the agreement of the Buyer to take title subject to easements, covenants, conditions and restrictions of record contained in the HOA instruments, and the right of other owners in the common elements and the operation of the HOA.
2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such HOA Fees and/or other Special Assessments as the HOA may from time to time assess against the Property and Parking Space(s) and/or Storage Unit(s), as applicable, for the payment of operating and maintenance or other proper charges. Seller agrees to pay any delinquent Fees and/or Special Assessments on or before Settlement Date. All violations of requirements noted by the HOA against Seller shall be complied with by Seller and the Property conveyed free thereof. **Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments unless otherwise agreed herein:**

 . Costs of obtaining any statements of account from the HOA and/or its related management company will be paid by Seller. Lender's HOA questionnaire fee and any transfer and/or set-up fees for the HOA and/or its related management company will be paid by Buyer.
3. **ASSUMPTION OF HOA OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of and to be bound by and comply with the covenants and conditions contained in the HOA instruments, including the rules and regulations and covenants and restrictions of the HOA, from and after the Settlement Date hereunder.
4. **RIGHT TO CANCEL:** Buyer shall have the right for a period of five (5) Days following Buyer's receipt of the HOA instruments referred to in the HOA Docs paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such HOA Docs are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such five (5) Day period shall commence upon the Date of Ratification. If the HOA Docs are not delivered to Buyer within the 20 Day time period referred to in the HOA Docs paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of such HOA Docs. Pursuant to the provisions of this paragraph, in no event may Buyer have the right to cancel this Contract after Settlement.

 Seller (sign only after Buyer) Date

 Buyer Date

 Seller (sign only after Buyer) Date

 Buyer Date



Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address: 818 Highland Ridge Avenue

Gaithersburg

MD 20878

Month	Year		Electric	Gas	Heating Oil
March	2023	Total Cost:	110.45	128.17	N/A
		Total Usage	431 kWh	99 ccf	
Feb	2023	Total Cost:	113.99	182.67	
		Total Usage	448	107	
Jan	2023	Total Cost:	138	235.16	
		Total Usage	438 kWh	139	
Dec	2022	Total Cost:	130.41	174.86	
		Total Usage	29805	111	
Nov	2022	Total Cost:	107.61	103.39	
		Total Usage	750	60	
Oct	2022	Total Cost:	154.07	62.25	
		Total Usage	847	26	
Sept	2022	Total Cost:	264.28	45.33	
		Total Usage	1557	17	
Aug	2022	Total Cost:	222.32	27.77	
		Total Usage	1392	8	
July	2022	Total Cost:	234.17	37.04	
		Total Usage	1428	13	
June	2022	Total Cost:	208.70	46.13	
		Total Usage	1200 kWh	13.9	
May	2022	Total Cost:	129.07	68.51	
		Total Usage	866 kWh	22	
April	2022	Total Cost:	95.16	120.64	
		Total Usage	447 kWh	68 ccf	

Seller/Owner (Indicate if sole owner)

[Signature]

Seller/Owner (Indicate if sole owner)

4/13/2023

Date

04/13/2023

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 818 Highland Ridge Avenue
 City Gaithersburg, State MD Zip 20878 between
 Seller Barrett Thies Suzy Thies
 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: 301-495-4600. 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), 301 W Preston Street, Baltimore, MD, 21201
Main Telephone Number: 410-767-1184. Website: sdatt.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: _____.
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. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg? ☐ Yes ☒ No. If yes, Seller shall indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.
4. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <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.**

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Is Seller exempt from the Radon Test disclosure? ☐ Yes ☒ No. If yes, reason for exemption: _____.

Exemptions:

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

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

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

5. AVAILABILITY OF WATER AND SEWER SERVICE:

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit <http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.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) _____.
- D. **Recommendations and Pending Amendments (if known):**
 1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: _____
 2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: _____
- E. **Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.**

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

Buyer

Date

Buyer

Date

6. **CITY OF TAKOMA PARK:** If this Property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See **GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.**
7. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a ☒ **Homeowners Association** with mandatory fees (HOA) (refer to **GCAAR HOA Seller Disclosure / Resale Addendum for MD**, attached), and/or ☐ **Condominium Association** (refer to **GCAAR Condominium Seller Disclosure / Resale Addendum for MD**, attached) and/or ☐ **Cooperative** (refer to **GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC**, attached) and/or ☐ **Other** (ie: Homeowners Association/Civic Association WITHOUT dues): _____.
8. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us. **Does the Property contain an UNUSED underground storage tank?** ☐ Yes ☒ No ☐ Unknown. If yes, explain when, where and how it was abandoned: _____.
9. **DEFERRED WATER AND SEWER ASSESSMENT:**
- A. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**
Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer 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:

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.

10. 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," contact: MaryJo.Kishter@montgomeryplanning.org, or call 301-495-4701.

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

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

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

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

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

Buyer

Buyer

- 11. PROPERTY TAXES:** Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at <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/>.
- 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's Initials

Buyer acknowledges receipt of both tax disclosures.

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

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. 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.**

13. TAX BENEFIT PROGRAMS:

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

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? ☐ Yes ☒ No. If yes, taxes assessed shall be paid by ☒ the Buyer OR ☐ the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes? ☐ Yes ☒ No. If yes, taxes assessed as a result of the transfer shall be paid by ☒ the Buyer OR ☐ the Seller. Confirm if applicable to this Property at <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: _____.

D.

14. RECORDED SUBDIVISION PLAT:

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

- A. ☐ **Unimproved Lot and New Construction:** If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

- B. ☐ **Resale/Acknowledged Receipt:** If the Property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

- C. ☒ **Resale/Waived Receipt:** For Resale properties only, Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

Buyer's Initials

15. 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).

16. NOTICE CONCERNING CONSERVATION EASEMENTS:

This Property ☐ is ☒ is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements Addendum is hereby provided. See <https://mcatlas.org/FCE/> for easement locator map.

17. GROUND RENT:

This Property ☐ is ☒ is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.

18. HISTORIC PRESERVATION:

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

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

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

 Buyer

 Buyer

19. MARYLAND FOREST CONSERVATION LAWS:

- A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.
- B. **Forest Conservation Easements:** Seller represents and warrants that the Property ☐ is ☒ is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

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



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

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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

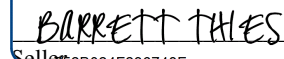
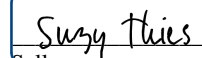
21. **ENERGY EFFICIENCY DISCLOSURE NOTICE:** Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

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

22. **SCHOOL BOUNDARY NOTICE:** 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.

DocuSigned by:		4/14/2023 9:15 AM PDT	
			
Seller	752B024F236748F...	Date	Buyer
DocuSigned by:		4/14/2023 12:16 PM EDT	
			
Seller	49B55460EB49437...	Date	Buyer
		Date	

ANNUAL BILL
TAX PERIOD 07/01/2022-06/30/2023
FULL LEVY YEAR
LEVY YEAR 2022

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

PRINCIPAL RESIDENCE

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

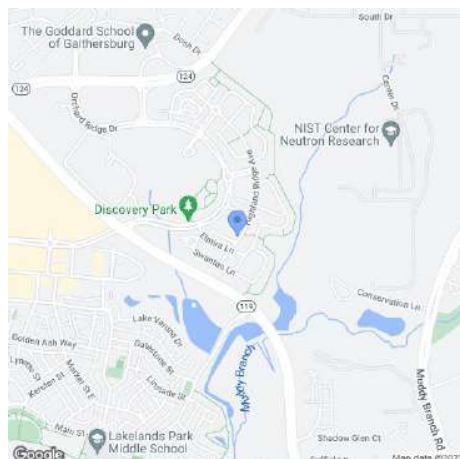
BILL #
42296661

11

ACCOUNT #	LEVY YEAR	AMOUNT DUE
03347724	2022	0.00

AMOUNT PAID

20820222422966614000000000000000000000000

**Agent 360**
**818 Highland Ridge Ave, Gaithersburg, MD
20878-5836**
City Of Gaithersburg
Tax ID 160903347724
**Summary Information**

Owner:	Barrett W And Suzy E Thies	Property Class:	Residential
Owner Address:	818 Highland Ridge Ave	Annual Tax:	\$8,404
Owner City State:	Gaithersburg MD	Record Date:	06/20/14
Owner Zip+4:	20878-5836	Sale Amount:	\$600,000
Owner Occupied:	Yes	Book:	48798
Owner Carrier Rt:	C027	Page:	113
		Tax Record Updated:	12/22/22

Geographic Information

County:	Montgomery, MD	Lot:	22
Municipality:	City Of Gaithersburg	Qual Code:	Average
High Sch Dist:	Montgomery County Public Schools	Sub District:	13
Tax ID:	160903347724	Legal Subdivision:	QUINCE ORCHARD PARK
Tax Map:	FS23		
Tax ID Alt:	0903347724		
Block:	N		
Tax Act Num:	03347724		
City Council Dist:	09		

Assessment & Tax Information

Tax Year:	2022	Annual Tax:	\$8,404	Taxable Total Asmt:	\$645,000
County Tax:	\$6,435	Taxable Land Asmt:	\$240,900	Special Tax:	\$105
Municipal Tax:	\$1,689	Taxable Bldg Asmt:	\$412,000	Refuse Fee:	\$173
Asmt As Of:	2022	State/County Tax:	\$6,435		
				Class Code:	49

Lot Characteristics

SQFT:	3,162	Zoning:	MXD
Acres:	0.0730	Zoning Desc:	Gaithersburg Mixed Development

Building Characteristics

Total SQFT:	3,610	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	2.5	Garage Type:	Attached
Residential Design:	2 Story	Exterior:	Siding - Alum/Viny	Sewer:	Public
Stories:	2.00	Stories Desc:	2	Year Built:	2002
Total Units:	1	Basement Desc:	Finished	Total Below Grade	1,277
Abv Grd Fin SQFT:	2,333	Roof:	Shingle - Composite	SQFT:	
Below Grade Fin	1,000	Fireplace:	Yes	Total Garage SQFT:	400
SQFT:		Fireplace Type:	1 Story Frame	Other Amenities:	Lavatory
Below Grade Unfin	277	Porch/Deck SQFT:	208		
SQFT:		Patio/Deck SQFT:	176		
Model:	Standard Unit				

Part Baths:	1	Att Grg SQFT:	400
Fireplace Total:	1	Heat Delivery:	Hot/Warm Air
Porch/Deck:	Deck	Property Class	R
Patio Deck Type:	Deck	Code:	
Porch Type:	No Roof		
Garage Const:	Frame		
Cooling:	Combined System		
Bldg Condition:	Average		
Sec 1 Construction:	Frame	Sec 1 Area:	400
Sec 1 Description:	Frame Attached Garage	Sec 1 Dimensions:	
Sec 2 Construction:		Sec 2 Area:	176
Sec 2 Description:	Deck	Sec 2 Dimensions:	
Sec 3 Construction:		Sec 3 Area:	208
Sec 3 Description:	Porch no Roof	Sec 3 Dimensions:	
Sec 4 Construction:		Sec 4 Area:	1056
Sec 4 Description:	2 Story with Basement	Sec 4 Dimensions:	
Sec 5 Construction:		Sec 5 Area:	221
Sec 5 Description:	1 Story with Basement	Sec 5 Dimensions:	

Sec 1 Story Type:
Sec 1 Type:

Sec 2 Story Type:
Sec 2 Type:
Sec 3 Story Type:
Sec 3 Type:
Sec 4 Story Type: 2B
Sec 4 Type:

Sec 5 Story Type: 1B
Sec 5 Type:

Codes & Descriptions

Land Use: R Residential
County Legal Desc: QUINCE ORCHARD PARK
Use Type: 2 Story With Basement

MLS History

MLS Number	Category	Status	Status Date	Price
1002796922	RES	Closed	05/30/14	\$600,000
1009872212	RES	Canceled	12/03/13	\$614,900

Annual Tax Amounts

Year	County	Municipal	School	Annual
2022	\$6,435	\$1,689		\$8,404
2021	\$6,393	\$1,669		\$8,340
2020	\$6,314	\$1,648		\$8,200
2019	\$6,314	\$1,648		\$8,200
2018	\$6,359	\$1,648		\$8,224
2017		\$1,666		\$8,146

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2022	\$240,900	\$412,000	\$645,000			
2021	\$240,900	\$388,300	\$637,100			
2020	\$240,900	\$388,300	\$629,200			
2019	\$240,900	\$395,000	\$629,200			
2018	\$240,900	\$388,300	\$629,200			
2017	\$240,900	\$395,000	\$635,900			
2016	\$193,100	\$346,900	\$603,933			
2015	\$193,100	\$346,900	\$571,967			

Record Date: 06/20/2014 Book: 48798
Settle Date: Page: 113
Sales Amt: \$600,000 Doc Num:
Sale Remarks:
Owner Names: Barrett W and Suzy E Thies

Mort Rec Date: 03/29/2021 Lender Name: EAGLE BK EAGLE BK
Mort Date: 02/23/2021 Term: 30
Mort Amt: \$545,000 Due Date: 03/01/2051
Remarks: Conv, Refinance

Mort Rec Date: 05/26/2016 Lender Name: EAGLE BK
Mort Date: 04/08/2016 Term: 30
Mort Amt: \$584,579 Due Date: 05/01/2046
Remarks: FHA, Refinance

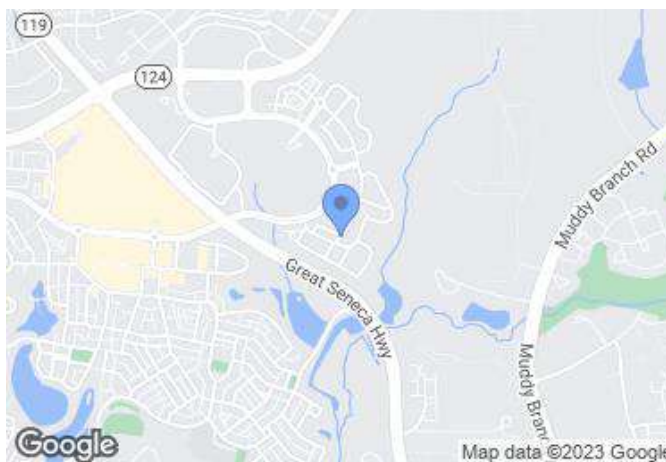
Mort Rec Date:	03/06/2015	Lender Name:	EAGLE BK
Mort Date:	02/23/2015	Term:	30
Mort Amt:	\$588,705	Due Date:	03/01/2045
Remarks:	FHA, Refinance		

Mort Rec Date:	06/20/2014	Lender Name:	EAGLE BK
Mort Date:	05/30/2014	Term:	30
Mort Amt:	\$589,132	Due Date:	06/01/2044
Remarks:	FHA		

Mort Rec Date:	09/20/2017	Lender Name:	EAGLE BK EAGLE BK
Mort Date:	07/26/2017	Term:	30
Mort Amt:	\$576,000	Due Date:	08/01/2047
Remarks:	Conv, Refinance		

Record Date:	08/20/2002	Book:	0
Settle Date:		Page:	0
Sales Amt:	\$357,550	Doc Num:	
Sale Remarks:			
Owner Names:	Anubhav & Avani Arora		

Record Date:	06/06/2002	Book:	0
Settle Date:		Page:	0
Sales Amt:	\$567,000	Doc Num:	
Sale Remarks:			
Owner Names:	Churchill Development Corproat		

818 Highland Ridge Ave, Gaithersburg, MD 20878**Closed | 05/30/14****Residential****\$600,000**

MLS #:	1002796922
Tax ID #:	160903347724
Ownership Interest:	Fee Simple
Association:	HOA
Structure Type:	Detached
Levels/Stories:	3+
Waterfront:	No
Garage:	Yes

Beds:	4
Baths:	3 / 1
Assessor AbvGrd Fin SQFT:	2,333
Year Built:	2002
Property Condition:	Very Good
Style:	Colonial
Central Air:	Yes
Basement:	Yes

Location

County:	Montgomery, MD
In City Limits:	Yes
Municipality:	Gaithersburg
Legal Subdivision:	QUINCE ORCHARD PARK
Subdiv / Neigh:	QUINCE ORCHARD PARK

Election District:	9
--------------------	---

Association / Community Info

HOA:	Yes
Prop Mgmt Company:	THE MANAGEMENT CO
Mgmt Co. Phone:	(301) 948-6666

HOA Fee:	\$86 / Monthly
Property Manager:	Unknown Manager

Taxes and Assessment

Tax Annual Amt / Year:	\$7,224 / 2014
County Tax:	\$4,703 / Annually
City/Town Tax:	\$1,415 / Annually

Tax Assessed Value:	\$540,000 / 2014
Imprv. Assessed Value:	\$346,900
Land Assessed Value:	\$193,100

Refuse Fee: \$106
Zoning: MXD

Special Assmt: Annually
Tax Other Annual Assmt: \$1,000
Historic: No
Block/Lot: N / 22

Rooms**Bed Bath**

Main		1 Half
Upper 1	4	2 Full
Lower 1		1 Full

Building Info

Builder Model:	GORGEOUS!	Construction Materials:	Vinyl Siding
Builder Name:	CHURCHILL GROUP		
Tax Total Fin SQFT:	2,333		
Basement Type:	Daylight, Full, Fully Finished		

Lot

Lot Acres / SQFT: 0.07a / 3162sf

Parking

Attached Garage - # of Spaces	2	Features:	Attached Garage, Garage Door Opener
Total Parking Spaces	2		

Interior Features

Interior Features: Chair Railings, Crown Moldings, Dining Area, Family Room Off Kitchen, Kitchen - Gourmet, Kitchen - Island, Kitchen - Table Space, Primary Bath(s), Upgraded Countertops, Wet/Dry Bar, Window Treatments, Wood Floors; No Fireplace; Dishwasher, Disposal, Dryer, Exhaust Fan, Ice maker, Microwave, Oven - Self Cleaning, Oven/Range - Gas, Refrigerator, Washer; Accessibility Features: None

Exterior Features

Exterior Features: Sidewalks; Deck(s), Porch(es); Pool: No Pool

Utilities

Utilities: Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Heating: Forced Air; Heating Fuel: Natural Gas; Hot Water: Natural Gas; Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Beautiful Col w/ front porch overlooking open space. Sunny & open floor plan, HW flrs, Sep DR and LR ! TS kit w/granite cntrs, 42" Maple cabs, ceramic back splash, island & tile floor which opens to the large FR & Deck. laundry room addition, Pantry, Basement w/ wet bar, B-I's, den, rec room, 3rd FBA & storage area. Generously sized BR's, MBA w/ soaking tub, deck , 2 car, attached garage!

Public: Beautiful Col w/ front porch overlooking open space. Sunny & open floor plan, HW flrs, Sep DR and LR ! TS kit w/granite cntrs, 42" Maple cabs, ceramic back splash, island & tile floor which opens to the large FR & Deck. laundry room addition, Pantry, Basement w/ wet bar, B-I's, den, rec room, 3rd FBA & storage area. Generously sized BR's, MBA w/ soaking tub, deck , 2 car, attached garage!

Listing Office

Listing Agent:	Christine Sherman (64939) (Lic# Unknown)	(301) 518-4174
Listing Agent Email:	christinemovesyou@gmail.com	
Broker of Record:	Mark Strosnider (5520) Click for License	
Listing Office:	RE/MAX Town Center (RXTC2) (Lic# 658501)	
	12505 Park Potomac Ave 220, Potomac, MD 20854	
Office Phone:	(301) 637-9762	Office Fax: (301) 637-9786

Directions

Great Seneca Hwy to Orchard Park- First right onto Elmira- left on Highland Ridge- House will be on the left hand side facing the mews!

Compensation

Buyer Agency Comp:	2.5%%	Sub Agency Comp:	2.5%%
		Dual/Var Comm:	No

Listing Details

Original Price:	\$619,900	Previous List Price:	\$619,900
Vacation Rental:	No	Owner Name:	Per Tax Record
Listing Agrmnt Type:	Exclusive Agency	DOM / CDOM:	106 / 190
Prospects Excluded:	No	Original MLS Name:	MRIS
Dual Agency:	Yes	Off Market Date:	06/01/14
Sale Type:	Standard		
Original MLS Number:	MC8253688		
Listing Term Begins:	01/15/2014		
Listing Entry Date:	01/15/2014		
Possession:	Settlement		
Disclosures:	None		

Sale/Lease Contract

Selling Agent:	Alex Saenger (97541) (Lic# Unknown)	(301) 200-1232
Selling Agent Email:	alex@aleksaenger.com	
Selling Office:	Avery-Hess, REALTORS (AHR9) (Lic# Unknown)	
Broker of Record:	David Hess (2952)	
	6001 Montrose Rd Ste# 101, Rockville, MD 20852	

Office Phone: (301) 309-2499
 Selling Office Email: rockville@averyhess.com
 Concessions: Yes
 Agreement of Sale Dt: 04/29/14

Office Fax: (301) 309-2507

Concessions Amount: \$16,000
 Close Date: 05/30/14
 Close Price: \$600,000.00
 Last List Price: \$609,900.00

Buyer Financing: Other

818 Highland Ridge Ave, Gaithersburg, MD 20878

Property History

Source	Category	Status	Date	Price	Owner
Public Records		Record Date	06/20/2014	\$600,000	Barrett W and Suzy E Thies
Public Records		Record Date	08/20/2002	\$357,550	Anubhav & Avani Arora
Public Records		Record Date	06/06/2002	\$567,000	Churchill Development Corproat

MLS History Details

Listing Info	Change Type	Change Date	Price
MLS#: 1002796922	Closed	06/01/14	
Prop. Type: Residential	Pending	04/30/14	
DOM / CDOM: 106 / 190	Price Decrease	04/16/14	\$609,900
Listing Office: RE/MAX Town Center	New Listing	01/15/14	\$619,900
MLS#: 1009872212	Canceled	12/03/13	
Prop. Type: Residential	Price Decrease	10/03/13	\$614,900
DOM / CDOM: 84 / 190	New Listing	09/11/13	
Listing Office: Coldwell Banker Realty			





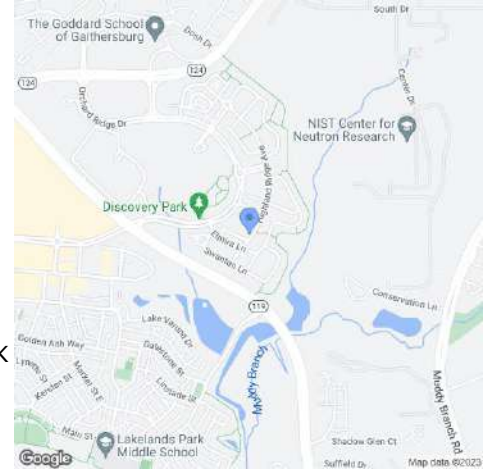
- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway ■ 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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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Public Records/Appraiser One Page**818 Highland Ridge Ave, Gaithersburg, MD 20878****City of Gaithersburg - Montgomery MD****Tax ID 160903347724**

Municipality: City Of Gaithersburg
 High Sch Dist: Montgomery County Public Schools
 Prop Class: Residential
 Legal Subdivision: QUINCE ORCHARD PARK
 Land Use: Residential
 Tax Map: FS23
 Lot: 22
 Tax ID Alt: 0903347724
 Block: N
 City Council Dist: 09
 Tax Record Updated: 12/22/2022



Owner: Barrett W And Suzy E Thies
 Owner Addr: 818 Highland Ridge Ave
 Owner City St: Gaithersburg Md
 Owner Zip+4: 20878-5836
 Owner Occupied: Yes
 Legal Desc: QUINCE ORCHARD PARK

Annual Tax Amounts

Year	County	Municipal	School	Annual
2022	\$6,435	\$1,689		\$8,404
2021	\$6,393	\$1,669		\$8,340
2020	\$6,314	\$1,648		\$8,200

Annual Assessment

Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2022	\$240,900	\$412,000	\$645,000			
2021	\$240,900	\$388,300	\$637,100			
2020	\$240,900	\$388,300	\$629,200			

Record Date:	06/20/2014	Sale Date:	Sales Amt:	\$600,000
Owner Names:	Barrett W and Suzy E Thies	Sale Remarks:	Book/Page:	48798 / 113
Record Date:	08/20/2002	Sale Date:	Sales Amt:	\$357,550
Owner Names:	Anubhav & Avani Arora	Sale Remarks:	Book/Page:	0 / 0
Record Date:	06/06/2002	Sale Date:	Sales Amt:	\$567,000
Owner Names:	Churchill Development Corproat	Sale Remarks:	Book/Page:	0 / 0

Lot Characteristics

Pavement Desc:	SQFT:	3,162	Zoning:	MXD
	Acres:	0.0730	Zoning Desc:	Gaithersburg Mixed Development

Building Characteristics

Total SQFT:	3,610	Full Baths:	2	Basement Type:	Yes (Type Unknown)
Residential Type:	Standard Unit	Total Baths:	2.5	Garage Type:	Attached
Residential Design:	2 Story	Exterior:	Siding - Alum/Viny	Sewer:	Public
Stories:	2.00	Stories Desc:	2	Year Built:	2002
Total Units:	1	Basement Desc:	Finished	Total Below Grade	1,277
Abv Grd Fin SQFT:	2,333	Roof:	Shingle - Composite	SQFT:	
Below Grade Fin	1,000	Fireplace:	Yes	Total Garage SQFT:	400
SQFT:		Fireplace Type:	1 Story Frame	Other Amenities:	Lavatory
Below Grade Unfin	277	Porch/Deck SQFT:	208		
SQFT:		Patio/Deck SQFT:	176		
Model:	Standard Unit	Att Grg SQFT:	400		
Part Baths:	1	Heat Delivery:	Hot/Warm Air		
Fireplace Total:	1	Property Class Code:	R		
Porch/Deck:	Deck				
Patio Deck Type:	Deck				
Porch Type:	No Roof				
Garage Const:	Frame				
Cooling:	Combined System				
Bldg Condition:	Average				

Sec 1 Construction:	Frame	Sec 1 Area:	400	Sec 1 Story Type:	
Sec 1 Description:	Frame Attached Garage	Sec 1 Dimensions:		Sec 1 Type:	
Sec 2 Construction:		Sec 2 Area:	176	Sec 2 Story Type:	
Sec 2 Description:	Deck	Sec 2 Dimensions:		Sec 2 Type:	
Sec 3 Construction:		Sec 3 Area:	208	Sec 3 Story Type:	
Sec 3 Description:	Porch no Roof	Sec 3 Dimensions:		Sec 3 Type:	
Sec 4 Construction:		Sec 4 Area:	1056	Sec 4 Story Type:	2B
Sec 4 Description:	2 Story with Basement	Sec 4 Dimensions:		Sec 4 Type:	

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01/12/2023 03:12 PM



DISCLAIMER:

"This parcel data were derived in part from information provided by the Maryland Department of Planning as the distributor of the data and owner of the digital product."

LEGEND:

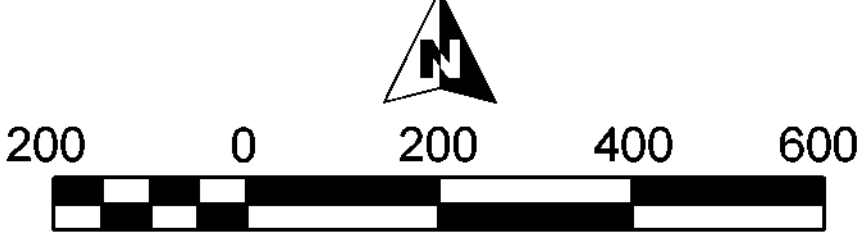
Property Line: - - - - -
Subdivision Boundary: - - - - -
Town Boundary: - - - - -
Private Road: - - - - -
Stream Line: - - - - -
Continuing Ownership: Z i.e. - - - - -
Parcel Numberin = P. ###

(Assigned to Identify Ownership, must be preceded by a Map Number)

APN Label Record Layout:

99-999999
District ID - Account ID

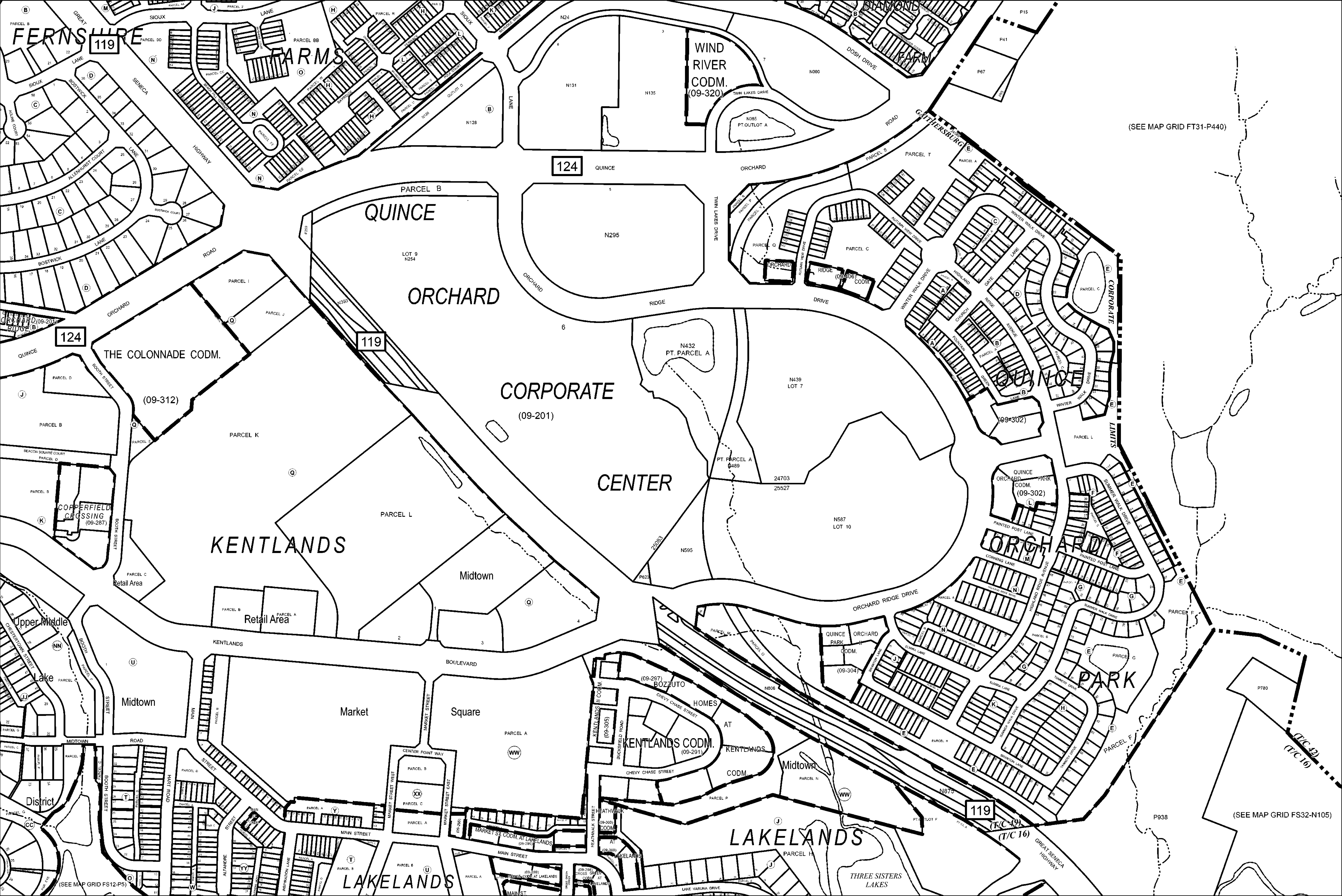
	FT 121	
	FS 123	
	FS 122	



Scale 1" = 200' (1:2,400)

MONTGOMERY, MD

Map ID: FS 123





Home Improvements - 818 Highland Ridge Avenue, Gaithersburg, MD 20878

RENOVATIONS	YEAR	AMOUNT
Primary Bath	2023	\$19,135.50
Paint	2023	\$11,550.00
New Carpet	2023	\$3,949.50
Other Items Purchased	2023	\$2,083.00
Kitchen Oven & Tiles	2023	\$2,000.00
Hardware	2023	\$1,950.00
Lighting	2023	\$1,805.00
Replaced Roof	2021	\$19,233.00
Fixed Foundation	2021	\$9,750.00
New HVAC Unit	2016	\$14,470.00
Hot Water Heater	2016	\$2,174.00
TOTAL		\$88,100.00
