

Homes by
AUDREY & TEAM
OF WEICHERT. REALTORS®



WHY OVER 80% OF HOME BUYERS PURCHASE EXISTING HOMES...

THE PURCHASERS OF EXISTING HOMES SEE AND KNOW THE QUALITY OF WHAT THEY ARE BUYING AND THEY:

1. Avoid the time and hassle of dealing with the builder and their sub-contractors, especially given the current shortage of quality sub-contractors.
2. Move into their home of choice on a more reasonable schedule... (there are calendar months and then there are builder's months).
3. Avoid working with a year long punch-out list of fixes.
4. Gain the advantage of selecting from established known communities to live in.
5. Acquire usually at a reduced cost (\$, Time and Frustration) all the upgrades the previous owners have already painstakingly added such as:
 - Mature Landscaping, Fences, Pools, Hot Tubs, Decks, Sheds
 - Finished Basements, Additions, Screened Porches
 - Recreation Rooms, Built-In Entertainment Centers, Wet Bars, Etc.
 - Upgraded Kitchens, Baths, Window Treatments

FOR VIRTUAL TOUR, INTERACTIVE FLOOR
PLAN & FUSION PHOTOS VISIT:

WWW.HOMESBYAUDREY.COM

Edward Primozic is a licensed salesperson with Weichert, Realtors – Broker's Office 301.540.1330

PRESENTED BY
Edward Primozic

Cell **301.503.6886**

Office **301.977.0663**

aprimozic@rcn.com



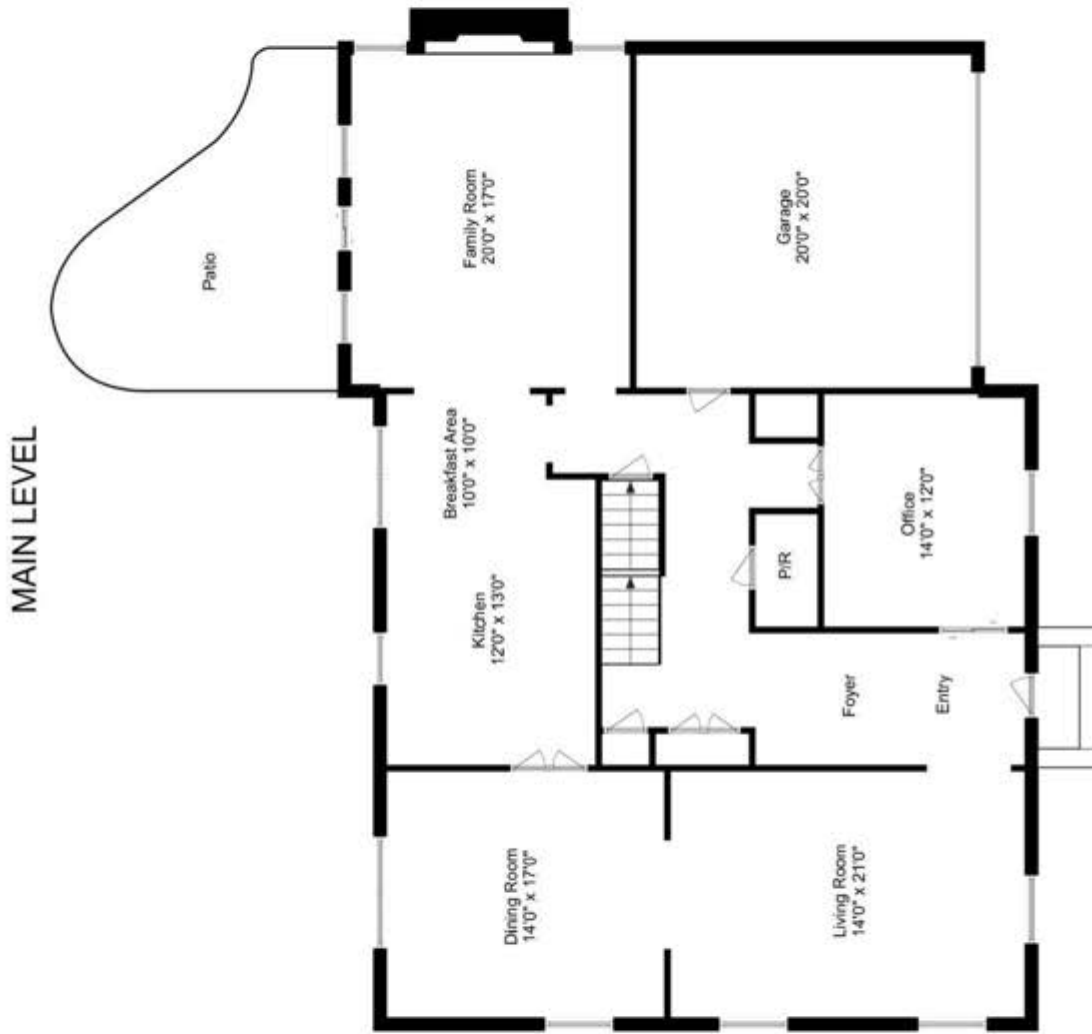
All information in this brochure is deemed reliable, but not guaranteed and subject to change without notice.

All Measurements Are Approximate.

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7906 Plum Creek
FLOOR PLAN: MAIN LEVEL



MAIN LEVEL



Floor plans are for representation purposes only.
Floor plans and measurements are approximate and no responsibility is taken for an error, omission or misstatement.



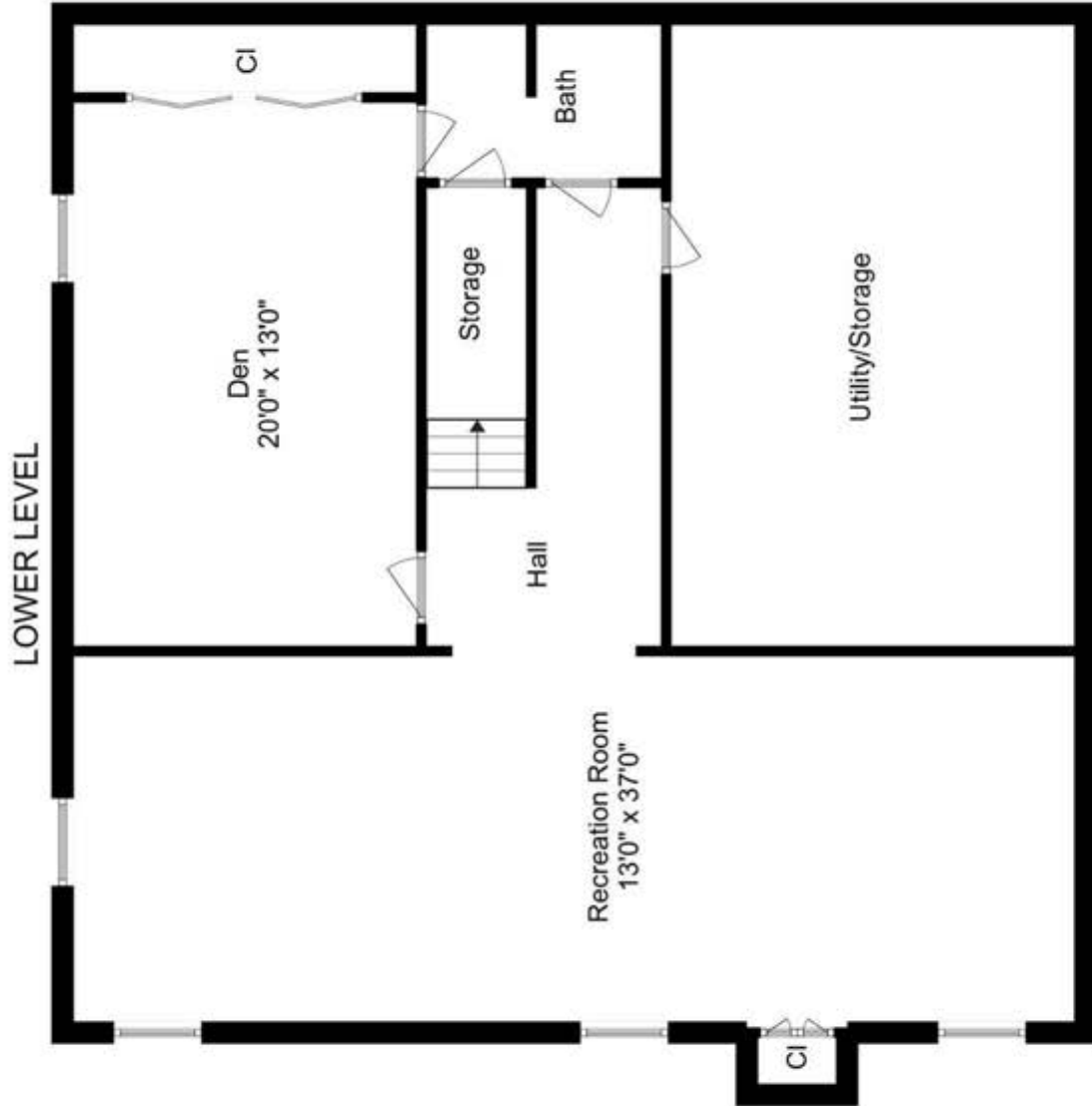
7906 Plum Creek
FLOOR PLAN: UPPER LEVEL



Floor plans are for representation purposes only.
Floor plans and measurements are approximate and no responsibility is taken for an error, omission or misstatement.



7906 Plum Creek
FLOOR PLAN: LOWER LEVEL



Floor plans are for representation purposes only.
Floor plans and measurements are approximate and no responsibility is taken for an error, omission or misstatement.



ALPHA ENERGY LABORATORIES

2501 Mayes Road, Suite 100 | Carrollton, TX 75006 | (972) 242-2479 | aelabs.com

Page 1 of 3

Report & Sample Dates

DATE RECEIVED: 4/17/2025
REPORT DATE: 4/22/2025

RADON TEST REPORT

Laboratory Certification Info

NRPP: 101132 AL
STATE: N/A
ELAP: 11430 NY

Michael Conroy
7906 Plum Creek Dr
Gaithersburg, MD 20879

KIT SERIAL	RADON LEVEL	PROPERTY TESTED	TEST DURATION	STRUCTURE
AA725315 ID: 3146263	2.7 pCi/L Margin of Error +/- 0.1 pCi/L	7906 Plum Creek Dr Gaithersburg, MD 20879 Basement Office	Start: 07:51 PM 04/07/2025 End: 09:59 PM 04/10/2025 Duration: 74.13 Hours	Type: Basement Floor: Basement Closed: Yes

Short Term Radon Tests have an estimated margin of error of $\pm 5\%$ when used according to directions.

Quality Assurance (QA): Sample Type: Short Term. Technology: Activated Charcoal. Device Manufacturer: Alpha Energy Laboratories. Model: RD-1. NRPP Approved Device: AC-8202. Device Performance Standard: ANSI-AARST MS-PC 2022. Quality Assurance Standard: ANSI-AARST MS-QA 2019. Lab Methodology: EPA-402-R-92-004. Test instructions designed in accordance with ANSI-AARST MAH -2019. Radon level uncertainty is calculated using a 95% confidence level. One sampler can test up to 2,000 ft³. Sampler Deployed by: Michael Conroy. Sampler Retrieved by: Michael Conroy.

Disclaimer: Results are only indicative of the sample as received in the lab. Incorrect information or improper sampling procedures will affect results. Alpha Energy Laboratories (AEL) did not provide sampling services unless otherwise indicated. Device deployment/retrieval is assumed to be performed by the person submitting the sample, unless otherwise specified by the client. The person(s) performing sampling are responsible for sampling QA, which may include duplicate, blank, and/or spiked detectors. Analysis, laboratory QA, and production QA performed by AEL. Measurements are not necessarily predictive or supportive of measurements conducted at different times or locations. AEL is not responsible for the consequences of any action you do or do not take based on the results. This report may only be reproduced in full, unless authorized in writing by AEL.

Radon Information: Radon is a naturally occurring radioactive gas. It is odorless, colorless, and tasteless. Radon in air is ubiquitous (existing or being everywhere at the same time) and is found in outdoor and indoor air. Radon concentration is measured in picocuries per liter of air (pCi/L). The average indoor concentration is 1.3 pCi/L. The average outdoor concentration is 0.4 pCi/L. Radon is the second leading cause of lung cancer, after smoking. Smokers and former smokers are at especially high risk. Radon exposure is a health risk over long periods of time. The more time you spend in a high radon environment, the greater the risk.

The US Environmental Protection Agency (EPA) and the Surgeon General recommend fixing the building when the radon level is 4 pCi/L or more. Because there is no known safe level of exposure to radon, EPA also recommends considering fixing radon levels between 2 pCi/L and 4 pCi/L. The World Health Organization (WHO) recommends fixing the building when the radon level is 2.7 pCi/L or more.

The process of fixing a radon problem is called mitigation. Even buildings with very high levels can be successfully mitigated. EPA recommends that you use a contractor certified by NRPP, NRSB, or your State (where applicable) to correct radon problems.

Measurement Specialist / Laboratory Director



Paul Fletcher

Date 4/22/2025

IF YOU HAVE QUESTIONS ABOUT WHAT YOUR RESULTS MEAN:

EPA National Hotline: (800) 557-2366, [epa.gov/radon](https://www.epa.gov/radon), or, call your State Radon Official: (866) 703-3266

IF YOU HAVE QUESTIONS ABOUT HOW TO FIX A RADON PROBLEM:

Radon Fix-it Hotline: (800) 644-6999, [epa.gov/radon](https://www.epa.gov/radon), or, call your State Radon Official: (866) 703-3266

Purchaser's Signature

Date

Purchaser's Signature

Date

WHAT DO MY TEST RESULTS MEAN?

Radon concentration is measured in picocuries per liter of air (pCi/L). The average indoor concentration is 1.3 pCi/L. The average outdoor concentration is 0.4 pCi/L. The US Environmental Protection Agency (EPA) action level is 4 pCi/L, meaning that EPA recommends you take further action if your radon level is 4 pCi/L or more. Because there is no known safe level of exposure to radon, EPA also recommends considering further action for radon levels between 2 pCi/L and 4 pCi/L. The World Health Organization action level is 2.7 pCi/L. If this is your first test, retesting is usually advisable. If you have tested multiple times, average the results and use the average to determine the appropriate next steps.

For results **below 2 pCi/L**, you do not need to take further action at this time.

For results **between 2 pCi/L and 4 pCi/L**, consider taking further action. If this is your first test, consider testing again to confirm the initial result. If you have tested multiple times, EPA recommends that you consider fixing the building.

For results **4 pCi/L or greater**, you should take further action. If this is your first test, EPA recommends you conduct another test to confirm the initial reading. If you have tested multiple times, you should fix the building.

If the building has an active radon mitigation system, test annually to confirm the system is working properly. Because radon levels can change, all buildings should be tested at least once every 2 years and whenever the building is renovated.

HOW DANGEROUS IS MY RADON LEVEL?

RADON RISK IF YOU SMOKE

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 770 people could get lung cancer	110 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 380 people could get lung cancer	95 times the risk of dying from poison	Fix your home
20 pCi/L	About 260 people could get lung cancer	250 times the risk of drowning	Fix your home
10 pCi/L	About 150 people could get lung cancer	200 times the risk of dying in a fire	Fix your home
4 pCi/L	About 62 people could get lung cancer	5 times the risk of dying in a car crash	Fix your home
2 pCi/L	About 32 people could get lung cancer	6 times the risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 20 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L	About 3 people could get lung cancer	(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be lower.
 Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

RADON RISK IF YOU HAVE NEVER SMOKED

Radon Level	If 1,000 people were exposed to this level over a lifetime	The risk of radon induced lung cancer compares to	What To Do Next?
100 pCi/L	About 440 people could get lung cancer	63 times the risk of dying in a car crash	Fix your home
40 pCi/L	About 120 people could get lung cancer	30 times the risk of dying from poison	Fix your home
20 pCi/L	About 36 people could get lung cancer	35 times the risk of drowning	Fix your home
10 pCi/L	About 18 people could get lung cancer	20 times the risk of dying in a fire	Fix your home
4 pCi/L	About 7 people could get lung cancer	The risk of dying in a car crash	Fix your home
2 pCi/L	About 4 people could get lung cancer	The risk of dying from poison	Consider fixing between 2 & 4 pCi/L
1.3 pCi/L	About 2 people could get lung cancer	(Average indoor radon level)	(Reducing below 1 pCi/L is difficult)
0.4 pCi/L		(Average outdoor radon level)	(Reducing below 1 pCi/L is difficult)

Note: If you are a former smoker your risk may be higher.
 Estimates are lifetime risk of lung cancer deaths from EPA Assessment of Risks from Radon in Homes (EPA 402-R-03-003)

HOW CAN I FIX A RADON PROBLEM?

The process of fixing a radon problem is called mitigation. Mitigation is highly effective at lowering radon levels. If your radon level is 4 pCi/L or more, you should fix the building. If your radon level is between 2 pCi/L and 4 pCi/L, you should consider fixing the building. There is no known safe level of radon, and levels below 4 pCi/L still pose a significant health risk. In most cases, radon levels can be lowered below 2 pCi/L.

We recommend only hiring contractors who are certified and trained in radon mitigation. To find a certified contractor:

Call your State Radon Official at (866) 703-3266 or go to aefabs.com/states

Go to aefabs.com/mitigation for a list of NRPP certified contractors.

Purchaser's Signature

Date

Purchaser's Signature

Date

WHAT SHOULD I DO NEXT?

The guide below is for buildings without a radon mitigation system. Buildings with an active mitigation system should have radon levels below 4 pCi/L. Contact the contractor who installed your system if your radon test results indicate a radon level at or above 4 pCi/L. Most mitigation systems include a warranty; refer to your contract for details.

Number of Times Tested	Type of Test	Test Result (pCi/L)	What do I do next?	What test do I use? (If retesting)
One	Short Term	Less than 2	Retest every 2 years	Short Term
One	(2-7 days)	Between 2 and 4	Consider retesting now	Long Term or Short Term
One		Between 4 and 8	Retest now	Long Term or Short Term
One		8 or more	Retest now	Short Term
Two or more	Short Term	Less than 2	Retest every 2 years	Short Term
	(2-7 days)	Between 2 and 4	Consider fixing the building	
		4 or More	Fix the building	
One or more	Long Term	Less than 2	Retest every 2 years	Short Term
	(91-365 days)	Between 2 and 4	Consider fixing the building	
		4 or more	Fix the building	

Purchaser' Signature _____ Date _____

Purchaser' Signature _____ Date _____

Details for Order #113-3215091-7052243

Print this page for your records.

Order Placed: March 30, 2025
Amazon.com order number: 113-3215091-7052243
Order Total: \$161.12

installed April 2025

Not Yet Shipped

Items Ordered
1 of: First Alert SMICO105-AC, Interconnect Hardwire Combination Smoke & Carbon Monoxide Alarm with 10-Year Battery Backup, 3-Pack
Price \$152.00
Sold by: Amazon.com Services, Inc
Supplied by: Other
Condition: New

Shipping Address:
Michael Conroy
7906 PLUM CREEK DR
GAITHERSBURG, MD 20879-5634
United States

Shipping Speed:
FREE Prime Delivery

Payment information

Payment Method:
Amazon Visa ending in 8195
Earns 5% back

Billing address
Michael J. Conroy
7906 Plum Creek Dr.
Laytonsville, MD 20879-5634
United States

Table with 2 columns: Description, Amount. Rows include Item(s) Subtotal (\$152.00), Shipping & Handling (\$0.00), Total before tax (\$152.00), Estimated tax to be collected (\$9.12), and Grand Total (\$161.12).

To view the status of your order, return to Order Summary.

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Back to top

English United States Help

Purchaser's Signature Date

Purchaser's Signature Date



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

PROPERTY ADDRESS: 7906 Plum Creek Dr, Gaithersburg, MD 20879

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

KITCHEN APPLIANCES

- Stove/Range
- Cooktop
- Wall Oven *x2*
- Microwave
- Refrigerator *x2*
- w/ Ice Maker *x1*
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

LAUNDRY

- Washer
- Dryer

ELECTRONICS

- Security Cameras *x2 with floodlights*
- 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 *x2*
- Back-up Generator
- Radon Remediation System
- Solar Panels *(must include Solar Panel Seller Disclosure/Resale Addendum)*
- wall mounted speakers x2 (family room)*
- _____

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.

Michael J. Conroy 4/21/2025 Cathryn D. Conroy 4-2-2025
 Seller Date Seller Date

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: *(Completed only after presentation to the Buyer)*
 The Contract of Sale dated _____ between Seller Michael Conroy, Cathryn Conroy and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

 Seller *(sign only after Buyer)* Date Buyer Date

 Seller *(sign only after Buyer)* Date Buyer Date



Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address: 7906 Plum Creek Dr, Gaithersburg, MD 20879

Month	Year		Electric	Gas	Heating Oil
April	2024	Total Cost:	\$190.61	\$96.00 (Bucket plus)	
		Total Usage	989 kWh	63.1 Therms	
May	2024	Total Cost:	\$260.75	\$96.00	
		Total Usage	1366 kWh	30.8 Therms	
June	2024	Total Cost:	\$241.86	\$96.00	
		Total Usage	1253 kWh	22.6 Therms	
July	2024	Total Cost:	\$326.55	\$96.00	
		Total Usage	1791 kWh	12.3 Therms	
August	2024	Total Cost:	\$291.24	\$96.00	
		Total Usage	1543 kWh	15.3 Therms	
September	2024	Total Cost:	\$245.90	\$96.00	
		Total Usage	1259 kWh	17.3 Therms	
October	2024	Total Cost:	\$224.87	\$96.00	
		Total Usage	1146 kWh	15.4 Therms	
November	2024	Total Cost:	\$245.62	\$96.00	
		Total Usage	1244 kWh	37.1 Therms	
December	2024	Total Cost:	\$299.77	\$96.00	
		Total Usage	1575 kWh	105.9 Therms	
January	2025	Total Cost:	\$525.13	\$95.00	
		Total Usage	2468 kWh	153.3 Therms	
February	2025	Total Cost:	\$360.10	\$95.00	
		Total Usage	1702 kWh	181.1 Therms	
March	2025	Total Cost:	\$208.08	\$95.00	
		Total Usage	913 kWh	87.8 Therms	

Michael P. Conroy
Seller/Owner (Indicate if sole owner)

4/2/2025
Date

Catherine D. Conroy
Seller/Owner (Indicate if sole owner)

4-2-2025
Date

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Purchaser's Signature Date

Purchaser's Signature Date



Homeowners Association Seller Disclosure/Resale Addendum for Maryland

(Recommended for the Listing Agreement and required for the GCAAR Contract)

Address 7906 Plum Creek Dr
 City Gaithersburg, State MD Zip 20879

PART I – SELLER DISCLOSURE:

1. **SELLER'S ACKNOWLEDGMENT:** ALL INFORMATION HEREIN WAS COMPLETED BY THE SELLER. The information contained in this Disclosure issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on Seller's actual knowledge and belief and is current as of the date hereof.

2. **NAME OF HOMEOWNERS ASSOCIATION:** The Property, which is the subject of this Contract, is located within a Development and is subject to the Collingwood Homeowners Association.

3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:
 A. **HOA Fee:** Potential Buyers are hereby advised that the present fee for the subject Property and parking space(s) and/or storage unit(s), if applicable, is:
 Regular Fee: \$ 120.00
 Parking: \$ -
 Storage: \$ -
 Special Assessment: \$ - (complete B below)
 TOTAL: \$ 120.00 per quarter

Fee Includes: The following are included in the HOA Fee: Trash Lawn Care Other _____

B. **Special Assessment:** Potential Buyers are hereby advised that there is OR is not a special assessment either included in the HOA Fee or separately levied. If applicable, complete 1-4 below.
 1) Reason for Assessment: _____
 2) Payment Schedule: \$ _____ per _____
 3) Number of payments remaining _____ as of _____ (Date)
 4) Total Special Assessment balance remaining: \$ _____

C. **Delinquency:** Are there any delinquent Fees and/or Special Assessments? YES NO

Unless otherwise agreed in Part II herein below, Seller agrees to pay at Settlement any existing or levied but not yet collected Special Assessments.

4. **FEES DURING PRIOR FISCAL YEAR:** The total amount of fees, special assessments and other charges imposed by the HOA upon the Property during the prior fiscal year of the HOA is as follows:

Fees:	\$	<u>420.00</u>	
Special Assessments:	\$	<u>-</u>	
Other Charges:	\$	<u>-</u>	
Total:	\$	<u>420.00</u>	(fees increased to \$120/yr in 2025)

5. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the HOA instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property:

Parking Space #(s) _____ is is not separately taxed. If separately taxed:
 Tax ID #(s) _____

Storage Unit #(s) _____ is is not separately taxed. If separately taxed:
 Tax ID #(s) _____

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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: MTM Management Associates Phone: 301-253-1222
Email Address: info@mtm.mgmt.com
Address: 26223 Ridge Road Damascus, MD 20872

[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.


Seller _____ Date 4/2/2025


Seller _____ Date 4-2-2025

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller _____ 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. **DELIVERY:** For delivery of all contractually required Condominium documents, Buyer prefers delivery at _____ (email address) if available electronically **OR** _____ if only available in hard copy. An additional courtesy copy shall be delivered to the Buyer's Agent only if contact information is provided herein: _____

5. **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.

Michael J. Conway 4/2/2025
Seller (sign only after Buyer) _____ Date

Buyer _____ Date

Michael J. Conway 4-2-2025
Seller (sign only after Buyer) _____ Date

Buyer _____ Date



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 7906 Plum Creek Dr, Gaithersburg, MD 20879

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.

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How long have you owned the property? 31 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**

Garbage Disposal Yes No

Dishwasher Yes No

Heating Oil Natural Gas Electric Heat Pump Age 11 years Other Gas furnace (512711)

Air Conditioning Oil Natural Gas Electric Heat Pump Age _____ Other _____

Hot Water Oil Natural Gas Electric Capacity 75 gal Age 15 Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: POURED CONCRETE

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: CERTAINTEAD ASPHALT Age 6 years

Comments: _____

Is there any existing fire retardant treated plywood? Yes No MC 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: NEW COMBINATION SMOKE/CO DETECTORS, 2025

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: Severe Termite treatment warranty - renewed in 2023, extendal to current

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: Subject to Collingwood HOA Covenants

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) Michael J. Conway Date 4/3/2025

Seller(s) Cathryn D. Conway Date 4-3-2025

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:

Seller _____ Date _____

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 _____



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 7906 Plum Creek Dr
 City Gaithersburg, State MD Zip 20879 between
 Seller Michael Conroy, Cathryn Conroy 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: 301-495-4600. 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: sdattax.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. **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

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: _____.

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 Banesville, 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://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 _____

7. **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.**
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:

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.

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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," 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

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/>.
- 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.

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.shtml 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:

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.

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.**

Buyer's Initials

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: _____

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.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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Is the Property located in an area designated as an historic district in that plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. Is the Property listed as an historic resource on the County location atlas of historic sites? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <u>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.</u>	
Buyer _____	Buyer _____

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

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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 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, Laytonville, 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, Comas, 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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REAL PROPERTY CONSOLIDATED TAX BILL

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

ANNUAL BILL
TAX PERIOD 07/01/2024-06/30/2025
FULL LEVY YEAR
LEVY YEAR 2024

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

CONROY MICHAEL J & C D
7906 PLUM CREEK DR
LAYTONSVILLE, MD 20879

PRINCIPAL RESIDENCE

Table with columns: BILL DATE (04/02/2025), PROPERTY DESCRIPTION (GOSHEN ESTATES), BILL # (44250506), ACCOUNT # (02820400), PROPERTY ADDRESS (7906 PLUM CREEK DR), REFUSE AREA (R17), REFUSE UNITS (1)

Main tax assessment table with columns: LOT (6), BLOCK (V), DISTRICT (01), SUB (003), TAX CLASS (R042), ASSESSMENT, RATE, TAX/CHARGE, CREDIT DESCRIPTION, AMOUNT

Summary boxes: CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT (453,533), TAX RATE INFORMATION (0.71 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 07/01/2024 - 06/30/2025
FULL LEVY YEAR

Table with columns: BILL # (44250506)

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

Make Check Payable to:
Montgomery County, MD

Table with columns: ACCOUNT # (02820400), LEVY YEAR (2024), AMOUNT DUE (0.00)

CONROY MICHAEL J & C D
7906 PLUM CREEK DR
LAYTONSVILLE, MD 20879

DUE APR 30 2025
PLEASE INDICATE AMOUNT BEING PAID

Table with column: AMOUNT PAID

20820248442505061000000000000000000000000000000

Purchaser' Signature Date Purchaser' Signature Date



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

ACCOUNT NUMBER:		02820400
PROPERTY:	OWNER NAME	CONROY MICHAEL J & C D
	ADDRESS	7906 PLUM CREEK DR GAITHERSBURG , MD 20879-0000
	TAX CLASS	42
	REFUSE INFO	Refuse Area: R Refuse Unit:

TAX INFORMATION:			
TAX DESCRIPTION	LY25 PHASE-IN VALUE ₁	LY24 RATE ₂	ESTIMATED FY25 TAX/CHARGE
STATE PROPERTY TAX	481,767	.1120	\$539.58
COUNTY PROPERTY TAX ₃	481,767	1.0292	\$5,006.52
SOLID WASTE CHARGE ₄		310.9200	\$310.92
WATER QUALITY PROTECT CHG (SF ₄)			\$126.5
ESTIMATED TOTAL₆			\$5,993.52

Purchaser' Signature _____ Date _____

Purchaser' Signature _____ Date _____

OWNER'S DEDICATION PLAT NO 17269

WE, THE MILTON COMPANY, A VIRGINIA CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S AND ENGINEER'S CERTIFICATE, HEREBY ADOPT THIS PLAN SUBDIVISION, INDICATE THE STREETS TO PUBLIC USE, ESTABLISH NEIGHBORHOOD RESTRICTION LINES, GRANT PUBLIC UTILITY EASEMENTS ALONG THE STREETS, DEDICATED HEREON AS 75' WIDE, WITH THE TERMS AND PROVISIONS SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED, "DECLARATION OF PUBLIC UTILITIES EASEMENTS," RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 324 AT FOLIO 437; WITH SAID TERMS AND PROVISIONS AS INCORPORATED HEREIN BY THIS REFERENCE."

ADDENDUM TO OWNER'S DEDICATION ALSO GRANT TO MONTGOMERY COUNTY, MARYLAND, A FINANCIAL EASEMENT FOR PUBLIC USE (IMPROVEMENT EASEMENT) (P.I.E.) AS SHOWN HEREON WITH THE TERMS AND PROVISIONS SET FORTH IN A DECLARATION OF EASEMENT RECORDED AMONG THE LAND RECORDS IN LIBER 8629 AT FOLIO 443 AND SAID P.I.E.

FURTHER WE GRANT TO THE MONTGOMERY SUBURBAN SANITARY COMMISSION, ITS SUCCESSORS, AGENTS AND ASSIGNS THE RIGHTS OF WAY AS SHOWN HEREON, IF ANY, AS NECESSARY FOR THE CONSTRUCTION, RECONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MAINS, FIRE HYDRANTS, SANITARY SEWERS AND APPURTENANCES.

THERE ARE NO SHERTS OR ACTIONS, LEASES, LIENS, MORTGAGES OR TRUSTS ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT CERTAIN DEEDS OF TRUST AND THE PARTIES TO INTEREST THEREIN AS BEING INDICATED THEREIN ASSET.

THE MILTON COMPANY
 AUG 1, 1988
 DATE

Richard M. Blagden ATTEST *Richard M. Blagden*
 RICHARD M. BLAGDEN, JR. RICHARD M. BLAGDEN, JR.
 VP. VICE PRESIDENT VP. VICE PRESIDENT

WE HEREBY AGREE TO THIS PLAN OF SUBDIVISION
John F. A. Smith
 JOHN F. A. SMITH
 TRUSTEE

Robert W. Russell
 ROBERT W. RUSSELL
 TRUSTEE

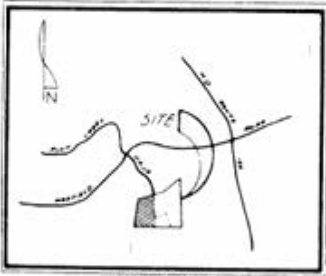
Wm Hoffman
 WM HOFFMAN
 TRUSTEE

SURVEYOR'S AND ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS DESCRIBED IN A DEED FROM JOSEPHINE C. BAINE TO THE MILTON COMPANY, A VIRGINIA CORPORATION, DATED APRIL 18, 1988, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 8218 FOLIO 711; THAT PROPERTY LINE MARKERS WILL BE SET IN ACCORDANCE WITH SECTION 50-24 (B) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND; THAT THE TOTAL AREA IN THIS PLAN OF SUBDIVISION IS 427,117 SQUARE FEET OR 9.7467 ACRES OF LAND, OUT OF WHICH 100,712 SQUARE FEET OR 2.2946 ACRES OF LAND IS DEDICATED TO PUBLIC USE FOR STREETS.

AS TO THE ESTABLISHMENT OF PROPERTY LINES
 DATE 7-5-88
Richard M. Blagden
 RICHARD M. BLAGDEN, JR.
 REGISTERED PROPERTY LINE SURVEYOR
 NO. ABL 4107

AS TO THE DESIGN OF ROADS AND/OR TRAILWAYS (SEE PLAN)
 DATE 7-5-88
Richard M. Blagden
 RICHARD M. BLAGDEN, JR.
 REGISTERED PROFESSIONAL ENGINEER
 NO. ABL 4107



CURVE DATA

No	Radius	Δ	Δ	Tan	Chord
1	415.00	37.33	05°09'14"	18.08	577°19'30"W - 37.32
2	343.53	86.41	37°05'25"	95.56	500°11'18"W - 189.13
3	425.52	115.80	15°35'33"	58.24	503°23'42"W - 115.44
4	189.34	51.53	15°35'33"	25.02	103°23'42"W - 51.37
5	185.00	356.49	10°24'18"	766.22	322°04'35"W - 503.64
6	49.33	60.40	70°02'58"	34.79	548°17'08"W - 56.86
7	45.00	76.65	25°02'58"	63.81	521°48'52"W - 73.55
8	49.33	81.41	48°06'05"	70.02	535°13'00"W - 40.21
9	45.00	216.93	27°12'10"	40.37	430°43'58"W - 40.10
10	49.33	41.41	48°06'05"	22.02	483°17'05"W - 40.21
11	235.00	427.11	104°08'08"	301.51	125°18'47"E - 370.70
12	403.53	107.76	15°18'03"	54.20	112°18'55"E - 107.68

- NOTES:
- THE APPROVAL OF THIS PLAN IS PUBLISHED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER PRIOR TO THE CONSTRUCTION OF HOMES.
 - THE PROPERTY SHOWN HEREON IS ZONED R-300 BUT IS BEING DEVELOPED IN ACCORDANCE WITH THE 1 STAIRCASE. DEVELOPMENT RIGHTS, WHEREAS 18 OFFERS THROUGH 18 OFFERS. NECESSARY FOR THIS DEVELOPMENT HAVE BEEN CONVEYED TO THE OWNER BY DEED DATED APRIL 1, 1988, AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, IN LIBER 8311 AT FOLIO 152 IN ACCORDANCE WITH AN EASEMENT GRANTED TO SAID COUNTY DATED APRIL 1, 1988, AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 8311 AT FOLIO 711.
 - THIS PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 25A OF THE MONTGOMERY COUNTY CODE REGARDING MODERATELY PRICED DWELLING UNITS.
 - THIS SUBDIVISION IS SUBJECT TO CERTAIN CONDITIONS AND RESTRICTIONS AND FREE CONSIDERATION AREAS AND RESTRICTIONS AS THIS AND BEING MORE PARTICULARLY DESCRIBED IN A DOCUMENT TO BE RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

PARCEL A
 LOTS 3-27
 BLOCK V
GOSHEN ESTATES
 LAYTONVILLE (1ST) DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=100 JUNE 1988

FOR PUBLIC WATER AND SEWER SYSTEMS ONLY 28823718713788800861004720200TDR3102990

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION MONTGOMERY COUNTY PLANNING BOARD	DEPARTMENT OF TRANSPORTATION MONTGOMERY COUNTY MARYLAND	DEPARTMENT OF HEALTH MONTGOMERY COUNTY MARYLAND
Approved <u>SEPTEMBER 22, 1988</u> <i>Thomas C. Christie</i> CHAIRMAN	Approved <u>1/18/89</u> <i>Robert M. Jones</i> DIRECTOR	Approved <u>1/25/89</u> <i>M.P. Williams MD JD</i> HEALTH OFFICER
MNCP&C Record File No. 574-97	PLA # 82-012	

RECORDED: _____
 PLAT BOOK: _____
 PLAT NO: _____

Johnson, Merman and Thompson, P.A.
 1700 WOODBINE - SUITE 300 - WASHINGTON, DC 20002
 LHM 4280
 2003 17000 1524



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 the 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 this 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 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 brokerage agreement with a different company.

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

Weichert Realtors act as a Dual Agent for me as the
(Firm Name)

Seller in the sale of the property at: 7906 Plum Creek Drive, Gaithersburg, MD 20879

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

Michael J. Conroy 3/27/2025 *Chadwick D. Conroy* 3-27-2025
Signature Date Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

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) _____

Signature _____ Date _____ Signature _____ Date _____