



# The Stokes Group

REAL ESTATE



## Disclosure Packet

**1103 LANCASTER RD.  
TAKOMA PARK, MD 20912**

Anslie Stokes Milligan, GRI  
Corcoran McEneaney

4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016  
202-552-5600 - TheStokesGroup.com - 202-270-1081



## We Sell Where You Want to Live

### Sellers:

Michael J. Mulé Living Trust and Laureen Laglagaron Living Trust

### Legal Information:

**Tax ID:**161303171615

**Legal Address:**1103 Lancaster Rd. Takoma Park, MD 20912

### Contract Requirements:

- Copy of Earnest Money Deposit
- Copy of bank statements proving EMD and down payment funds
- Lender approval letter from a local, reputable lender
- GCAAR Sales Contract
- Montgomery County Jurisdictional Addendum to GCAAR Sales Contract
- Escrow Agreement
- Addendum of Clauses (if needed)
- Complete Seller Disclosure Packet

### Contract Preferences:

- Sellers will give great weight to a strong (at least 10%) Earnest Money Deposit to be held by **Federal Title and Escrow**
- Sellers will give great weight to offers with few if any contingencies
- Sellers welcome home inspections, but they must be coordinated with listing agent
- Agent prefers to use **Federal Title and Escrow** as the settlement company (Fully Independent with no Joint Venture affiliations) **BUYER AGENTS-** if you have a JV with the title company in your offer, please note that in your email and/or offer summary in addition to providing the proper disclosure as such to the seller

**Federal Title & Escrow**  
**5335 Wisconsin Ave. NW #700**  
**Washington, DC 20015**  
**[www.federaltitle.com](http://www.federaltitle.com)**  
**202.362.1500**

Office Code: MCE7  
MRIS ID: 99699

Licenses: DC-SP98361041  
MD-596551

Broker Licenses: DC-94076  
MD-519375

### Listing Agent Information:

Anslie Stokes Milligan  
Corcoran McEneaney  
4910 Massachusetts Ave. NW Suite 119





## MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

**Property Address:** 1103 Lancaster Rd, Takoma Park, MD 20912

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

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

AND

The Property \_\_\_\_\_/\_\_\_\_\_ is or LL / MM is **not** registered in the Maryland Program (*Seller to initial applicable line*).

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

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

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

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

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

<u>Laureen Laglagaron</u>	<u>03/23/2025</u>		
<b>Seller</b>	<b>Date</b>	<b>Buyer</b>	<b>Date</b>
<u>Michael Mule</u>	<u>03/23/2025</u>		
<b>Seller</b>	<b>Date</b>	<b>Buyer</b>	<b>Date</b>
<u>Anslie Stokes</u>	<u>03/21/2025</u>		
<b>Seller's Agent</b>	<b>Date</b>	<b>Buyer's Agent</b>	<b>Date</b>

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STATE OF MARYLAND  
REAL ESTATE COMMISSION

## Consent for Dual Agency

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

### When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

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

A broker or 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.

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## 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

Corcoran McEneaney

(Firm Name)

act as a Dual Agent for me as the



**Seller** in the sale of the property at: 1103 Lancaster Rd. Takoma Park, MD 20912

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

Laureen Laglagaron

03/23/2025

Date

Signature

Michael Mule

03/23/2025

Signature

Date

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## 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





STATE OF MARYLAND REAL ESTATE COMMISSION  
**Understanding Whom Real Estate Agents Represent**

**THIS NOTICE IS NOT A CONTRACT**

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

**Agents Who Represent the Seller**

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

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

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

**Agents Who Represent the Buyer**

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

**Dual Agents**

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

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

**If either party does not agree to dual agency**, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

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

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

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

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

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

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6230.

We, the ☒ Sellers/Landlord ☐ Buyers/Tenants acknowledge receipt of a copy of this disclosure

and that Corcoran McEneaney (firm name)

and Anslie Stokes (salesperson) are working as:

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

- ☒ seller/landlord's agent  
☐ subagent of the Seller  
☐ buyer's /tenant's agent

Laureen Laglagaron 03/23/2025  
 Signature (Date)

Michael Mule 03/23/2025  
 Signature (Date)

\* \* \* \* \*

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

\_\_\_\_\_  
 Name of Individual to whom disclosure made

\_\_\_\_\_  
 Name of Individual to whom disclosure made

\_\_\_\_\_  
 Agent's Signature

\_\_\_\_\_  
 (Date)



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

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to the Contract of Sale between Buyer \_\_\_\_\_ and Seller Michael J. Mulé Living Trust and Laureen Laglagaron Living Trust for the Property known as 1103 Lancaster Rd, Takoma Park, MD 20912.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER:**

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (x) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

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

**OR**

- (B) A written disclaimer statement providing that:
- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
  - (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

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At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10 702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent:

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void.

Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Laureen Laglagaron      03/23/2025  
 Seller's Signature      Date

\_\_\_\_\_  
 Buyer's Signature      Date

Michael Mule      03/23/2025  
 Seller's Signature      Date

\_\_\_\_\_  
 Buyer's Signature      Date

Anslie Stokes      03/21/2025  
 Agent's Signature      Date

\_\_\_\_\_  
 Agent's Signature      Date



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

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

**PROPERTY ADDRESS:** 1103 Lancaster Rd, Takoma Park, MD 20912

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

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

### SELLER'S DISCLOSURE:

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

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

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

(B) Records and reports available to the Seller:

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

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

### BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

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

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

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

(F) \_\_\_\_\_ / \_\_\_\_\_ Buyer has (check one below):

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

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

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

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

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

Laureen Laglagaron 03/23/2025

Seller Date

Michael Mule 03/23/2025

Seller Date

Anslie Stokes 03/21/2025

Agent for Seller, if any Date

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

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

\_\_\_\_\_  
Agent for Buyer, if any Date





## CITY OF TAKOMA PARK, MARYLAND DISCLOSURES

The Contract of Sale dated \_\_\_\_\_, Address 1103 Lancaster Rd Takoma Park  
 Takoma Park, MD Zip 20912 Lot: 4 Block/Square: 6  
 Unit: \_\_\_\_\_ Section: \_\_\_\_\_ Tax ID # 161303171615 Parking Space(s) # \_\_\_\_\_  
 Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: Takoma Park between Seller  
Michael J. Mulé Living Trust and Laureen Laglagaron Living Trust, -- and Buyer \_\_\_\_\_  
 is hereby amended by the incorporation of this Disclosure, which shall supersede any provisions to the contrary in the Contract.

### NOTICE OF STORM WATER MANAGEMENT FEES

The City of Takoma Park, MD maintains its own storm water facilities and assesses and bills for an annual Storm Water Management Fee on all real estate located in the city. This assessment is made separate from City property taxes and requires a separate inquiry as to the applicability and the amount to be collected and/or prorated. Inquiries can be made at 301-891-7212. The assessment for this property is \$ 100.

### NOTICE OF TREE PRESERVATION AND REPLACEMENT REQUIREMENTS

1. The Buyer is notified that Chapter [12.12](#), Urban Forest, of the Takoma Park Code imposes restrictions and procedural requirements relating to activity on properties located in the City of Takoma Park ("City") that may affect urban forest trees on the property or on neighboring properties. An "urban forest tree" is a tree which: a) measures 24 inches or more in circumference at 4-1/2 feet above ground level or measures 7-5/8 inches or more diameter at breast height ("DBH") (note: additional requirements may apply if the property is located in the Takoma Park Historic District); b) is required to be planted or maintained pursuant to governmental order, agreement, covenant, easement or a tree protection plan, or as a condition of the issuance of a City tree permit; or c) is planted with government funding or under a government program. See Takoma Park Code §[12.12.020](#).
2. The activities within 50 feet of an urban forest tree that may be regulated by Chapter [12.12](#), Urban Forest, of the Takoma Park Code include, but are not limited to, the construction or expansion of a structure, the operation of heavy equipment, land disturbing activities such as regrading or excavation, installation of paving or other hardscape, and the removal or pruning of roots or branches of trees.
3. A tree removal permit is required before a property owner may remove, relocate, or destroy an urban forest tree. The City may deny the tree removal permit and require that the tree remain in place, or may require the owner to plant multiple replacement trees or pay a tree replacement fee to the City as a condition of the issuance of a permit. Tree permit waivers may also be granted allowing the removal of dead or hazardous urban forest trees.
4. Before engaging in construction or other activities that may impact urban forest trees on or near the property, the property owner must contact the City Department of Public Works to request a tree impact assessment. Following a tree impact assessment, the Department will advise the property owner whether a tree protection plan permit is required before the activity may proceed. The owner and the owner's contractors may be required to take measures to reduce the impact of the activity upon the trees on or near the property. Such measures may add to the cost of the activity, delay the completion of the activity, or require modifications to the planned

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**2. Rent Stabilization (*Takoma Park Code, Chapter 6.20*).** The rent stabilization law restricts rent increases for residential rental units. The Seller is required to provide the Purchaser with copies of the two most recent annual Rent Reports for the rental facility, which must be initialed by the Purchaser and attached to the Contract of Sale. City law does not permit a landlord to increase the rents for the rental facility above the annual rent stabilization allowance without an order from the Commission on Landlord-Tenant Affairs. Neither the price paid for the rental facility, nor the financing terms, are considered in a landlord's petition to increase the rents for the rental facility above the annual rent stabilization allowance.

**3. Rental Housing Licenses (*Takoma Park Code, Chapter 6.08*).** All rental facilities must be inspected for compliance with the Property Maintenance Code and licensed. The Seller is required to provide the Purchaser with copies of the two most recent Rental Housing Licensing Inspection Reports for the rental facility, which must be initialed by the Purchaser and attached to the Contract of Sale.

**4. Landlord-Tenant Relations (*Takoma Park Code, Chapter 6.16*).** In addition to the applicable state landlord-tenant laws, the City of Takoma Park has supplemental laws regulating the landlord-tenant relation, including minimum lease term and lease renewal requirements, restrictions on allowable pet and other fees that may be charged to a tenant, and a Commission on Landlord-Tenant Relations, which hears complaints of landlord-tenant violations and appeals from rent increase petition decisions. Additional information is available upon request from the City of Takoma Park Department of Housing and Community Development at (301) 891-7119 or at [www.takomaparkmd.gov](http://www.takomaparkmd.gov). **A Purchaser has the unconditional right, upon written notice to the Seller or Seller's agent, to rescind the contract of sale and to the immediate return of any deposit at any time within five (5) days following receipt of this Notice and receipt of copies of the annual Rent Reports\* and Rental Housing Licensing Inspection Reports for the rental facility for the two years immediately preceding the sale. The right of a Purchaser, who has received this Notice and complete and accurate Rent Reports\* and Inspection Reports, to rescind the contract of sale terminates if not exercised before settlement on the transfer of title to the rental facility.**

\* If the rental facility is exempt from rent stabilization, then a Certificate of Exemption from the City of Takoma Park must be attached to the contract of sale and copies of the annual Rent Reports do not need to be provided to the Purchaser. THIS NOTICE IS REQUIRED BY THE CITY OF TAKOMA PARK TO PROVIDE GENERAL INFORMATION ABOUT THE CITY'S RENTAL HOUSING LAWS AND REQUIREMENTS AND IS NOT INTENDED TO PROVIDE SPECIFIC LEGAL OR INVESTMENT ADVICE.

PURCHASER ACKNOWLEDGES RECEIPT OF THIS NOTICE, COPIES OF RENTAL HOUSING LICENSING INSPECTION REPORTS FOR YEARS \_\_\_\_\_ AND \_\_\_\_\_, AND COPIES OF THE ANNUAL RENT REPORTS\* FOR YEARS \_\_\_\_\_ AND \_\_\_\_\_ FOR THE PROPERTY LOCATED AT \_\_\_\_\_, TAKOMA PARK, MARYLAND.

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

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

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

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

## DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIPS

### MCENEARNEY ASSOCIATES, MIDDLEBURG REAL ESTATE AND ATOKA PROPERTIES

This statement is to provide notice of an affiliated business relationship between the following entities doing business as McEneaney Associates, McEneaney Commercial, Middleburg Real Estate, and Atoka Properties. Each of these affiliated entities is wholly owned by a common parent, National Capital Partners, LLC., which is owned by McEneaney Holdings, LLC and Pejacsevich and Buzzelli, LLC.

### BUSINESS RELATIONSHIPS WITH SERVICE PROVIDERS

In addition to the business relationships referenced above, McEneaney Associates, Middleburg Real Estate, and Atoka Properties have marketing relationships with other service providers which are listed below. These are contractual agreements that provide marketing opportunities for those service providers through our real estate offices. These opportunities include such things as placing marketing materials in our offices, including information about their services in mailings, broadcast emails, property brochures, company websites, and social media. They are provided with in-office opportunities to sponsor or conduct seminars and to expand their customer base. These service providers pay an appropriate fee for the marketing opportunities provided. There is no fee for any referral of clients or customers to these providers, nor is this disclosure intended to be a referral to those providers.

**CONSUMERS AND PROSPECTIVE CONSUMERS ARE NOT REQUIRED TO USE THE SERVICES OF THESE PROVIDERS. THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND RATES FOR THOSE SERVICES.**

### SERVICE PROVIDERS WITH WHOM WE HAVE CURRENT AGREEMENTS:

Atlantic Coast Mortgage, LLC – Provider of residential mortgages

Movement Mortgage, LLC – Provider of residential mortgages

Vesta Settlements, LLC – Provider of real estate settlement services

I/we have read this disclosure statement and understand and acknowledge the business and financial relationships disclosed herein.

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Purchaser/Tenant

Laureen Laglagaron 03/23/2025  
Seller/Landlord

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Purchaser/Tenant

Michael Mule 03/23/2025  
Seller/Landlord





## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 1103 Lancaster Rd, Takoma Park, MD 20912

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? 14 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 7 ☐ 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: Slate Age 7  
 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) Michael Mule Date 04/27/2025

Seller(s) Laureen Laglagaron Date 04/27/2025

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 1103 Lancaster Rd  
 City Takoma Park, State MD Zip 20912 between  
 Seller Michael J. Mulé Living Trust and Laureen Laglagaron Living Trust, \_ \_ 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](http://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](http://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](http://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](http://www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf). In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.

3. **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](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 Barnesville, Town of Kensington, or Town of Poolesville.

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

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

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

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit <http://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](mailto:waterworks@montgomerycountymd.gov).

- A. **Water: Is the Property connected to public water?** ☒ Yes ☐ No.  
If no, has it been approved for connection to public water? ☐ Yes ☐ No ☐ Do not know  
If not connected, the source of potable water, if any, for the Property is: \_\_\_\_\_
- B. **Sewer: Is the Property connected to public sewer system?** ☒ Yes ☐ No  
If no, answer the following questions:  
1. **Has it been approved for connection to public sewer?** ☐ Yes ☐ No ☐ Do not know  
2. **Has an individual sewage disposal system been constructed on Property?** ☐ Yes ☐ No  
**Has one been approved for construction?** ☐ Yes ☐ No  
**Has one been disapproved for construction?** ☐ Yes ☐ No ☐ Do not know  
If no, explain: \_\_\_\_\_
- C. **Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known)** \_\_\_\_\_. **This category affects the availability of water and sewer service as follows (if known)** \_\_\_\_\_.

**D. Recommendations and Pending Amendments (if known):**

1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: \_\_\_\_\_
2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: \_\_\_\_\_

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

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

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

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](http://www.mde.state.md.us). Does the Property contain an UNUSED underground storage tank? ☐ Yes ☒ No ☐ Unknown. If yes, explain when, where and how it was abandoned: \_\_\_\_\_.
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/](http://montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/) or [montgomerycountymd.gov/water/streams/spa.html](http://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](mailto: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](http://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/](https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf/).

OR

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

OR

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

**14. RECORDED SUBDIVISION PLAT:**

Plats are available at the [MNCPPC](#) or at the Judicial Center, Room 2120, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the Property. Plats are also available online at [http://www.montgomeryplanning.org/info/plat\\_maps.shtm](http://www.montgomeryplanning.org/info/plat_maps.shtm) or at [www.plats.net](http://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.

<p>Has the Property been designated as an historic site in the master plan for historic preservation? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>Is the Property located in an area designated as an historic district in that plan? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>Is the Property listed as an historic resource on the County location atlas of historic sites? <input type="checkbox"/> Yes <input type="checkbox"/> No.</p> <p>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></p>	
<p>_____</p> <p>Buyer</p>	<p>_____</p> <p>Buyer</p>

**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](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

22. **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.

23. **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.

Michael Mule                      04/27/2025  
 Seller    Date

\_\_\_\_\_  
 Buyer    Date

Laureen Laglagaron                      04/27/2025  
 Seller    Date

\_\_\_\_\_  
 Buyer    Date





## Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address: 1103 Lancaster Rd, Takoma Park, MD 20912

Month	Year		Electric	Gas	Heating Oil
February	2025	Total Cost:	150.16	288.81	
		Total Usage			
January	2025	Total Cost:	137.04	159.83	
		Total Usage			
December	2024	Total Cost:	136.09	120.24	
		Total Usage			
November	2024	Total Cost:	120.76	59.36	
		Total Usage			
October	2024	Total Cost:	171.84	23.36	
		Total Usage			
September	2024	Total Cost:	219.09	23.26	
		Total Usage			
August	2024	Total Cost:	260.77	20.15	
		Total Usage			
July	2024	Total Cost:	199.83	18.58	
		Total Usage			
June	2024	Total Cost:	160.08	27.45	
		Total Usage			
May	2024	Total Cost:	153.39	71.02	
		Total Usage			
April	2024	Total Cost:	169.27	111.35	
		Total Usage			
March	2024	Total Cost:	181.42	161.67	
		Total Usage			

*Michael Mule*

04/27/2025

Seller/Owner (Indicate if sole owner)

Date

*Laureen Laglagaron*

04/27/2025

Seller/Owner (Indicate if sole owner)

Date

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## Solar Panel Seller Disclosure/Resale Addendum

(For use with GCAAR Sales Contract and MR Residential Contract of Sale)

Address 1103 Lancaster Rd

City Takoma Park, State MD Zip 20912

**NOTICE TO BUYER:** The Property contains a solar panel system for the purpose of generating electricity. It is the Buyer's sole responsibility to seek out and gather all pertinent information about the System installed on the Property. There are many variables from one solar panel system to another. Sources of information include but are not limited to, the Seller, the Solar Energy Company that installed the System, any solar leasing or supply company, the broker of any renewable energy certificates, and the local utility company to which the Property is connected.

### PART I – SELLER DISCLOSURE

1. **SELLER NOTICE OF SOLAR PANEL INFORMATION:** Seller discloses that Property contains a solar panel system (the "System") installed by the following Solar Energy Company:

Company Name: Sunlight-To-The Rescue, LLC Phone: (240) 641-5054

Address: 10014 Colesville Rd Ste B, Silver Spring, MD 20901

A. The System is currently:

- ☒ 1) Owned by Seller free and clear (not subject to an existing lease, power purchase agreement/supply agreement, or loan) and shall be included in the sale of the Property and conveyed to Buyer at Settlement;
- ☐ 2) Subject to an existing ☐ lease agreement **OR** ☐ power purchase/supply agreement ("Supply Agreement") **OR** ☐ financed by an unpaid loan ("Solar System Financing") **OR** ☐ Other: \_\_\_\_\_ from the following company (the "Solar Company"):
- Solar Company Name: \_\_\_\_\_ Phone: \_\_\_\_\_
- Address: \_\_\_\_\_

B. Potential Buyers are hereby advised that the present fee, or loan or lease payment, if applicable, for any obligation under an agreement with the Solar Company is \$\_\_\_\_\_ per \_\_\_\_\_.

C. Seller ☒ receives **OR** ☐ does not receive benefits from solar renewable energy certificates (SRECs), in a solar-energy marketplace. If applicable, SRECs are distributed from the following aggregator or broker:

**SREC Trade**

Unless otherwise agreed in Part II herein, SRECs, if any, will convey with the System.

2. **SOLAR PANEL SYSTEM DOCUMENTS:** Copies of any documentation pertaining to the System, the Solar Company, Solar System Financing, and/or the SRECs, including but not limited to statements from the prior 12 months of usage or production of electricity from the System, are attached: ☐ YES ☐ NO. If no, Seller shall Deliver to Buyer such documentation within 3 Business Days of the Date of Ratification. **Seller grants permission for the Solar Company to disclose to Buyer any documentation or information pertaining to the System.**

Michael Mule 04/27/2025  
Seller Date

Laureen Laglagaron 04/27/2025  
Seller Date



**PART II – RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller Michael J. Mulé Living Trust and Laureen Laglagaron Living Trust, \_ \_ and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **BUYER DUE DILIGENCE:** Buyer is advised that if the cost, insurability, operation, or value of the System is a material matter to Buyer, it must be investigated within the allotted timeframe as set forth below. This may include, but is not limited to, lease terms, maintenance, utility and lessor fees, and warranties.
2. **SOLAR PANEL CONTINGENCY:** Unless there are no obligations to assume, this Contract is contingent (“*Solar Panel Contingency*”) on Buyer’s ability to assume all obligations pertaining to the System with the Solar Company.
  - A. **SELLER’S OPTION TO VOID CONTRACT:** Buyer shall Deliver by 6:00pm \_\_\_\_\_ Days after Date of Ratification (“*Solar Panel Deadline*”) evidence of approval by Solar Company of Buyer’s assumption of obligations pertaining to the System (“*System Approval*”).
 

Following the Solar Panel Deadline, but until Buyer Delivers the System Approval to Seller, the Solar Panel Contingency will continue and **Seller may Deliver Notice to Buyer declaring the Contract Void.**

Upon Delivery of the System Approval, Seller may no longer Deliver Notice declaring the Contract Void under the Solar Panel Contingency until the Settlement Date has passed.
  - B. **REMOVAL OF CONTINGENCY:** At any time prior to Seller Delivering Notice declaring the Contract Void, Buyer may remove this contingency by delivering to Seller evidence of Buyer’s ability to assume all obligations pertaining to the System without System Approval by Solar Company.
  - C. **SYSTEM REJECTION:** Buyer may Deliver Notice declaring the Contract Void if Buyer receives rejection for System Approval from Solar Company and Delivers evidence of the rejection to Seller.
3. **ASSUMPTION OF SOLAR PANEL SYSTEM OBLIGATIONS:** Buyer hereby agrees to assume all obligations of the System from and after the Settlement Date hereunder. SRECs, if any, will convey with the System unless otherwise agreed to herein. Buyer shall not be responsible for any arrearages due from Seller to Solar Company. Proratable charges for Solar Company fees and/or payments are to be adjusted to the Settlement Date. In no event shall Seller be obligated to proceed to Settlement should Solar Company refuse to relieve Seller of Seller’s existing contractual obligation to Solar Company.
4. **BUYER LENDER:** If applicable, Buyer must disclose to Lender that Property contains a solar panel system.
5. **RIGHT TO CANCEL:** Notwithstanding the Solar Panel Contingency herein, Buyer shall have the right for a period of seven (7) Days from the Date of Ratification to declare this Contract Void by Delivering Notice thereof to Seller.

Seller	Date	Buyer	Date
Seller	Date	Buyer	Date



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

ACCOUNT NUMBER:		03171615		
PROPERTY:	OWNER NAME	LAGLAGARON LAUREN LIVING TR		
	ADDRESS	1103 LANCASTER RD TAKOMA PARK , MD 20912-		
	TAX CLASS	74		
	REFUSE INFO	Refuse Area: R Refuse Unit:		
TAX INFORMATION:				
TAX DESCRIPTION		LY25 PHASE-IN VALUE <sub>1</sub>	LY24 RATE <sub>2</sub>	ESTIMATED FY25 TAX/CHARGE
STATE PROPERTY TAX		693,800	.1120	\$777.06
COUNTY PROPERTY TAX <sub>3</sub>		693,800	1.0392	\$7,209.97
TAKOMA PARK PROPERTY TAX		693,800	.5522	\$3,831.16
SOLID WASTE CHARGE <sub>4</sub>			31.9800	\$31.98
TAKOMA PARK SPECIAL				\$100
ESTIMATED TOTAL <sub>6</sub>				\$11,950.17

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

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



# REAL PROPERTY CONSOLIDATED TAX BILL

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

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

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

LAGLAGARON LAUREN LIVING TR  
1103 LANCASTER ROAD  
TAKOMA PARK, MD 20912

PRINCIPAL RESIDENCE

					BILL DATE	
					04/28/2025	
					PROPERTY DESCRIPTION	
					NEW HAMPSHIRE AVENUE HIGHLANDS	
LOT	BLOCK	DISTRICT	SUB	TAX CLASS	BILL #	ACCOUNT #
4	6	13	025	R074	44280981	03171615
		PROPERTY ADDRESS			REFUSE AREA	REFUSE UNITS
		1103 LANCASTER RD			R40	1
TAX DESCRIPTION		ASSESSMENT	RATE	TAX/CHARGE	*PER \$100 OF ASSESSMENT	
STATE PROPERTY TAX		707,800	.1120	792.74	CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT  707,800	
COUNTY PROPERTY TAX		707,800	1.0392	7,355.47		
TAKOMA PARK PROPERTY TAX		707,800	.5522	3,908.47		
SOLID WASTE CHARGE			31.9800	31.98		
TAKOMA PARK SPECIAL				100.00		
TOTAL				12,188.66	TAX RATE INFORMATION  THE CURRENT LEVY YEAR 2024 REAL PROPERTY TAX RATE IS 0.71 PER \$100 OF ASSESSMENT. LAST YEAR'S TAX RATE FOR LEVY YEAR 2023 WAS 0.7170 PER \$100 OF ASSESSMENT.	
CREDIT DESCRIPTION		ASSESSMENT	RATE	AMOUNT		
COUNTY PROPERTY TAX CREDIT				-692.00		
TOTAL CREDITS				-692.00		
PRIOR PAYMENTS ****				11496.66		
INTEREST				0		
Total Annual Amount Due :				0.00		

**YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT [apps.montgomerycountymd.gov/realpropertytax](https://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

<b>BILL #</b>
44280981

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

11

**Make Check Payable to:  
Montgomery County, MD**

ACCOUNT #	LEVY YEAR	AMOUNT DUE
03171615	2024	0.00

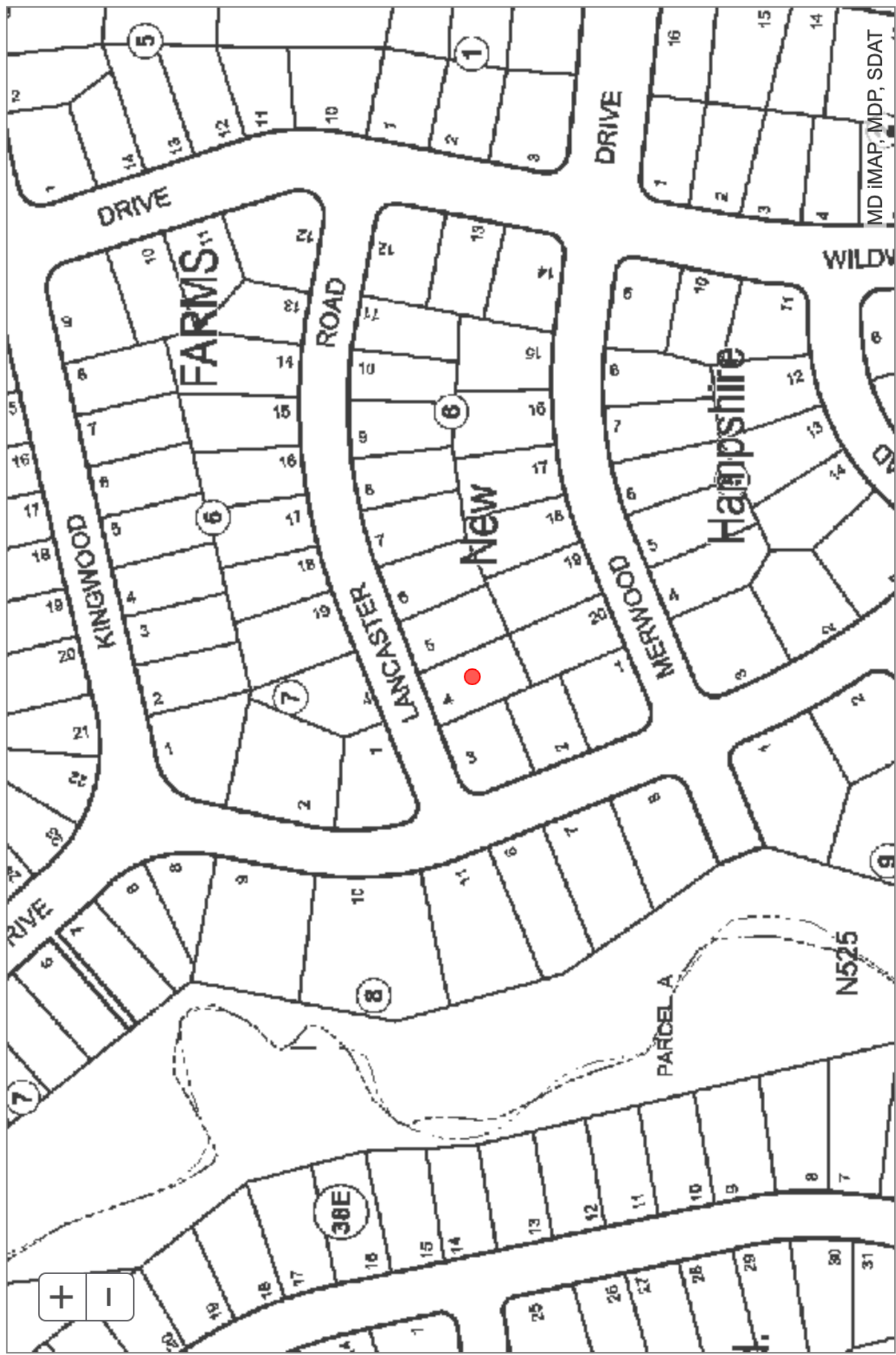
LAGLAGARON LAUREN LIVING TR  
1103 LANCASTER ROAD  
TAKOMA PARK, MD 20912

DUE APR 30 2025  
PLEASE INDICATE AMOUNT BEING PAID

AMOUNT PAID
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2082024844280981000000000000000000000000







## SUNLIGHT-TO-THE RESCUE

Sunlight-To-The Rescue, LLC | P.O. Box 677 | Burtonsville, MD 20866  
| MHIC# 134380 | O: 240-641-5054/ 1-877-569-4579 | Fax: 240-396-5827  
| Email: [info@sunlighttotherescue.com](mailto:info@sunlighttotherescue.com) | Visit us at [www.sunlighttotherescue.com](http://www.sunlighttotherescue.com)

# Solar Panel Installation For Mike Mule At

1103 Lancaster Road Takoma Park, Maryland 20912

# System Capacity:

Solar PV system Capacity : 11,455 KW(DC)  
Annual Solar PV Generation : 11,609 kWh  
Annual Energy offset Percent : 68.00%  
First year Utility cost Avoided : 1,345

# Design Overview:

PV system Size : 11.455 KW(DC)  
Inverter DC/AC Ratio : 11.455 kW(DC) / 10.414 kW(AC)  
Installation Type : Fixed (Open Rack)  
Production Ratio : 1014  
Monitoring System : Basic Monitoring System





- Higher power classes for equivalent module sizes
- High module efficiency of 17.90-23.27%
- Low hot spot temperature risk and lower internal current
- Low temperature coefficient (Pmax):  $-0.37\%/^{\circ}\text{C}$
- Low power loss in cell connection
- More power output thanks to low NMOT (Nominal Module Operating Temperature):  $41\pm 3^{\circ}\text{C}$
- Heavy snow and wind load capable at 5400 Pa and 2400 Pa respectively

## PV Modules:

Quantity	: 29
Manufacturer	: Canadian Solar
Model	: CS3W 400P T4
Description	: 400W Solar Module PolyPERC,T4 Connectors
Warranty	: 25 Year Performance Warranty





- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling
- Produce power even when the grid is down
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules
- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA)

## Inverters:

Quantity	: 29
Manufacturer	: Enphase Energy
Model	: IQ8PLUS-72-2-US
Warrant	: 25 Year Performance Warranty



- Envoy Communications Gateway, includes Wireless USB adapter (WiFi 802.11b/g/n), with Lifetime MyEnlighten System level monitoring. The Enphase Envoy Communications Gateway provides network access to the solar array enabling comprehensive monitoring and management of an Enphase system.

Solar professionals and system owners can easily check the status of their Enphase System using the Envoy's LCD display or get more detailed performance data via Enlighten Software, included with purchase of Envoy.

## Envoy Gateway:

Quantity	: 2
Manufacturer	: Enphase Energy
Model	: IQ Battery 10T
Warrant	: 10 Years Warranty





- Control up to 2, 36A resistive loads or 3HP/25A inductive loads running at 240VAC or 4 loads running at 120VAC
- Shed up to 2 excess IQ6, IQ7, M215 or M250 solar branch circuits(up to 32A each) to maintain Solar-To-Storage ratio when off-grid
- Prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life
- DIN rail mounted components enable easy installation and servicing
- Easy configuration via Enphase Installer App
- Designed for indoor or outdoor installations
- 5 years warranty
- Durable NEMA 4X Enclosure

## IQ Load Controller:

Quantity : 1

Manufacturer : Enphase Energy

Model : EP-NA-LK02-040

Warrant : 5 Years Warranty



- The Cellular Modem connects the IQ Gateway S or IQ Gateway to the Enlighten™ Cloud through LTE-M cellular connectivity. It eliminates the need for an on-site Internet connection to monitor an Enphase system. The modem is pre-configured and is activated when connected to the IQ Gateway. The IQ Gateway collects module-level and system-level production data, and, if configured, consumption data, at pre-defined periods of time, typically at 15-minute intervals. It transmits to the Enlighten™ Cloud four times a day.

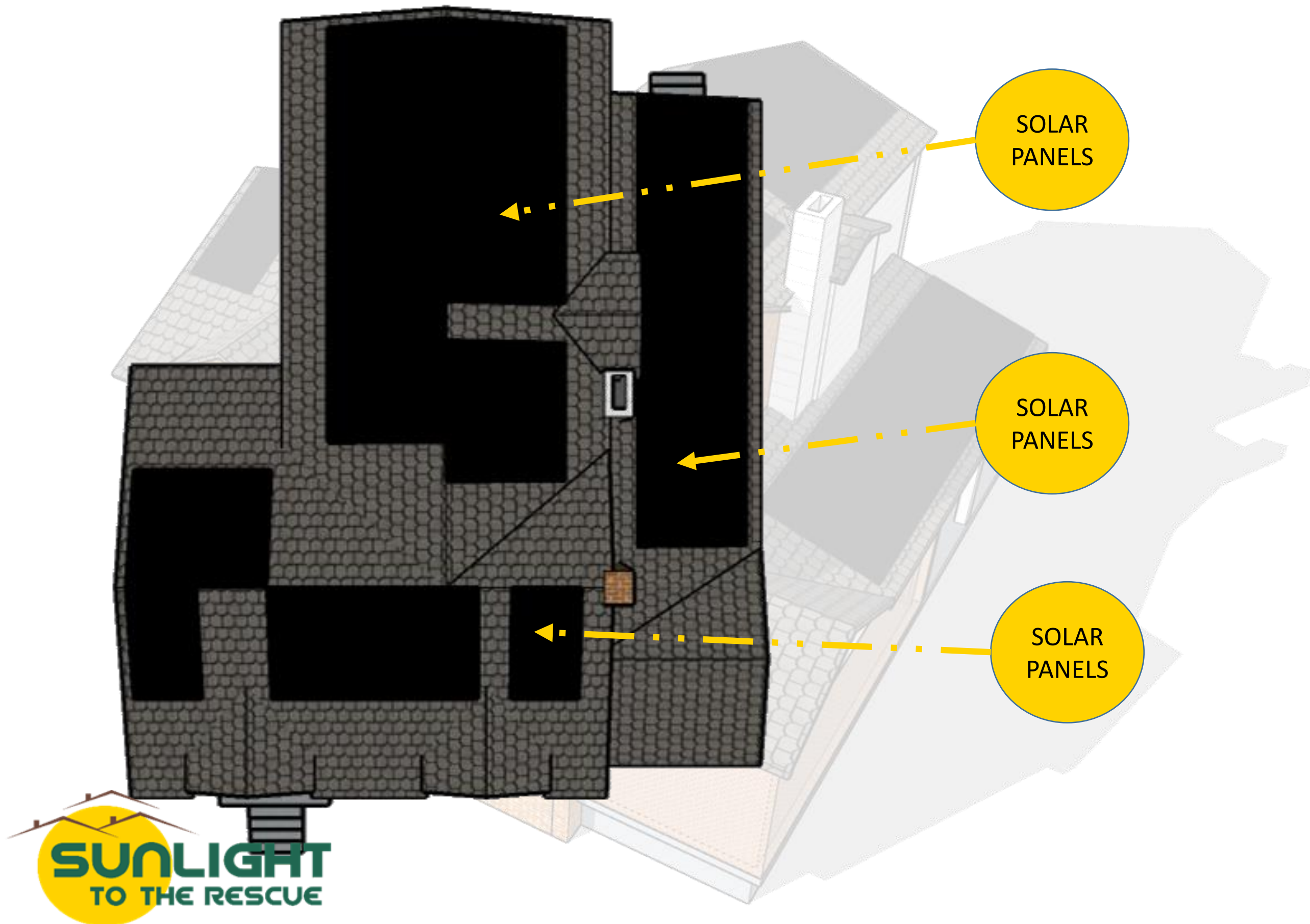


## Communications kit with cell modem:

Quantity	: 1
Manufacturer	: Enphase Energy
Model	: IQ Battery 10T
Warrant	: 10 Years Warranty







SOLAR  
PANELS

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PANELS



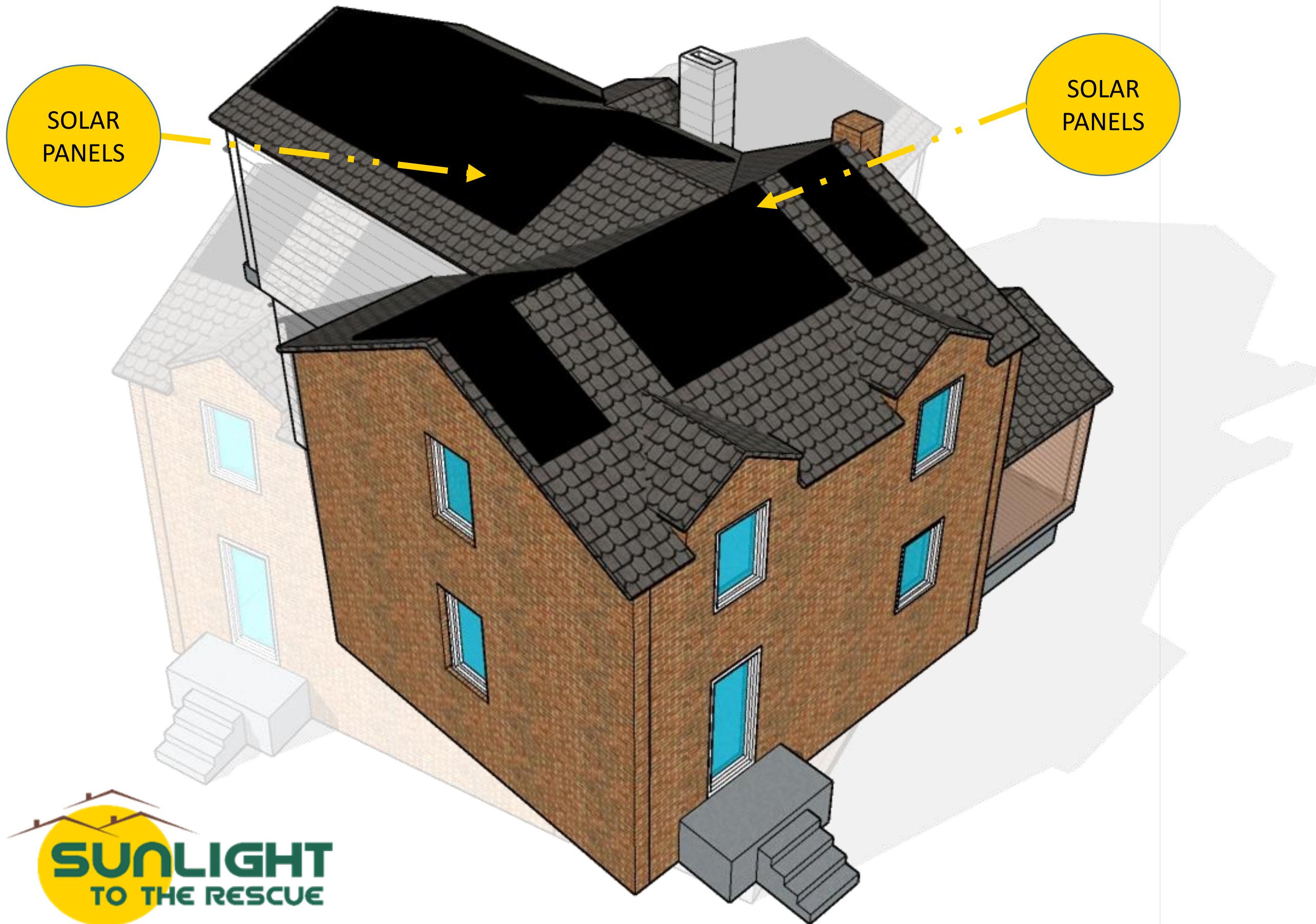


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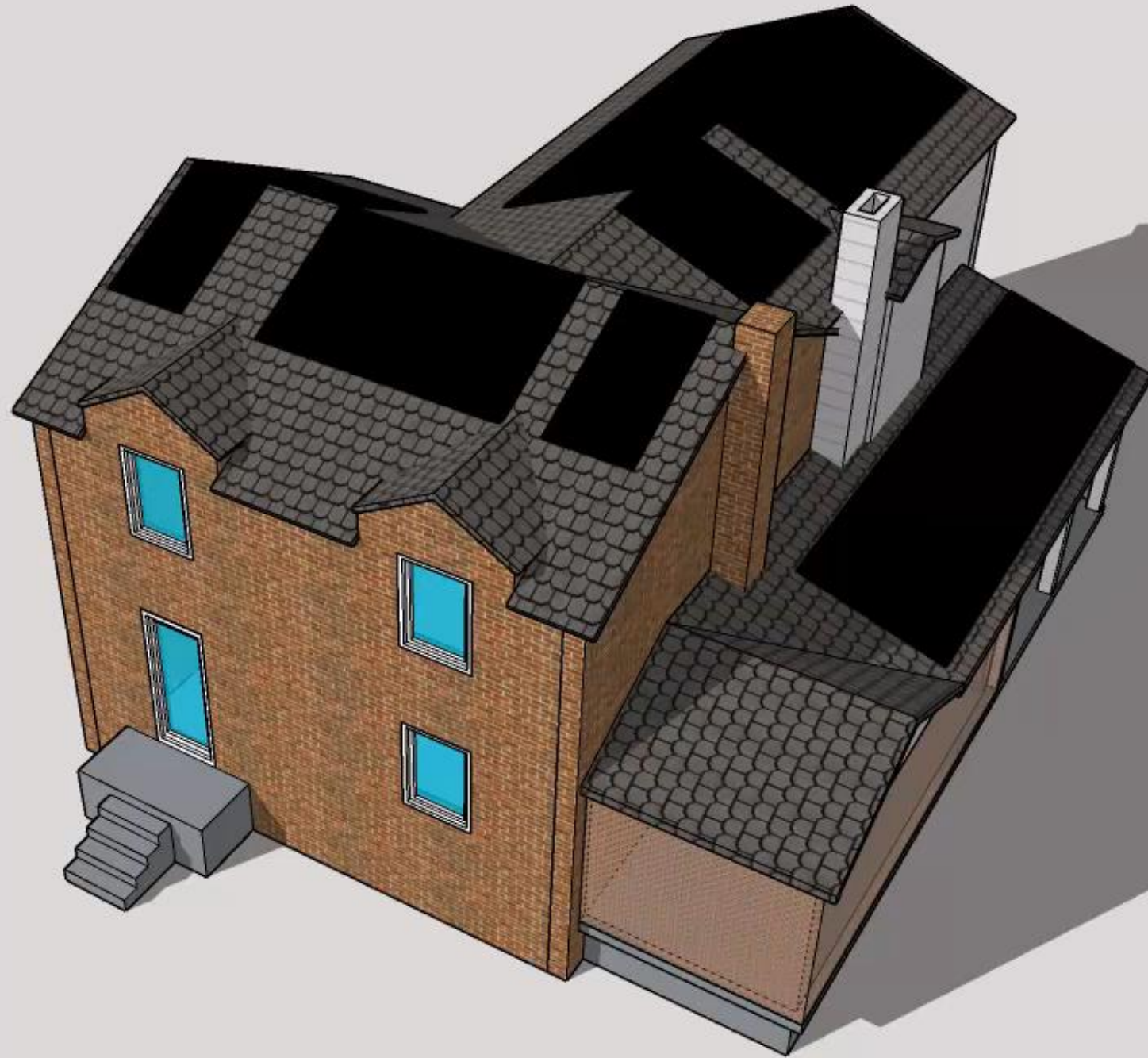


SOLAR  
PANELS

SOLAR  
PANELS







Animation of the Proposal

# Thank You

**Jean-Yves M. Dalle**

President & CEO

Sunlight-To-The Rescue, LLC

10014 Colesville Road, Suite B

Silver Spring, MD 20901



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