



# The Stokes Group

REAL ESTATE



Disclosure Packet

**5006 NAHANT ST.  
BETHESDA, MD 20816**

Anslie Stokes, GRI  
Corcoran McEneaney

4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016  
202-552-5600 - [TheStokesGroup.com](http://TheStokesGroup.com) - 202-270-1081



## We Sell Where You Want to Live

### Sellers:

Christopher Ashley Ford Revocable Trust

### Legal Information:

**Tax ID:** 160700609006

**Legal Address:** 5006 Nahant St. Bethesda, MD 20816

### 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





## 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 5006 Nahant St  
 City Bethesda, State MD Zip 20816 between  
 Seller Christopher Ashley Ford Revocable 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: 301-495-4605. Web site:  
<https://montgomeryplanningboard.org>
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.  
Main telephone number: 240-314-5000. Web site: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- State Department of Assessments & Taxation (SDAT), 700 East Pratt Street, 2nd Floor, Suite 2700, Baltimore, MD, 21202  
Main Telephone Number: 410-767-1184. Website: [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. **MONTGOMERY COUNTY MUNICIPALITIES AND SPECIAL TAXING DISTRICTS:** This Property may be located in a municipality, town, city or district that has its own disclosure, building and other requirements. The parties are advised to determine which municipality, town, city or district the Property is located and contact the appropriate authority. Further information may be obtained by contacting staff and web sites of appropriate municipalities: <https://www.montgomerycountymd.gov/DPS/municipalities.html>.
- This Property is located in the City of Takoma Park, the Takoma Park Sales Disclosure must be attached. See **GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws**.
- This Property is located in Town of Garrett Park, the Garrett Park Disclosure must be attached. See **GCAAR Form – Town of Garrett Park Disclosure (GDP)**.
8. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a  **Homeowners Association** with mandatory fees (HOA) (refer to **GCAAR HOA Seller Disclosure / Resale Addendum for MD**, attached), and/or  **Condominium Association** (refer to **GCAAR Condominium Seller Disclosure / Resale Addendum for MD**, attached) and/or  **Cooperative** (refer to **GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC**, attached) and/or  **Other** (ie: Homeowners Association/Civic Association WITHOUT dues): \_\_\_\_\_.
9. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit [www.mde.state.md.us](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.

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," visit <https://mcatlas.org/viewer/> and type in the address in the upper left corner of the screen. Then select Special Protection Areas from the menu along the left side of the screen to turn on that GIS layer. This will show you if the property is within a Special Protection Area.

Is this Property located in an area designated as a Special Protection Area?  Yes  No  
If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

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

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**12. PROPERTY TAXES:** Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "[Frequently Asked Questions](#)" section located at <https://www.montgomerycountymd.gov/finance/taxes/faqs.html> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx> - this provides tax information from the State of Maryland.

- A. **Current Tax Bill; IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY.** A copy of the tax bill for this Property can be obtained at <https://apps.montgomerycountymd.gov/realpropertytax/>.

**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.

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

OR

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

**15. TAX BENEFIT PROGRAMS:**

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

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA?  Yes  No. If yes, taxes assessed shall be paid by the Buyer **OR** the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes?  Yes  No. If yes, taxes assessed as a result of the transfer shall be paid by the Buyer **OR** the Seller. Confirm if applicable to this Property at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>.
- C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program?  Yes  No. If yes, explain: \_\_\_\_\_.

**16. AGRICULTURAL RESERVE DISCLOSURE NOTICE:**

This Property  is  is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosure requirements are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).

**17. NOTICE CONCERNING CONSERVATION EASEMENTS:**

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

**18. GROUND RENT:**

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

**19. HISTORIC PRESERVATION:**

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

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

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

Buyer \_\_\_\_\_

Buyer \_\_\_\_\_

**20. MARYLAND FOREST CONSERVATION LAWS:**

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

**21. AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to this website for a current list: <https://www.airportiq5010.com/5010web/>





**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**Property Address: 5006 Nahant St, Bethesda, MD 20816

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? December 2016

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

Water Supply  Public  Well  Other \_\_\_\_\_  
Sewage Disposal  Public  Septic System approved for \_\_\_\_\_ (# bedrooms) **Other Type**

Garbage Disposal  Yes  No  
Dishwasher  Yes  No  
Heating  Oil  Natural Gas  Electric  Heat Pump Age \_\_\_\_\_  Other \_\_\_\_\_  
Air Conditioning  Oil  Natural Gas  Electric  Heat Pump Age \_\_\_\_\_  Other \_\_\_\_\_  
Hot Water  Oil  Natural Gas  Electric Capacity \_\_\_\_\_ Age \_\_\_\_\_  Other \_\_\_\_\_

**Please indicate your actual knowledge with respect to the following:**

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

2. Basement: Any leaks or evidence of moisture?  Yes  No  Unknown  Does Not Apply  
Comments: \_\_\_\_\_

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  
Type of Roof: slate Age unk

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) Christopher Ashley Ford Date 02/24/2026

Seller(s) \_\_\_\_\_ Date \_\_\_\_\_

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

Purchaser \_\_\_\_\_ Date \_\_\_\_\_

**MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT**

NOTICE TO SELLER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned seller(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

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

Does the seller(s) have actual knowledge of any latent defects?  Yes  No If yes, specify:

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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 \_\_\_\_\_



## Inclusions/Exclusions Disclosure and/or Addendum

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

**PROPERTY ADDRESS:** 5006 Nahant St, Bethesda, MD 20816

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

**KITCHEN APPLIANCES**

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

**LAUNDRY**

- Washer
- Dryer

**ELECTRONICS**

- Security Cameras
- Alarm System **(As-Is)**
- Intercom
- Satellite Dishes
- Video Doorbell

**LIVING AREAS**

- Fireplace Screen/Doors
- Gas Logs
- Ceiling Fans
- Window Fans
- Window Treatments

**WATER/HVAC**

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

**RECREATION**

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

**OTHER**

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

**LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS:** Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: \_\_\_\_\_

**CERTIFICATION:** Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

Christopher Ashley Ford 02/24/2026  
Seller Date

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

**ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** *(Completed only after presentation to the Buyer)*  
The Contract of Sale dated \_\_\_\_\_ between Seller Christopher Ashley Ford Revocable Trust and Buyer \_\_\_\_\_ for the Property referenced above is hereby amended by the incorporation of this Addendum.

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

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

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

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



## Utility Cost and Usage History Form

For use in Montgomery County, Maryland

Address: 5006 Nahant St, Bethesda, MD 20816

Month	Year		Electric	Gas	Heating Oil
<b>February</b>	<b>2026</b>	Total Cost:	<b>146</b>	<b>374</b>	
		Total Usage			
<b>January</b>	<b>2026</b>	Total Cost:	<b>148</b>	<b>411</b>	
		Total Usage			
<b>December</b>	<b>2025</b>	Total Cost:	<b>114</b>	<b>104</b>	
		Total Usage			
<b>November</b>	<b>2025</b>	Total Cost:	<b>231</b>	<b>80</b>	
		Total Usage			
<b>October</b>	<b>2025</b>	Total Cost:	<b>120</b>	<b>20</b>	
		Total Usage			
<b>September</b>	<b>2025</b>	Total Cost:	<b>136</b>	<b>20</b>	
		Total Usage			
<b>August</b>	<b>2025</b>	Total Cost:	<b>326</b>	<b>19</b>	
		Total Usage			
<b>July</b>	<b>2025</b>	Total Cost:	<b>90</b>	<b>61</b>	
		Total Usage			
<b>June</b>	<b>2025</b>	Total Cost:	<b>100</b>	<b>70</b>	
		Total Usage			
<b>May</b>	<b>2025</b>	Total Cost:	<b>103</b>	<b>106</b>	
		Total Usage			
<b>April</b>	<b>2025</b>	Total Cost:	<b>104</b>	<b>289</b>	
		Total Usage			
<b>March</b>	<b>2025</b>	Total Cost:	<b>113</b>	<b>424</b>	
		Total Usage			

*Christopher Ashley Ford*  
 Seller/Owner (Indicate if sole owner)

**02/24/2026**  
 Date

Seller/Owner (Indicate if sole owner)

Date

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MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 5006 Nahant St, Bethesda, MD 20816

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 CAJ / \_\_\_ 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.

Christopher Ashley Ford 01/08/2026
Seller Date Buyer Date
Anslie Stokes 01/08/2026
Seller's Agent Date Buyer's Agent Date

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**Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES**  
(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 5006 Nahant St, Bethesda, MD 20816

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.

Christopher Ashley Ford 01/08/2026  
Seller Date

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

Anslie Stokes 01/08/2026  
Agent for Seller, if any Date

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

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

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



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



**Seller** in the sale of the property at: 5006 Nahant St Bethesda, MD 20816

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

Christopher Ashley Ford 01/08/2026

Signature

Date

Signature

Date

---

### AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address

Signature

Date

Signature

Date

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

Name(s) of Buyer(s)

Signature

Date

Signature

Date



**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 Christopher Ashley Ford Revocable Trust  
for the Property known as 5006 Nahant St, Bethesda, MD 20816.

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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## 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.

\_\_\_\_\_  
Purchaser/Tenant

*Christopher Ashley Ford* \_\_\_\_\_ 01/08/2026  
Seller/Landlord

\_\_\_\_\_  
Purchaser/Tenant

\_\_\_\_\_  
Seller/Landlord



Home of the 5-Star Technician

Job #855007210

## Gas Heating Task List (1)

### Service Location

5006 Nahant Street, Bethesda, MD 20816 USA

### Equipment Type

1, GF8

### Equipment Model

58CVA110---13120

### Equipment Serial

0708A31431

## STOPLIGHT LEGEND

**This will help the customer understand the meaning of the different colored boxes**

Green: Checked and Okay, Yellow: Needs Action Soon, Red: Requires Immediate Action, Grey: Non-applicable



## THERMOSTAT 74

### Operating Correctly



### Batteries Reading Correct Voltage

Yes

### Thermostat Mode

Heat

### Thermostat Service Reminders

Reset

## INDOOR AIR QUALITY Good

### Air Filter Size

16x25x4 ez flex

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**Filter Quality**

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**Total External Static Pressure**

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**Filter Recommendations**

\*Ask your technician about installing a high efficiency filtration system. High efficiency filters provide better indoor air quality with less strain on equipment.

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**Does home have working CO detectors**

5-7 years

Carbon Monoxide (CO) alarms have a lifespan of 5-7 years, some up to 10 years, before they lose a sense of smell and cannot detect the deadly gas accurately. CO alarms actual life span can be shorter due to environmental conditions like temperatures and humidity.

Yes

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**CO Ambient**

0

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**CO Ambient**

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**Fuel Type**

Natural

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**Efficiency**

80%

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**Equipment Age**

16

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**Combustion Air**

Inside

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**Combustion Air**

Does mechanical room have at least 50 cubic feet per 1000 btus or transfer grills

Yes

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**UV Light/iWave Present**

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**UV Light/iWave Operational**

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**Whole House Humidifier Present**

Yes

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**Humidifier Condition**

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**INDOOR EQUIPMENT** Gas furnace

---

**Equipment Data Tag**

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**Evaporator Coil Condition**

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**Condensate Safety Installed**

Yes

---

**Drain Line Flushed**

Yes

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**Drain Termination**

Pump

---

**Ignition Type**

Hot Surface

---

**Ignitor Ohms**

55

---

**Ignitor Ohms**

---

**Flame Sensor Microamp**

Reading between 2 and 6 are common

3

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**Flame Sensor Microamp**

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**Inspect Burners**

---

**Inspect Heat Exchanger**

---

**Inducer Motor Rated**

-

---

**Inducer Motor Tested**

0.7

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**Inducer Motor Condition**

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**Blower Type**

ECM

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**Blower Motor Protection Installed**

All ECM motors should be protected from power surges.



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**Blower Condition**

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**Electrical Connections**

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**Fuel Inlet Pressure**

-

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**Fuel Manifold Pressure**

-

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**Test Ports Reinstalled**

Yes

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**Balancing Dampers Adjusted for the Season**

N/A

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**Return Air Temp**

74

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**Return Air Humidity**

30

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**ENT Humidity**

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**Leaving Air Temp**

122

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**CO PPM**

Carbon Monoxide Levels should be below 100 p.p.m.

34

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**CO PPM**

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**COAF PPM**

COAF should be below 400 p.p.m.

69

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**COAF PPM**

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**O2**

The average level is 5-9 percent

7

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**Excess Air %**

Follow the manufacture's published guideline. 25%-75%

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**Draft**

-.02 to-.004 on 80% AFUE and -.02 to-.08 on 90% AFUE

-

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**Stack Temp**

-

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**The Gas Furnace is Working Safely and Efficiently at this Time**

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**Overall Condition**

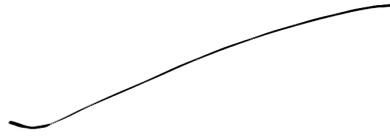
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**CUSTOMER FEEDBACK** Five stars

Please review the section with your customer and have them sign and check the applicable boxes.

**Did Your Technician Review Corrective Actions with you?**

Please sign after reviewing the corrective action form

A handwritten signature in black ink, consisting of a single, fluid, sweeping line that starts with a small hook and ends with a long, curved tail.

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**Did Your Technician Provide 5-Star Service**

Yes



**CHRISTOPHER FORD**  
Customer name  
(202) 445-6691  
Customer phone

32005536  
Service agreement number

5006 Nahant St  
Bethesda, MD 20816  
Service Address

01/02/2026  
Today's date

**Next service:**  
April/2026

**MONTGOMERY COUNTY**  
25 Chestnut St  
Gaithersburg, MD 20877  
1 (800)837-6464

**Hi CHRISTOPHER,** Thank you for choosing Terminix®. Here are some notes about today's visit:



**KIP WILSON**  
Service technician  
Phone: (240) 793-4943  
Email: wilsonkt01@terminix.com  
Employee number: 1389  
License/cert: -  
Supervisor: -  
Supervisor license/cert: -



**Bundled Pest Regular Svc**  
Purpose of appointment



**Quarterly**  
Service frequency



**12:37 PM - 12:50 PM**  
Arrival/departure time

**HERE'S WHAT I FOUND:**

Today I swept all the windows and reachable eaves to remove spiders and spider webs.

Service	Current Status	Technician Notes	Photos
 General Pest	 Concerning Conditions	N/A	N/A
 Termite	 No Visible Evidence	N/A	N/A
 Mosquito	 No Visible Evidence	N/A	N/A
 Rodent & Wildlife	 No Visible Evidence	N/A	N/A
 Insulation	 No Visible Evidence	N/A	N/A
 Moisture Control	 No Visible Evidence	N/A	N/A

**Status Key**    = Attention Needed    = Concerning Conditions    = No Visible Evidence    = N/A



Other Treatment Photos  
Remove cobwebs and spiders



Other Treatment Photos  
Remove cobwebs



Other Treatment Photos  
Treated crack and crevice around perimeter of the home

### TODAY'S CONDITIONS



Temp  
33 °F



Wind speed  
3.44 MPH



Wind direction  
SE



General conditions  
Clouds

### HERE'S WHAT I APPLIED:

TRI-DIE SILICA AND PYRETHRIN DUST

**Targeted pest activity**

- Bugs - Boxelder - No activity Found
- Cricket - House Cricket - No activity Found
- Flies - Cluster - No activity Found
- Spiders - House Spiders - Evidence Only

**Post-treatment precautions**

- DO NOT APPLY TO FLOWERING PLANTS
- Avoid breathing vapors, mists, or dust.
- Harmful if swallowed.
- Keep out of reach of children and pets.
- May cause eye, nose, throat, or skin irritation.
- Caution - Pesticide Application. Warning sign(s) placed at appropriate location(s).
- If not removed/covered before treatment, wash dishes, utensils, equipment/surfaces and rinse with clean water.

**Product details**

PYRETHRINS 1.0%, PIPERONYL BUTOXIDE 10.0%, AMORPHOUS SILICA 40.0% - 51% TOTAL A.I.	Hand Duster
<b>Active ingredients</b>	<b>Equipment</b>
499-429	-
<b>EPA reg #</b>	<b>Size area treated</b>
Crack & Crevice Treatment	-
<b>Treatment</b>	<b>Application rate</b>
0.04 OZ	BASF
<b>Applied amount</b>	<b>Manufacturer</b>

**Areas Inspected/treated**

EXTERIOR AREAS

**MY TREATMENT NOTES:**

Your service is now complete. If you need something before your next service appointment, don't hesitate to let us know. Thank you for letting us protect your home.

**PRODUCT LABELS & SAFETY DATA SHEETS**

Product Labels & Safety Data Sheets, please visit: [https://licensed.com/orgs/terminix/public/chemical\\_documents](https://licensed.com/orgs/terminix/public/chemical_documents)  
For NY customers, please select 'NY' as your locale

**NOT ENROLLED IN AUTOPAY?****Paying is easy with MyAccount.**

There's no need to track down the checkbook and stamps. Simply go online to [Terminix.com/My-Account](https://terminix.com/My-Account) to pay quickly and easily.

**Billing Address**

5006 Nahant St  
Bethesda, 20816

**SUMMARY OF TODAY'S CHARGES**

Balance due:	\$ 0.00
Current charges:	\$ 0.00
<b>Subtotal:</b>	<b>\$ 0.00</b>
Tax:	\$ 0.00
<b>Total:</b>	<b>\$ 0.00</b>

**Customer home - no signature  
taken**

**Customer Signature:**

CHRISTOPHER FORD

**Date:****Recommended and Service provided by:****Technician Signature:**

KIP WILSON

**Date:** 01/02/2026

In case of poisoning call Poison Control Center @1-800-222-1222

**QUESTIONS?** Call us at **1.800.TERMINIX** or visit [Terminix.com](https://terminix.com)