



MARYLAND PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 2003 Dana Drive Hyattsville, MD 20783
Legal Description: Lot 2 Block 1

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner 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 owner. 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 Sections 10-702:
1. The initial sale of single family residential 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 Subsection 13-207 of the Tax-Property Article, except land installment contracts of sale under Subsection 13-207(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(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; or
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.
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner 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 OWNERS: Complete and sign this statement only if you elect to disclose 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 Owners and is based upon the actual, knowledge of Owners as of the date noted. Disclosure by the Owners 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 Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? SINCE 1990

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

Water Supply [X] Public [ ] Well [ ] Other
Sewage Disposal [X] Public [ ] Septic System approved for (# bedrooms)
Garbage Disposal [X] Yes [ ] No
Dishwasher [X] Yes [ ] No
Heating [ ] Oil [X] Natural Gas [ ] Electric [ ] Heat Pump Age [ ] Other
Air Conditioning [ ] Oil [ ] Natural Gas [X] Electric [ ] Heat Pump Age [ ] Other
Hot Water [ ] Oil [X] 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: RECENT SMALL LEAKAGE AFTER HEAVY PROLONGED RAIN

3. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown

Type of roof \_\_\_\_\_ Age: \_\_\_\_\_

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: \_\_\_\_\_

Will the smoke detectors provide an alarm in the event of a power outage?

Yes  No  Does Not Apply

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  Unknown 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: HOUSE HAS HAD PEST MGMT. SERVICES SINCE 1990 - CURRENTLY BI-MONTHLY

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 zone 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: \_\_\_\_\_

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?  
 Yes  No  Unknown If yes, specify below.

COMMENTS: \_\_\_\_\_

18. Is the property subject to any restriction imposed by a Homeowners 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: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

Owner *Janelle C. Brown* Date 3/14/2011  
Owner \_\_\_\_\_ 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 Section 10-702 of the Maryland Real Property Article.

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

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

## MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

Except for the latent defects listed below, the undersigned owner(s) of the real property described above 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 owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ 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 Section 10-702 of the Maryland Real Property Article.

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

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



Prince George's County Disclosure and Notice Addendum (DNA)  
(For use with all Residential Sales Contracts in Prince George's County)



TO BE COMPLETED BY SELLER AT TIME OF LISTING & MADE AVAILABLE TO BUYER ALONG WITH ALL OTHER REQUIRED DISCLOSURES FOR INCLUSION IN ANY CONTRACT OFFER

ADDENDUM # 1 dated 07/20/10 to the Contract of Sale dated 07/20/10, between Buyer \_\_\_\_\_ and Seller Janelle SC Brown, Revocable Trust for Property known as 2003 Dana Drive Hyattsville, MD 20783

The following provisions are included in and supersede any conflicting language in the Contract.

(I) REQUIRED IN PRINCE GEORGE'S COUNTY

1. REQUIRED ADDENDA UNDER PRINCE GEORGE'S COUNTY CODE. Seller and Buyer acknowledge that the Prince George's County Code REQUIRES that, if applicable, the following Notice(s) be provided to buyers as a SEPARATE ATTACHMENT OR SHEET at the time the Contract of Sale is signed. Seller certifies by checking the appropriate box below whether any, some or all are applicable or not applicable.

A. Tree Conservation Plan Notice.  YES  NO  UNKNOWN  
(if there is a Tree Conservation Plan filed for any part of the Property, PGCAR Form 1329 MUST be attached)

B. Record Title Holder Notice. Is Seller/Owner the Record Title Holder?  YES  NO  UNKNOWN  
(if the Seller/Owner does not presently hold title to the Property, PGCAR Form 1328 MUST be attached)

C. Special Taxing District Notice  YES  NO  UNKNOWN  
(if Property is located within a Special Tax District as defined in Section 10-269 of the County Code; Woodview Village (Bowie/Largo), Greenbelt Station (Greenbelt), Victoria Falls (Laurel) and subject to a Special Tax District Assessment; PGCAR Form 1333 MUST be attached)

D. General Aviation Airport Environment Disclosure Notice.  YES  NO  UNKNOWN  
(if Property is located within one (1) mile of a public use/commercial use general aviation airport, PGCAR Form 1312 MUST be attached)

SELLER AND BUYER ACKNOWLEDGE THAT THE FAILURE OF THE SELLER TO PROVIDE THE REQUIRED NOTICE(S), IF APPLICABLE, UNDER A., B., AND C. ABOVE IDENTIFIED AS THE FAILURE OF THE SELLER AND BUYER TO SIGN AND DATE SUCH DISCLOSURES IS A CRIMINAL MISDEMEANOR AND THE FAILURE OF SELLER TO PROVIDE NOTICES AS IDENTIFIED IN A., B., C., AND D. ABOVE, IF APPLICABLE, SHALL ENTITLE THE BUYER TO RESCIND THE CONTRACT AT ANY TIME PRIOR TO SETTLEMENT.

2. HISTORIC SITE/RESOURCE/DISTRICT.  YES  NO  UNKNOWN

If checked Yes by Seller, Pursuant to Prince George's County Code, Subtitle 29--Preservation of Historic Resources, Seller hereby notifies Buyer that the Property being transferred has been designated an historic site, historic resource or is located within an historic district. Buyer acknowledges that, as such, the property is subject to guidelines and regulations which may limit the extent to which the exterior features of the property may be modified or altered, as approved by the Historic Preservation Commission.

3. UNIMPROVED ROAD.  YES  NO  UNKNOWN

If checked Yes by Seller, Seller acknowledges that the road abutting the property is unfinished or does not meet County roadway Standards and that there is a recorded covenant deferring future cost for street improvements which has been deferred by the Prince George's County Department of Public Works and Transportation, for which a Buyer may be liable.

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PGCAR Form #1302 – Addendum – Prince George's County Disclosures & Notice Addendum (DNA)

**4. LAND USE, ZONING, ROADS, HIGHWAYS, PARK, TRANSPORTATION, ETC.** Seller certifies that Seller has no knowledge of any published preliminary or adopted land use plan (or adopted Zoning Map Amendment) which may result in condemnation or taking of any part of Seller's property. Buyer acknowledges that Buyer is aware that information relative to (1) government plans for land use, roads, highways, parks, transportation, etc., and (2) rezoning is available for inspection at the County Administration Building, Upper Marlboro, Maryland, at [www.PGAtlas.com](http://www.PGAtlas.com), and [www.pgplanning.org/Planning\\_Home](http://www.pgplanning.org/Planning_Home) Buyer(s) further acknowledges, and is strongly encouraged to take advantage of his/her opportunity to examine the above referenced information and any other information pertaining to the Property that is relevant to Buyer prior to signing and entering into the contract of sale.

**5. PROXIMITY OF RECREATION FACILITIES.** Buyer(s) acknowledge that if property is adjacent to an existing or planned golf course or other recreational facility the property may be subject to minor damage as a result of the operation of such facility and that insurance against such damage is the responsibility of the Buyer.

**6. MILITARY OPERATIONS AND TESTING.** Buyer is advised that the Property may be located near a military installation that conducts flight operations, munitions testing, or military operations that may result in high noise levels.

**7. UNCOMPLETED COMMUNITY AMENITIES:** Maryland Law, Real Property Article Sec. 10-710, requires that a contract of sale for residential real property located in a community in Prince George's County, MD in which a **home builder** has agreed to provide a community amenity including a country club, golf course, health club, park, swimming pool, tennis court, or walking trail, to specifically identify the amenity to be provided and the date of completion.

Is the Property located in a community where a home builder has agreed to provide a community amenity as described above which has not been completed? YES [ ] NO [ ] (If yes, PGCAR Form #1339 MUST be attached to contract)

**(II) RECOMMENDED FOR PRINCE GEORGE'S COUNTY**

**8. PRIVATE WATER AND/OR SEWER SUPPLY.** (To be completed by Seller ONLY if Property is served by a private water and/or sewer company only) Water is supplied to the Property by \_\_\_\_\_ whose phone number is \_\_\_\_\_ Sewer service is supplied to the Property by \_\_\_\_\_ whose phone number is \_\_\_\_\_

**9. AVAILABILITY OF WATER AND SEWER SERVICE.** (Seller to check appropriate boxes)

- A. Water: Is the Property connected to public water?  YES  NO  UNKNOWN  
 If no, has it been approved for connection to public water?  YES  NO  UNKNOWN  
 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  UNKNOWN  
 If no, has it been approved for connection to public sewer?  YES  NO  UNKNOWN  
 If not connected, has a septic system been installed?  YES  NO  UNKNOWN  
 If not connected, has a septic system been approved?  YES  NO  UNKNOWN  
 If not connected, has a septic system been disapproved?  YES  NO  UNKNOWN  
 If yes, explain: \_\_\_\_\_

**10. DEFERRED WATER AND SEWER ASSESSMENTS/FRONT FOOT BENEFIT CHARGES.** Certain communities are subject to charges or assessments intended to defray the cost of installing water and sewer facilities. These charges are liens against the Property that usually run with the Property for between 20 and 40 years, but are often not paid in the property tax bill. These charges or assessments are separate from bills for water and sewer usage and from homeowners' association dues. If not included in the property tax bill, they are often paid annually and are not usually included within an escrow payment paid to a mortgage holder.

(Seller to check appropriate line below):

- There are currently NO deferred water and sewer assessments or front foot benefit charges assessed against the Property.  
 Currently, front foot benefit charges are paid in the property tax bill for the Property.  
 Deferred water and sewer assessments ARE assessed against the Property in the amount of \$ \_\_\_\_\_ per year. They are paid to \_\_\_\_\_ (name of company) with an address of \_\_\_\_\_ & phone number of \_\_\_\_\_  
 Unknown

11. PRIVATE UTILITY COMPANY ASSESSMENT.

YES  NO  UNKNOWN

If checked Yes by Seller, Seller acknowledges that the Property is subject to a Private Utility Company Assessment in the amount \$ \_\_\_\_\_ and the frequency of payment is \_\_\_\_\_ for \_\_\_\_\_ (utility service provided) and payment is made to \_\_\_\_\_ (name of company). Buyer agrees to assume responsibility for this assessment as of the Date of Settlement.

12. HOA/CONDO/COOP - OWNERSHIP WITH ASSESSMENTS: Ownership Association with mandatory fees  (HOA)

Condominium  Cooperative. Name of Project/Subdivision: N/A. Telephone: \_\_\_\_\_

Assessments/special tax \$ \_\_\_\_\_ per \_\_\_\_\_. Special Assessments: \$ \_\_\_\_\_. Are there any assessments approved but not yet assessed?  YES  NO. If yes, amount \$ \_\_\_\_\_ and explain reason for assessment: \_\_\_\_\_

13. OTHER ASSESSMENTS.

YES  NO  UNKNOWN 2009

If checked Yes by Seller, Seller acknowledges that the Property is subject to an Assessment in the amount \$ 1969 and the frequency of payment is 6 MONTHS and the Assessment is for SPECIAL TAX ASSESSMENT and payment is made to Prince Georges. Buyer agrees to assume responsibility for this Assessment as of the Date of Settlement. - THIS IS INCLUDED IN TAX BILL AND NOT SEPARATE

14. GROUND RENT.

YES  NO  UNKNOWN

If checked Yes by Seller, Seller acknowledges that the Property is subject to an existing ground rent as provided in a lease recorded among the Land Records, or if a ground rent is to be created, Seller will make those disclosures required by law by an appropriate additional clause or addendum to the Contract.

15. UNDERGROUND STORAGE TANK.

YES  NO  UNKNOWN

If checked Yes by Seller, Seller acknowledges that the tank is currently  In Use  Not In Use (check one). Seller further acknowledges that the tank is/was used for \_\_\_\_\_. If Seller has checked that the tank is not in use, please explain when, where and how the tank was abandoned: \_\_\_\_\_

16. MUNICIPALITIES. If the Property is located within a Municipality, the name of the Municipality is N/A

17. SMOKE DETECTORS: Seller and Buyer are advised that it is recommended to have working smoke detectors on all levels with bedrooms. Certain municipalities may have codes exceeding County requirements. 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. Will the smoke detectors in the Property provide an alarm in the event of power outage?

YES  NO  UNKNOWN

18. AVAILABILITY OF HOME WARRANTY:

YES  NO  UNKNOWN

If yes, home warranty is to be provided at settlement and paid for by:  Buyer  Seller. Cost not to exceed \$ 469 Warranty Company Name: H.M.S. Warranty Issued for term of: \_\_\_\_\_

19. HEADINGS: 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.

\_\_\_\_\_  
BUYER DATE

Janelle A. Brown 3/14/2011  
SELLER DATE

\_\_\_\_\_  
BUYER DATE

\_\_\_\_\_  
SELLER DATE



# Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at: 2003 Dana Drive Hyattsville, MD 20783  
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

308 Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1968  
308 Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)  
\_\_\_\_ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

### Lead Warning Statement

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.

### II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

a. Presence of lead-based paint and/or lead-based paint hazards (*initial* and complete (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)  
\_\_\_\_\_

308 \_\_\_\_\_ 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 (*initial* and complete (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
\_\_\_\_\_

308 (ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### III. Purchaser's Acknowledgment (each Purchaser *initial* and complete items c, d, e and f below)

- c. \_\_\_\_\_ Purchaser has read the Lead Warning Statement above.
- d. \_\_\_\_\_ Purchaser has received copies of all information listed above.  (If none listed, check here.)
- e. \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- f. Purchaser has (each Purchaser *initial (i) or (ii) below*):
  - (i) \_\_\_\_\_ 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.
  - (ii) \_\_\_\_\_ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### IV. Agent's Acknowledgment (*initial* item 'g' below)

g. 308 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.

### V. 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.

Janelle Brown 3/14/11  
Seller Date

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

Paul L. Pugh 3/14/11  
Agent Date

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

\_\_\_\_\_  
Agent Date





**INCLUSIONS/EXCLUSIONS AND UTILITIES ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT**

For the sole purpose of assisting the agent in preparing an offer and is not to be part of the Contract of Sale



ADDENDUM # \_\_\_\_\_ dated 07/20/10 to Exclusive Right to Sell Brokerage Agreement  
dated 07/20/10, between Owner(s) Janelle SC Brown  
and Broker Long and Foster, Real Estate Company  
for Property known as 2003 Dana Drive, Hyattsville, MD, 20783

**INCLUSIONS/EXCLUSIONS:** Owner intends for these items marked below to be included in the sale of the property unless otherwise negotiated:

- |   |   |  |   |
|---|---|--|---|
| <b>INCLUDED</b>   | <b>INCLUDED</b>   | <b>INCLUDED</b>  | <b>INCLUDED</b>   |
| <input checked="" type="checkbox"/> Alarm System                          | <input checked="" type="checkbox"/> Exhaust Fan(s) # _____      | <input type="checkbox"/> Pool, Equip. & Cover                              | <input type="checkbox"/> Trash Compactor                    |
| <input type="checkbox"/> Built-in Microwave                               | <input checked="" type="checkbox"/> Exist. WW Carpet            | <input checked="" type="checkbox"/> Refrigerator(s) # _____                | <input checked="" type="checkbox"/> Wall Oven(s) # <u>1</u> |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>1</u>             | <input checked="" type="checkbox"/> Fireplace Screen/Doors      | <input checked="" type="checkbox"/> w/ice maker                            | <input type="checkbox"/> Water Filter                       |
| <input type="checkbox"/> Central Vacuum                                   | <input type="checkbox"/> Freezer                                | <input type="checkbox"/> Satellite Dish                                    | <input type="checkbox"/> Water Softener                     |
| <input checked="" type="checkbox"/> Clothes Dryer                         | <input type="checkbox"/> Furnace Humidifier                     | <input checked="" type="checkbox"/> Screens ( <u>1-missing BLUE B-RM</u> ) | <input type="checkbox"/> Window A/C Unit(s) # _____         |
| <input checked="" type="checkbox"/> Clothes Washer                        | <input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u> | <input type="checkbox"/> Shades/Blinds                                     | <input type="checkbox"/> Window Fan(s) # _____              |
| <input checked="" type="checkbox"/> Cooktop                               | <input checked="" type="checkbox"/> w/remote(s) # <u>1</u>      | <input type="checkbox"/> Storage Shed(s) # _____                           | <input type="checkbox"/> Wood Stove                         |
| <input checked="" type="checkbox"/> Dishwasher                            | <input checked="" type="checkbox"/> Garbage Disposer            | <input checked="" type="checkbox"/> Storm Doors                            |   |
| <input checked="" type="checkbox"/> Drapery/Curtain Rods                  | <input type="checkbox"/> Hot Tub, Equip. & Cover                | <input type="checkbox"/> Storm Windows                                     |   |
| <input checked="" type="checkbox"/> Draperies/Curtains <u>LOWER LEVEL</u> | <input type="checkbox"/> Intercom                               | <input checked="" type="checkbox"/> Stove or Range                         |   |
| <input type="checkbox"/> Electronic Air Filter                            | <input type="checkbox"/> Playground Equipment                   | <input type="checkbox"/> T.V. Antenna                                      |   |

ADDITIONAL INCLUSIONS (Specify):  
FIOS INSTALLED: MASTER BEDROOM, DEN, LIVING ROOM (TV, INTERNET, PHONES)

EXCLUSIONS (Specify):  
\_\_\_\_\_

**UTILITIES: WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)**

- |                   |  |   |                                      |                                      |                                      |
|-------------------|--|---|--------------------------------------|--------------------------------------|--------------------------------------|
| Water Supply:     | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Well             |                                      |                                      |                                      |
| Sewage Disposal:  | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic           |                                      |                                      |                                      |
| Heating:          | <input type="checkbox"/> Oil               | <input checked="" type="checkbox"/> Gas   | <input type="checkbox"/> Elec.       | <input type="checkbox"/> Heat Pump   | <input type="checkbox"/> Other _____ |
| Hot Water:        | <input type="checkbox"/> Oil               | <input checked="" type="checkbox"/> Gas   | <input type="checkbox"/> Elec.       | <input type="checkbox"/> Other _____ |                                      |
| Air Conditioning: | <input type="checkbox"/> Gas               | <input checked="" type="checkbox"/> Elec. | <input type="checkbox"/> Other _____ |                                      |                                      |

Janelle SC Brown 3/14/2011  
Owner Janelle SC Brown Date  
Owner Revocable Trust Date

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