

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

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

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

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

[WWW.HOMESBYAUDREY.COM](http://WWW.HOMESBYAUDREY.COM)

*Audrey Primozic is a licensed salesperson with Weichert, Realtors ~ Broker's Office 301.540.1330*

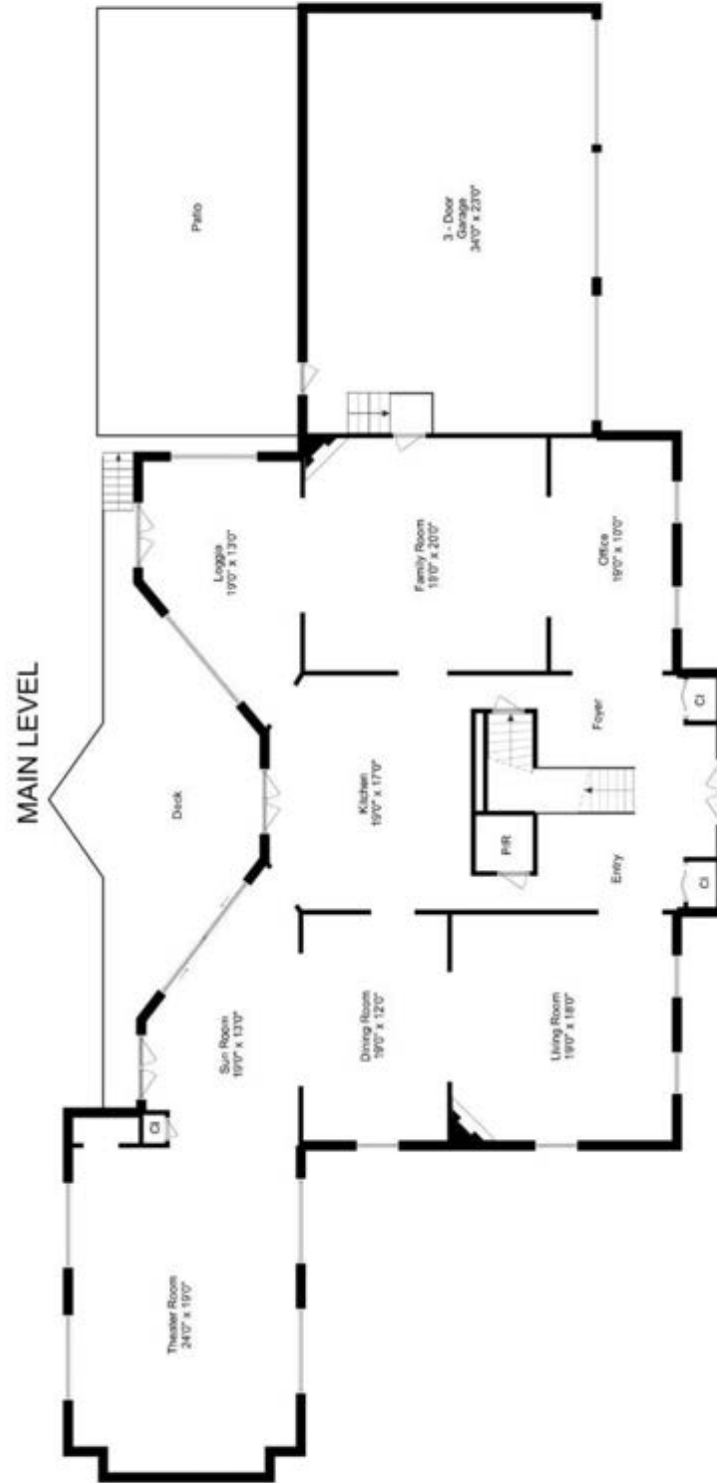
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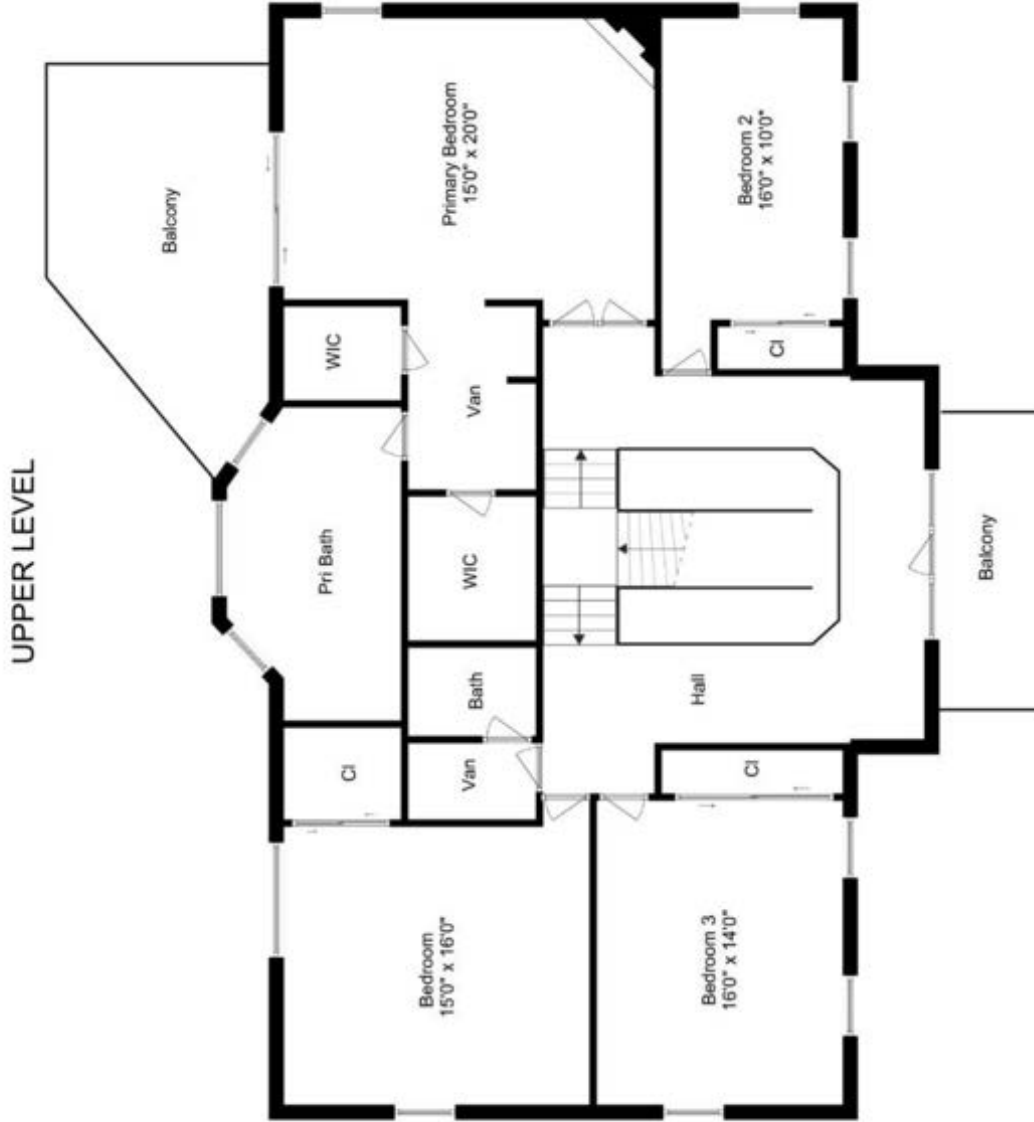
22319 Rolling Hill Ln  
FLOOR PLAN: MAIN LEVEL



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

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22319 Rolling Hill Ln  
FLOOR PLAN: UPPER LEVEL



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

PROPERTY ADDRESS: 22319 Rolling Hill Ln.

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

**KITCHEN APPLIANCES**

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

**ELECTRONICS**

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

**RECREATION**

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

**LIVING AREAS**

- Fireplace Screen/Door
- Gas Log
- Ceiling Fans
- Window Fans
- Window Treatments

**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)

**LAUNDRY**

- Washer
- Dryer

**WATER/HVAC**

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

- Tennis Auto machine
- Basketball Hoop

**THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED:** \_\_\_\_\_

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

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

Seller rsj 9/9/24 Date Seller Kolch 9/9/24 Date

**ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** (Completed only after presentation to the Buyer)

The Contract of Sale dated \_\_\_\_\_ between Seller \_\_\_\_\_ 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 22319 Rolling Hill Ln.

Month	Year		Electric	Gas	Heating Oil
Aug	2023	Total Cost	418.68	248.73	
		Total Usage	2790		
Sept	2023	Total Cost	373.47	165.64	
		Total Usage	2973		
Oct	2023	Total Cost	24.37	214.64	
		Total Usage	1337		
Nov	2023	Total Cost	413.06	327.43	
		Total Usage	2927		
Dec	2023	Total Cost	674.35	216.66	liquid - shut
		Total Usage	5072		
Jan	2024	Total Cost	1052.52	195.05	liquid + test - shut
		Total Usage	7603		
Feb	2024	Total Cost	616.57	371.40	liquid - shut
		Total Usage	5074		
March	2024	Total Cost	730.82	250.74	liquid + test - shut
		Total Usage	3774		
Apr	2024	Total Cost	658.75	246.10	liquid + test - shut
		Total Usage	3612		
May	2024	Total Cost	360.12	224.17	
		Total Usage	1892		
June	2024	Total Cost	580.27	324.19	liquid - shut
		Total Usage	2770		
July	2024	Total Cost	832.70	173.86	liquid + test - shut
		Total Usage	4531		
Aug	2024	Total Cost	531.47	289.77	liquid - shut
		Total Usage	2774	46.6	
Sept	2024	Total Cost			
		Total Usage			
		Total Cost			
		Total Usage			

Nishi  
Seller Owner (Indicate if sold owner)

9/12/24  
Date

K Patel  
Seller Owner (Indicate if sold owner)

9/12/24  
Date

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Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 22319 Rolling Hill Ln.

Legal Description: Lot 22 Block B Sub. Laytonsville Outside

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? 32 yrs

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 2 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: Shingle Age 13  
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 2021  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  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) Rach Date 9/9/24

Seller(s) KRBA Date 9/9/24

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.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

Seller \_\_\_\_\_

Date \_\_\_\_\_

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

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

**Purchaser' Signature**      **Date**

**Purchaser' Signature**      **Date**

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**Regulations, Easements and Assessments (REA) Disclosure and Addendum**  
*(Required for all Listing Agreements and Sales Contracts in Montgomery County)*

The Contract of Sale dated \_\_\_\_\_, Address 22319 Rolling Hill Ln.  
 City GAITHERSBURG, State MD Zip 30882 between  
 Seller RAMESH AND KANPANA PATEL and  
 Buyer \_\_\_\_\_ is hereby  
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.  
Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: [www.MC311.com](http://www.MC311.com)
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC),  
2425 Reedie Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site:  
<https://montgomeryplanningboard.org>
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.  
Main telephone number: 240-314-5000. Web site: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- State Department of Assessments & Taxation (SDAT), 301 W Preston Street, Baltimore, MD, 21201  
Main Telephone Number: 410-767-1184. Website: [sdattax.maryland.gov](http://sdattax.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.anlegal.com/codes/montgomerycounty/latest/montgomeryco\\_md/0-0-0-134832#JD\\_26-8A](https://codelibrary.anlegal.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/cfnformationRequest.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: Private well

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) \_\_\_\_\_



If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the Contract and to receive a full refund of all deposits paid on account of the Contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section.

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

10. **SPECIAL PROTECTION AREAS (SPA):**

Refer to [montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/](http://montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/) or [montgomerycountymd.gov/water/streams/spa.html](http://montgomerycountymd.gov/water/streams/spa.html) for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: [MaryJo.Kishner@montgomeryplanning.org](mailto:MaryJo.Kishner@montgomeryplanning.org), or call 301-495-4701.

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

If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

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

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

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

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

- A. **Current Tax Bill:** IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at <https://apps.montgomerycountymd.gov/realpropertytax/>.
- B. **Estimated Property Tax & Non-Tax Charges:** IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at [www.montgomerycountymd.gov/estimatedtax](http://www.montgomerycountymd.gov/estimatedtax).

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

Buyer acknowledges receipt of both tax disclosures.

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

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607>. Seller shall choose one of the following:

The Property is located in an EXISTING Development District: Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ \_\_\_\_\_ each year. A map reflecting Existing Development Districts can be obtained at [https://www2.montgomerycountymd.gov/estimatedtax/map/Existing\\_DevDistricts.pdf/](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.

13. RECORDED SUBDIVISION PLAT:

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

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

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

OR

B. Improved Lot/Recorded Subdivision Plat: If the Property is not an unimproved lot or a newly constructed house and a subdivision plat has been recorded, the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. NOTE: This is for resale properties only.

1. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.

- OR -

2. Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.

OR

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



14. 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: \_\_\_\_\_

15. AGRICULTURAL RESERVE DISCLOSURE NOTICE:

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

16. NOTICE CONCERNING CONSERVATION EASEMENTS:

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

17. GROUND RENT:

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

18. HISTORIC PRESERVATION:

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

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

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

19. MARYLAND FOREST CONSERVATION LAWS:

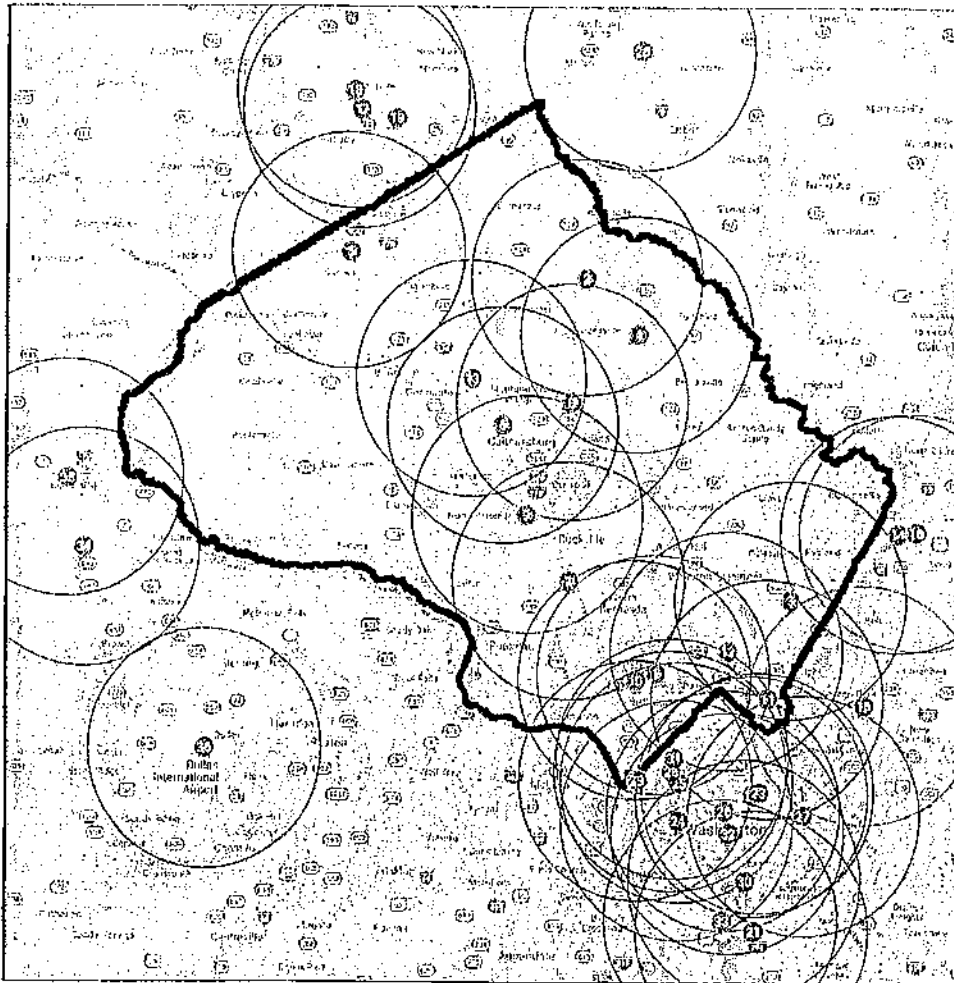
- A. Forest Conservation Law: The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the Forest Conservation Law. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the Countywide Environmental Planning Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC), whether it means obtaining a written exemption from the Forest Conservation Laws from M-NCPPC or obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of

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forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by M-NCPPC.

B. **Forest Conservation Easements:** Seller represents and warrants that the Property  is  is not currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

20. **AIRPORTS AND HELIPORTS:** The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list: [http://www.faa.gov/airports/airport\\_safety/airportdata\\_5010](http://www.faa.gov/airports/airport_safety/airportdata_5010).



**MONTGOMERY COUNTY**

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. Walter Reed National Medical Center Heliport, 8901 Rockville Pike, Bethesda, MD 20889</li> <li>2. Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879</li> <li>3. Dow Jones &amp; Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904</li> <li>4. Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882</li> </ol> | <ol style="list-style-type: none"> <li>5. Flying M Farms, 24701 Old Hundred Road, Cornus, MD 20842</li> <li>6. IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879</li> <li>7. Maryland State Police Heliport, 7915 Montrose Road, Rockville, MD 20854</li> <li>8. Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879</li> <li>9. Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850</li> </ol> |
|---|--|

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- 10. Suburban Hospital, 8600 Old Georgetown Road, Bethesda, MD 20814
  - 11. Washington Adventist Hospital, 7600 Carroll Avenue, Takoma Park, MD 20912
  - 12. Holy Cross Hospital, 1500 Forest Glen Road, Silver Spring, MD, 20910
  - 13. Holy Cross Germantown, 19801 Observation Drive, Germantown, MD 20876
- PRINCE GEORGE'S COUNTY**
- 14. Citizens Bank Helipad, 14401 Sweitzer Lane, Laurel, MD 20707
  - 15. College Park, 1909 Cpl Frank Scott Drive, College Park, MD 20740
  - 16. The Greater Laurel Beltsville Hospital, 7100 Contee Road, Laurel, MD 20707

**FREDERICK COUNTY**

- 17. Paux-Burhams Airport, 9401 Ball Road, Ijamsville, MD 21754
- 18. Ijamsville Airport, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
- 19. Stol-Crest Airfield, 3851 Price's Distillery Road, Urbana, MD 21754

**CARROLL COUNTY**

- 20. Walters Airport, 7017 Watersville Road, Mt. Airy, MD 21771

**DISTRICT OF COLUMBIA**

- 21. Bolling Air Force Base, 238 Brookley Avenue, SW, 20032

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

A. **Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:  
<https://www.montgomerycountymd.gov/erecon/Resources/Files/energy/Home-Sales-Disclosure.pdf>

B. **Usage History:** Has the home been owner-occupied for the immediate prior 12 months?  Yes  No  
 If the Property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. Sellers may use GCAAR Utility Cost and Usage History Form to disclose the utility costs and usage history.

22. **SCHOOL BOUNDARY NOTICE:** The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.

RTEP 9/9/24  
 Seller Date

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

KRPark 9/9/24  
 Seller Date

\_\_\_\_\_  
 Buyer 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 RAMESH G. + KALPANA PATEL for the Property known as 22319 Rolling Hill Ln.

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

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

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

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

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

OR

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

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

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

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

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

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

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

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

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

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

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

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

RST 9/9/24  
 Seller's Signature Date

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

KRM 9/9/24  
 Seller's Signature Date

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

Audrey Prunovic 9/9/24  
 Agent's Signature Date

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



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

Rockville, MD 20850

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

PATEL RAMESH G & K  
 22319 ROLLING HILL LN  
 LAYTONSVILLE, MD 20882-2338

PRINCIPAL RESIDENCE

BILL DATE
09/13/2024
PROPERTY DESCRIPTION
BROOKE HOLLOW
BILL #
44176882
ACCOUNT #
01972393
REFUSE AREA
R17
REFUSE UNITS
1

LOT	BLOCK	DISTRICT	SUB	TAX CLASS
22	B	01	001	R042
MORTGAGE INFORMATION		PROPERTY ADDRESS		
UNKNOWN NIL/REVERSE		22319 ROLLING HILL LN		
TAX DESCRIPTION	ASSESSMENT	RATE	TAX/CHARGE	
STATE PROPERTY TAX	889,800	.1120	996.58	
COUNTY PROPERTY TAX	889,800	1.0392	9,246.81	
SOLID WASTE CHARGE		310.9200	310.92	
BAY RESTORATION FUND			60.00	
WATER QUALITY PROTECT CHG (SF			409.50	
TOTAL			11,023.81	
CREDIT DESCRIPTION	ASSESSMENT	RATE	AMOUNT	
STATE HOMESTEAD CREDIT	-23,550	.1120	-26.38	
COUNTY HOMESTEAD CREDIT	-23,550	1.0392	-244.75	
COUNTY PROPERTY TAX CREDIT			-692.00	
TOTAL CREDITS			-963.13	
PRIOR PAYMENTS ****			10060.68	
INTEREST			0	
Total Annual Amount Due:				0.00

PER \$100 OF ASSESSMENT
CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT
889,800
TAX RATE INFORMATION
THE CURRENT LEVY YEAR 2024 REAL PROPERTY TAX RATE IS 0.71 PER \$100 OF ASSESSMENT. LAST YEAR'S TAX RATE FOR LEVY YEAR 2023 WAS 0.7170 PER \$100 OF ASSESSMENT.

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

PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS.



RETURN THIS PORTION WITH PAYMENT  
**REAL PROPERTY CONSOLIDATED TAX BILL**  
 TAX PERIOD 07/01/2024 - 06/30/2025  
 FULL LEVY YEAR

BILL #
44176882

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

Make Check Payable to:  
 Montgomery County, MD

ACCOUNT #	LEVY YEAR	AMOUNT DUE
01972393	2024	0.00

AMOUNT PAID

PATEL RAMESH G & K  
 22319 ROLLING HILL LN  
 LAYTONSVILLE, MD 20882-2338

DUE SEP 30 2024  
 PLEASE INDICATE AMOUNT BEING PAID

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_



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

<b>ACCOUNT NUMBER:</b>		01972393	
<b>PROPERTY:</b>	<b>OWNER NAME</b>	PATEL RAMESH G & K	
	<b>ADDRESS</b>	22319 ROLLING HILL LN GAITHERSBURG, MD 20882-2338	
	<b>TAX CLASS</b>	42	
	<b>REFUSE INFO</b>	Refuse Area: R Refuse Unit:	
<b>TAX INFORMATION:</b>			
<b>TAX DESCRIPTION</b>	<b>LY25 PHASE-IN VALUE<sub>1</sub></b>	<b>LY24 RATE<sub>2</sub></b>	<b>ESTIMATED FY25 TAX/CHARGE</b>
STATE PROPERTY TAX	992,100	.1120	\$1,111.15
COUNTY PROPERTY TAX <sub>3</sub>	992,100	1.0392	\$10,309.9
SOLID WASTE CHARGE <sub>4</sub>		310.9200	\$310.92
BAY RESTORATION FUND			\$60
WATER QUALITY PROTECT CHG (SF <sub>4</sub>			\$409.5
<b>ESTIMATED TOTAL<sub>6</sub></b>			<b>\$12,201.47</b>

\_\_\_\_\_  
Purchaser' Signature      Date

\_\_\_\_\_  
Purchaser' Signature      Date

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

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

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_



22319 Rolling Hill Lane  
 Lot:22; Block:B  
 Laytonsville

NOTE: The lot shown herein does not lie within the limits of the 100 year flood plain as shown on FEMA Panel No.

LOT 22  
3.0216 AC ±

# 22319 HOUSE UNDER CONSTRUCTION

22319- ROLLING HILL LANE  
60'

Construction Codes Enforcement

**WALL CHECK** 9-9-88

Approved: [Signature] Disapproved: [Signature] Date: 8-8-88

Permit Number: 880330046

Inspector Name: Nearby No. 48

**WALL CHECK SURVEY**

Lot 22 Block 'B'  
 Brook Hollow  
 Laytonsville (N<sup>1</sup>) Election District  
 Montgomery County, MD

**SURVEYOR'S CERTIFICATE**

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Beale  
 Michael J. Beale PLS293

JOB # 88211H	DATE 8-5-88	<b>R.C. KELLY &amp; ASSOCIATES, INC.</b> LAND SURVEYORS 10111 COLESVILLE ROAD SUITE 123 SILVER SPRING, MD 20901 803-8005
FIELD JRS	DRAFT BCC	
	PA 101 P# 1277A	
	SCALE: 1" = 100'	

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser' Signature \_\_\_\_\_ Date \_\_\_\_\_

22319 Rolling Hill Lane  
 Lot:22; Block:B  
 Laytonsville

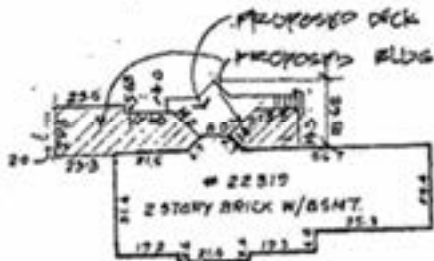
Tom DE. Patel

to 3015908150

AL W/ADJUTANT

16000 FIVE CREEK AVENUE  
 GAITHERSBURG, MARYLAND 20877  
 (301) 840-8747

**TDL, LIMITED**



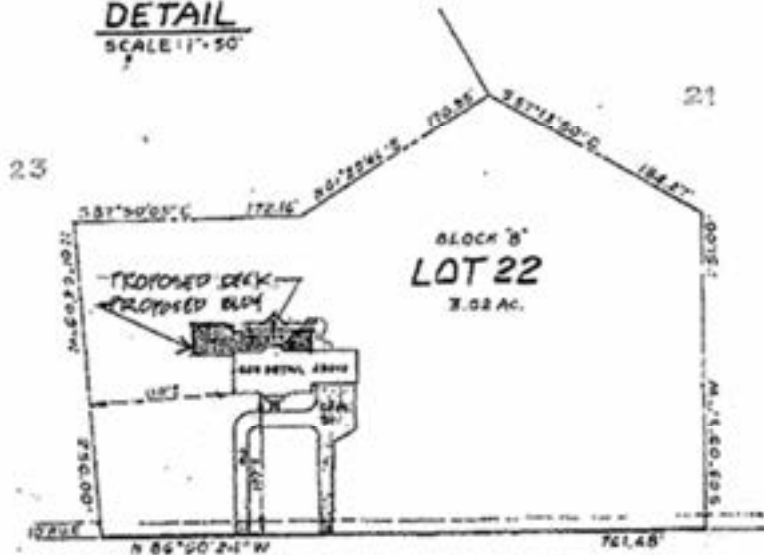
**DETAIL**  
 SCALE 1"=50'

MONTGOMERY COUNTY, MARYLAND  
 DEPARTMENT OF PERMITTING SERVICES  
 WELL AND SEPTIC

APPROVED BY JPH

DATE APPROVED 8-21-03

WELL & SEPTIC PERMIT NUMBER 316359  
 2 STORY ADDITION, NO BEDROOMS



**ROLLING HILL LANE**

# 521227

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1"=100'  
 RECORDED IN:  
 PLAT BOOK 109  
 PLAT: 12774

**HOUSE LOCATION**  
 LOT 22 BLOCK B  
 BROOK HILL  
 MONTGOMERY COUNTY, MD

NOTE: This drawing is not intended to establish property lines nor are the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

I hereby certify that to the best of my knowledge and belief, the position of all the existing improvements on the above described property has been established by accepted field practices.

April 13, 1992

*Jefferson D. Lawrence*  
 JEFFERSON D. LAWRENCE  
 PROFESSIONAL LAND SURVEYOR #8218

THIS DRAWING TO BE USED FOR TITLE PURPOSES ONLY

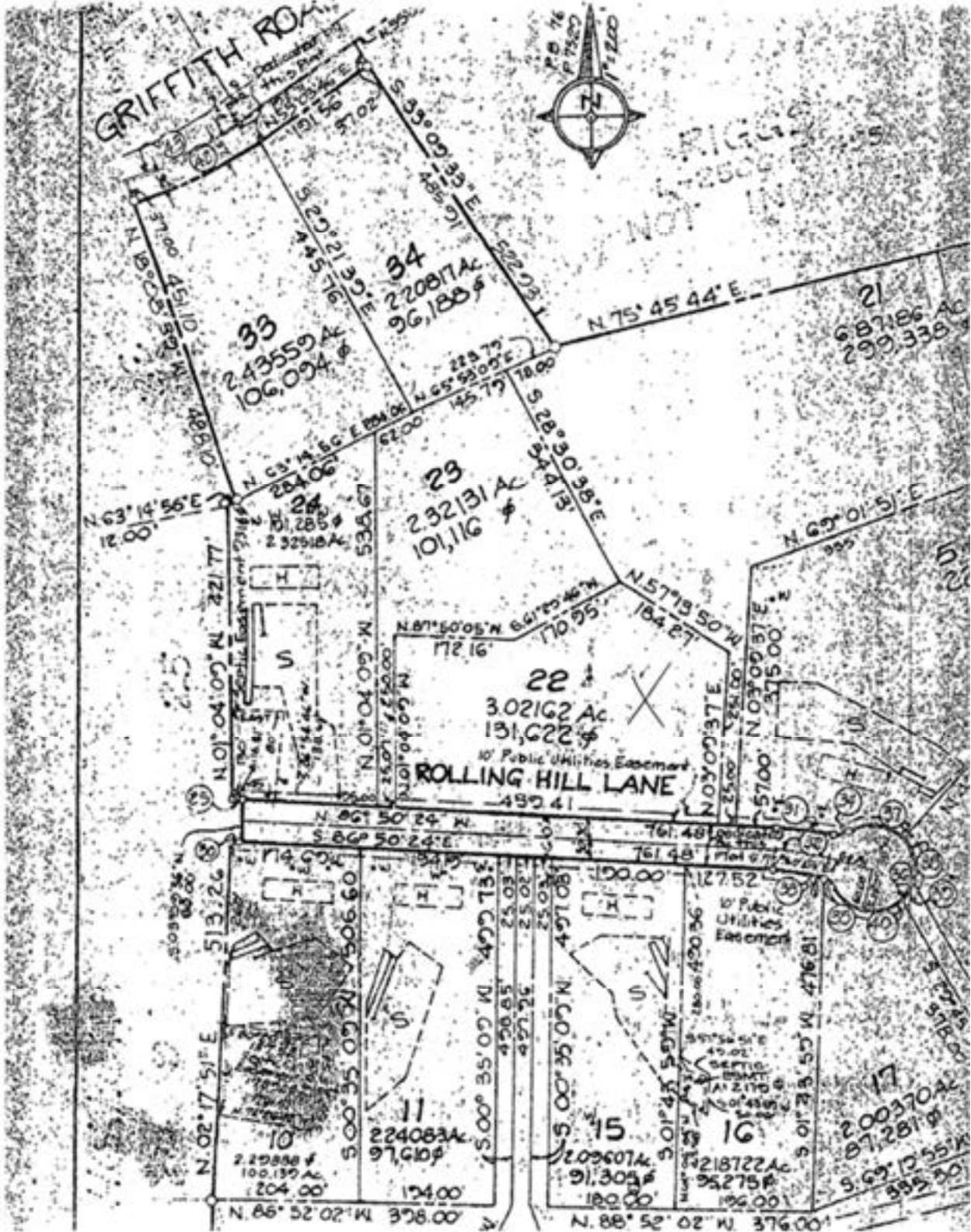
Purchaser's Signature

Date

Purchaser's Signature

Date

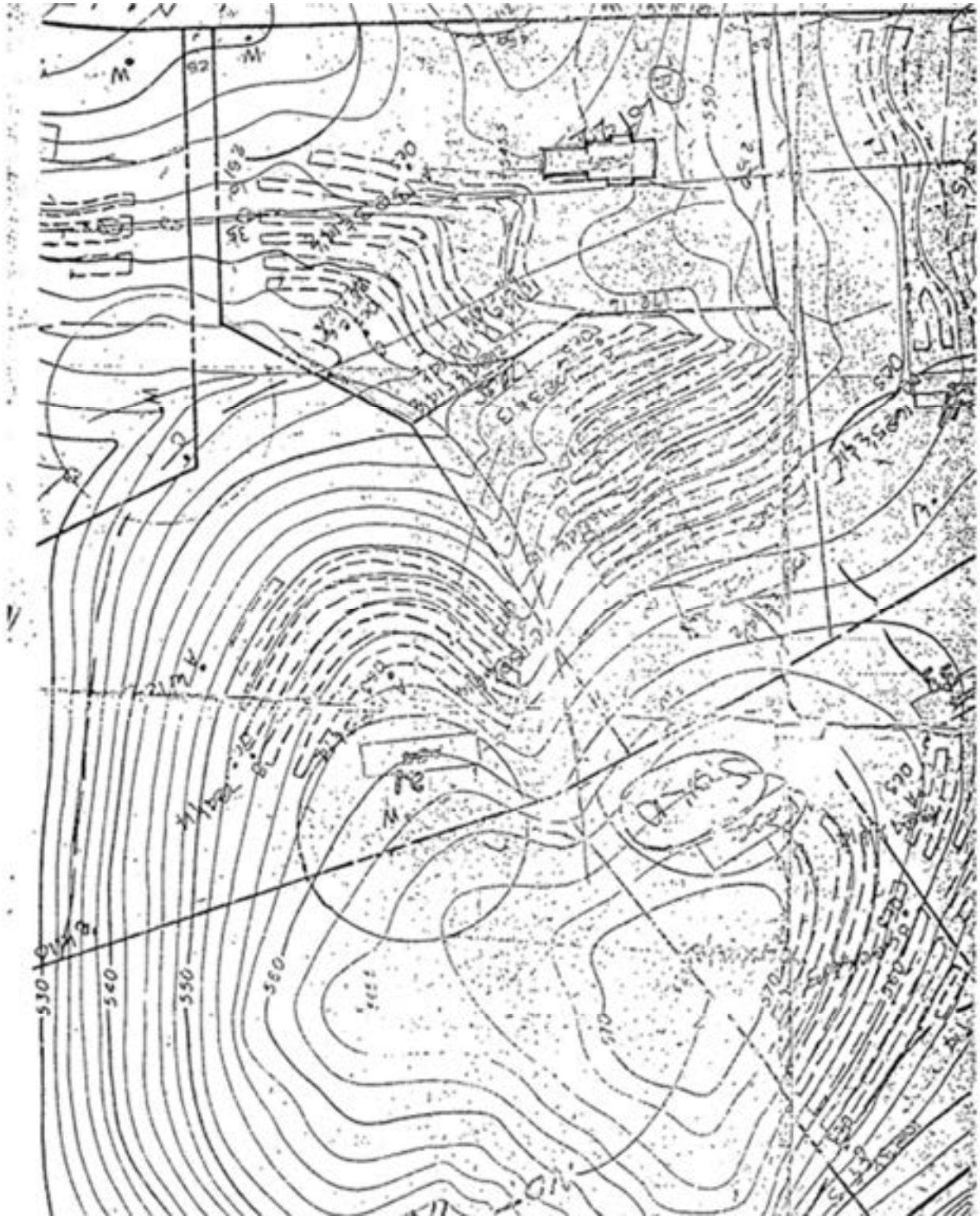
22319 Rolling Hill Lane  
Lot:22; Block:B  
Laytonsville



Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

22319 Rolling Hill Lane  
Lot:22; Block:B  
Laytonsville



Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

**MONTGOMERY COUNTY WELL AND EXCRETA DISPOSAL PERMIT**  
**DEPARTMENT OF HEALTH**  
**DIVISION OF LICENSURE & REGULATORY SERVICES**  
 261-7272

PERMIT NO. PL-1167  
 APPL. NO. 12  
 GRID

Upon application made by Mohammad Vahedi Telephone No. (301) 505-6564

permission is hereby granted to Mohammad Vahedi Telephone No. \_\_\_\_\_

(Owner) to construct, reconstruction (interim) excreta disposal system; and/or, an (interim) water supply system to serve a new, an existing building for use as a dwelling containing 4 bedrooms; for use as a \_\_\_\_\_

and located at 22319 Rolling Hill Lane

on Lot 22 Block \_\_\_\_\_ Subdivision Brook Hollow  
 or Plate Grid \_\_\_\_\_ Parcel \_\_\_\_\_

THE CONDITIONS SPECIFIED BELOW ARE PART OF THIS PERMIT. ANY CHANGES IN THE TERMS OF THE PERMIT OR THE USE OF THE BUILDING SHALL BE BY WRITTEN APPROVAL OF THE APPROVING AUTHORITY ONLY.

NO BUILDING SHALL BE OCCUPIED AND NO EXCAVATION SHALL BE COVERED UNTIL THE OWNER HAS OBTAINED WRITTEN APPROVAL FROM THE APPROVING AUTHORITY OR HIS DULY AUTHORIZED REPRESENTATIVE. NOTIFY THE DEPARTMENT OF HEALTH 48 HOURS BEFORE EXCAVATIONS ARE TO BE BACKFILLED.

Date issued: March 10, 1988  
 Date Expires: September 10, 1988  
 Date Extended:

APPROVING AUTHORITY, MARYLAND STATE  
 DEPARTMENT OF HEALTH & MENTAL HYGIENE

By \_\_\_\_\_  
 Montgomery County  
 Department of Health

**CONDITIONS**

ALL DIRECTIONS ARE GIVEN FACING THE PROPERTY FROM Rolling Hill Lane

1. Limits of well location: WELL PERMIT 880295003
2. Size of septic tank: 1250 gallon (top of tank to be within 10" of finished grade).
3. Percolation test: 1 inch in 13 minutes at 3 feet and 16 1/2 feet.
4. Size of absorption system: 97 ft. of trench by 2 ft. wide with 6 1/2 ft. of 2 inch screen. Bottom of trench to be 10 1/2 ft. below natural grade.
5. Location: let trench to begin as per attached site plan. Trenches to be constructed on contour. Starting point of initial absorption system to be surveyed in by a registered land surveyor.
6. Other special conditions:  
Trenches/fields to be at least 100 feet from any well.  
Approved under Dist. Reg. 5-70.

THIS PROPERTY IS IN CATEGORY S-6(W)/6 WHERE THERE IS NO PLANNED COMMUNITY SERVICE AND AN INDIVIDUAL SYSTEM MAY BE INSTALLED ON AN INDEFINITE BASIS WITHOUT FIRM OBLIGATION TO CONNECT TO COMMUNITY SYSTEM WHEN AND IF IT BECOMES AVAILABLE.

White Original - FIELD      Pink - PLUMBER      Blue - WELL DRILLER      Yellow - OFFICE

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

COMPLETION CERTIFICATE.

This is to certify that the  
 excreta disposal system constructed by  
*H. + L. Co.*  
 water well drilled by:  
 .....  
 water system installed by:  
 .....

and located at .....

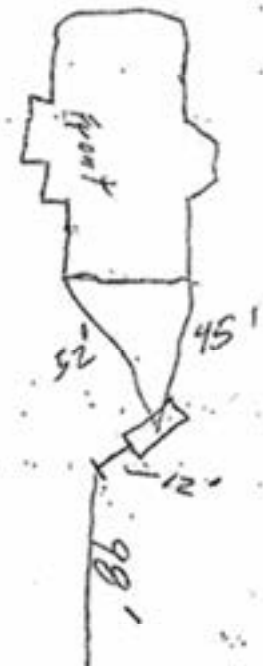
..... Lot ..... Block .....

Subdivision .....  
 has been installed in compliance with the terms of  
 Permit No. .... and permission is given to  
 fill in the excavations, to render the system fit for  
 use, and to occupy the building for dwelling or business  
 purposes.

COUNTY HEALTH OFFICER

Date *1/22/90* By *Paul B. Cohen*

(M)



SKETCH

INSPECTION HISTORY AND APPROVED CHANGES

Show dates and initials for all actions.

Indicate intermediate approvals given and calls for inspection received

*9/1/88 Open OK, OK to  
 cover front ABC  
 9-2-88 final approved green  
 sticker left on window above  
 of garage. AMM*

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Purchaser's Signature \_\_\_\_\_ Date \_\_\_\_\_



Montgomery County Government

STATE OF MARYLAND

MONTGOMERY COUNTY DEPARTMENT OF HEALTH  
Division of Licensure and Regulatory Services

CERTIFICATION OF SEWAGE DISPOSAL SYSTEM

LOCATION: 22319 Rolling Hill Lane

A sewage disposal system has been approved and installed in compliance with the terms of Permit No. 8803189002 and Montgomery County Executive Regulations 39-87 for Individual Water Supply and Sewage Disposal Systems at the above noted location.

Under authority delegated by the Secretary of the Environment, as Approving Authority for Montgomery County, my signature or that of my designee represents the approval of the State of Maryland.

Additional Comments:

*Ann D. Conley*

Approving Authority  
Montgomery County Department of Health

1/23/90  
Date

0333, pcd 029

Department of Health, Division of Licensure and Regulatory Services/Wells and Septic

Purchaser' Signature      Date

Purchaser' Signature      Date



Montgomery County Government

STATE OF MARYLAND

MONTGOMERY COUNTY DEPARTMENT OF HEALTH  
Division of Licensure and Regulatory Services

CERTIFICATE OF POTABILITY

LOCATION: 22319 Rolling Hill Lane

A water supply system has been installed under Maryland State Well Construction Permit No. MO-81-3096 and Montgomery County Location Permit No. 8802254002 at the above noted location. The County Health Department, in accordance with COMAR 26.04.04 "Well Construction Regulations", has conducted an evaluation of this system and has tested the water produced by the well to determine if it meets the standards set for the following parameters: coliform bacteria and nitrates. The results of these testing analyses indicate the water does meet the applicable standards set for these parameters and has satisfied the review standards of this office.

The well driller's signature on the completion report is his certification that well construction as performed under his supervision conforms to State requirements.

Under authority delegated by the Secretary of the Environment, as Approving Authority for Montgomery County, my signature or that of my designee represents that approval of the State of Maryland.

Additional Comments:

*Rand Curtis*

*1/23/90*

\_\_\_\_\_  
Approving Authority  
Montgomery County Department of Health

\_\_\_\_\_  
Date

Department of Health, Division of Licensure and Regulatory Services/Wells and Septic

\_\_\_\_\_  
Purchaser' Signature      Date

\_\_\_\_\_  
Purchaser' Signature      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.

**Consent for Dual Agency**

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I refuse to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby consent to have

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

Seller in the sale of the property at: 22319 Rolling Hill Ln.

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

<u>[Signature]</u>	<u>9/9/24</u>	<u>[Signature]</u>	<u>9/9/24</u>
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
--------------------	---------------	--------------------	---------------



## NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides a real estate brokerage services must consist of two or more associate brokers or salespersons, or a combination of the two, who:

1. work together on a regular basis;
2. represent themselves to the public as being part of one entity; and
3. designate themselves by a collective name such as team or group.

The team operates within a brokerage, and team members are supervised by a team leader as well as by the broker, and, if they work in a brokerage branch office, by the branch office manager.

The law permits one member of a team to represent the buyer and one member to represent the seller in the same transaction only if certain conditions are met. If both parties agree, the **broker** of the real estate brokerage with which the salespersons or associate brokers are affiliated may designate one team member as the intracompany agent for the buyer and another team member as the intracompany agent for the seller. No one else may make that designation.

**The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings. THIS FORM CONSTITUTES YOUR NOTICE OF THOSE FACTS.**

Dual agency may occur only if both parties consent to it and sign the Consent for Dual Agency form prescribed by the Real Estate Commission. If you have concerns or questions about being represented by a team member when another team member represents the other party, you should address these to the broker or branch office manager before signing the Consent form.

This form must be presented to the buyer and seller at the time that the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing of property.

### ACKNOWLEDGMENT OF RECEIPT OF NOTICE

I/we acknowledge receipt of the Notification of Dual Agency within a Team

<u>RAMESH PATEL</u> Seller's Name	<u>Ramesh Patel</u> Signature	<u>9/8/27</u> Date
<u>KALPANA PATEL</u> Seller's Name	<u>KRP</u> Signature	<u>9/8/27</u> Date
 Buyer's Name	 Signature	 Date
 Buyer's Name	 Signature	 Date