

6344 Springwater Terrace #1142, Frederick, Maryland 21701



Brokerage Information: RE/MAX Results, 5202 Presidents Ct #310, Frederick, MD 21703
Broker of Record: Sandy Olson, License# 527089
Sales Associate: Bobbi Prescott, License# 603372, MLS# 128509

Disclosure Package:

- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Inclusion & Exclusions Addenda
- Homeowners Insurance Disclosure
- Maryland Residential Property Disclosure and Disclaimer Statement
- Frederick County Notices and Disclosures
- Maryland Homeowner Association Act Notice to Buyer
- Maryland Homeowner Act Disclosure to Buyer & Transmittal of Documents
- Condominium Resale Notice
- Condominium Resale Disclosure & Transmittal of Documents
- General Addendum - Appraisal
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -

Frederick County, Maryland

Property Report: 6344 SPRINGWATER TER UNIT 1142 FREDERICK MD 21701

* This data may not include the City of Frederick or other independent municipalities within Frederick County



General Information

Municipality: None
 Tax Account: 1109304290
 Tax Map/Parcel: 0078/0712
 Plat: [0062/0089](#)
 Census Tract: 751902
 Zoning * : [Click here to view your zoning atlas page.](#)
 Comprehensive Land Use* : [Click here to view your comprehensive land use atlas page.](#)

Voting Districts

Precinct: [09-006](#)
 Legislative District: [03](#)
 Congressional District: [6](#)
 Council District: [4](#)

Services Information

Recycle Day: [Blue Tuesday](#)
 Water Service: Yes
 Sewer Service: Yes
 Broadband: [National Broadband Map](#)

School Districts

High: Oakdale High
 Middle: Governor Thomas Johnson Middle
 Elementary/Primary: Spring Ridge Elementary

Public Safety Information

Police District: [Frederick County Sheriffs Office](#)
 Fire Station Number: 33
 Fire Station: Spring Ridge Fire Station
 Registered Sex Offenders Within 1/4 Mile: 0
 Reported Crimes Within 1/4 Mile (2017) * : 90
 Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

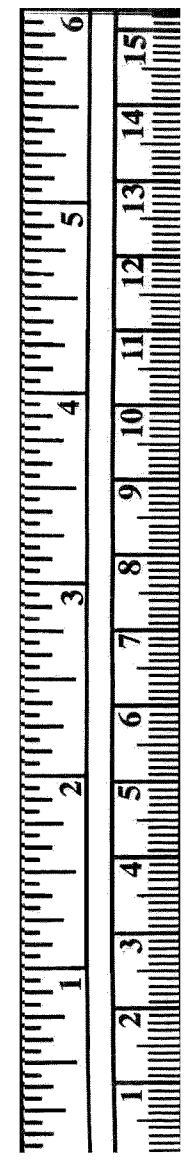
Library: [C. Burr Artz](#)
 Park: Spring Ridge Conservancy
 Farmer's Market: [Field Fresh Farmers Market](#)
 Golf Course: I-70 Golf Range
 TransIT Service Within 1/4 Mile: No

Historic Properties in the Area

[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-3-224 / Frederick-Baltimore Transportation Corridor (Old National Pike, Annapolis Road)
 F-5-072 / Old National Pike Milestone No. 42
 F-5-090 / Howard-Brangle-Rosenstock House (Manderley, Rosehaven)

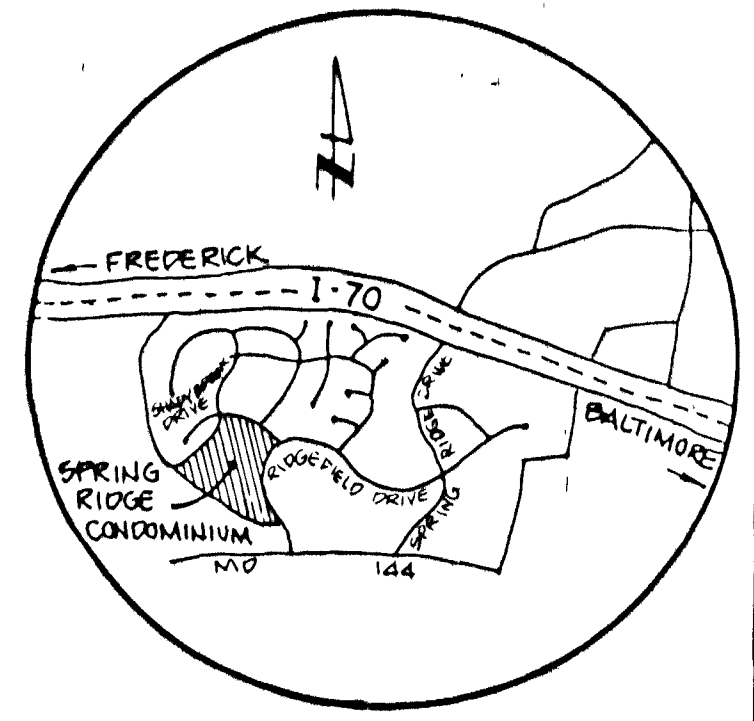
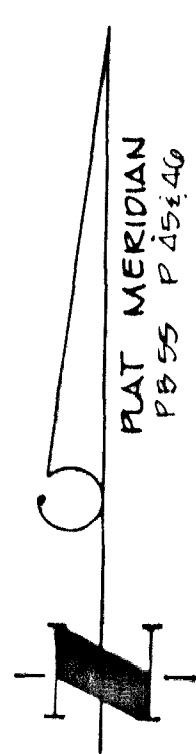
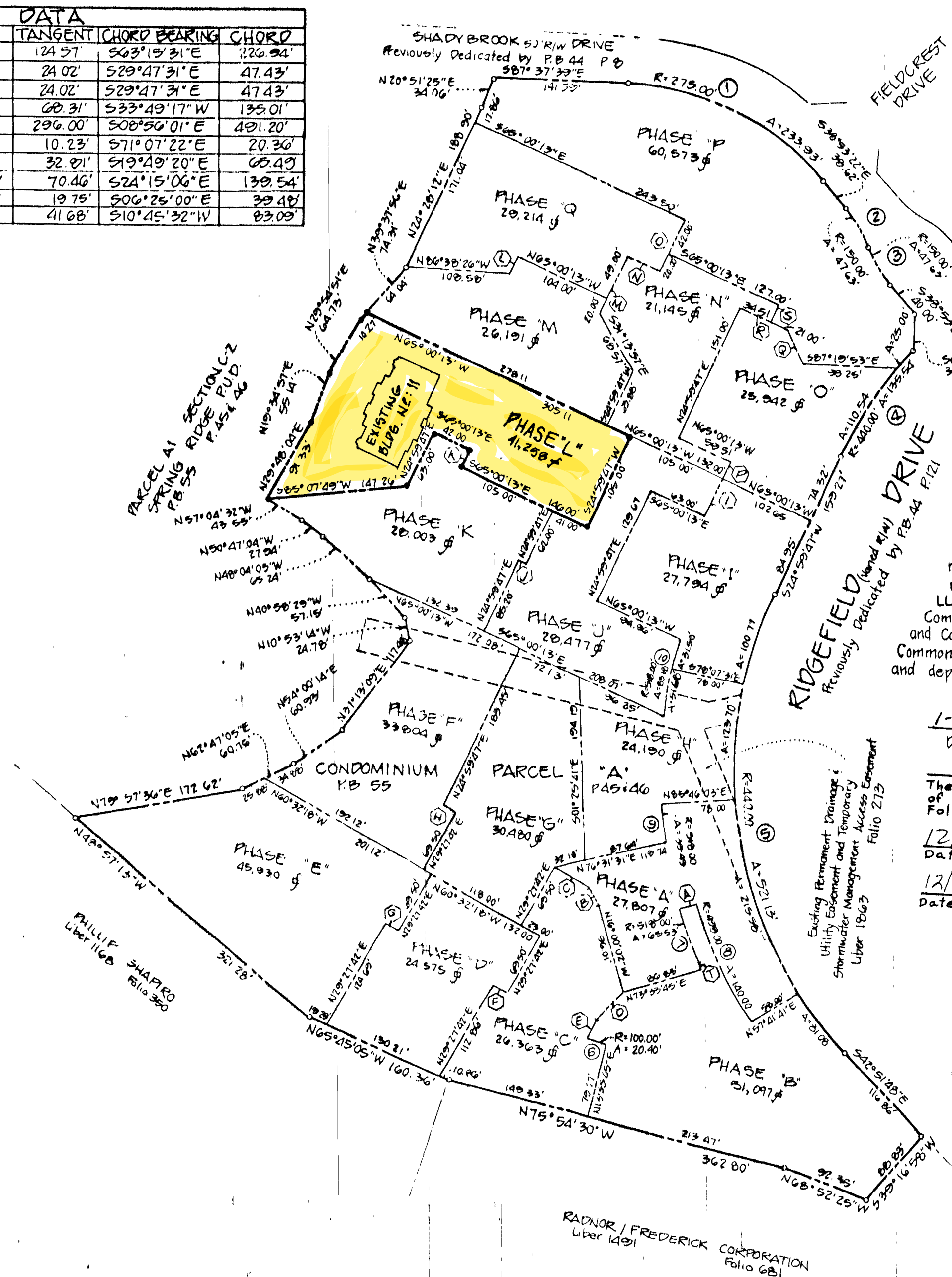
This report was dynamically assembled from various layers of geographical information, some of which is not maintained by Frederick County GIS. This report may or may not accurately represent the source address completely and correctly. Any reliance on this data is at the sole risk of the user.



CURVE DATA						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
1	275.00'	23° 33'	40° 44' 17"	124.57'	S63° 15' 31" E	226.94'
2	150.00'	47° 03'	18° 11' 42"	24.02'	S29° 47' 31" E	47.43'
3	150.00'	47° 03'	18° 11' 42"	24.02'	S29° 47' 31" E	47.43'
4	440.00'	135° 54'	17° 39' 00"	68.31'	S33° 49' 17" W	135.01'
5	440.00'	521° 13'	67° 51' 35"	296.00'	S08° 56' 01" E	491.20'
6	100.00'	20° 40'	11° 41' 12"	10.23'	S71° 07' 22" E	20.36'
7	510.00'	65° 53'	07° 14' 54"	32.81'	S19° 49' 20" E	65.40'
8	490.00'	140° 00'	16° 06' 26"	70.46'	S24° 15' 06" E	139.54'
9	510.00'	39° 49'	04° 22' 05"	19.75'	S06° 25' 00" E	39.48'
10	510.00'	83° 18'	09° 12' 00"	41.68'	S10° 45' 32" W	83.09'

LINE DATA		
NO.	BEARING	DIST.
A	N73° 40' 07" E	20.00'
B	N31° 05' 53" W	21.08'
C	N60° 32' 18" W	40.00'
D	S41° 33' 53" W	41.96'
E	S24° 43' 14" W	20.00'
F	S60° 32' 18" E	14.91'
G	S60° 32' 18" E	14.58'
H	N60° 32' 18" W	15.83'
I	S24° 59' 47" W	42.00'
J	S65° 00' 13" E	9.60'
K	N24° 59' 47" E	21.00'
L	N24° 59' 47" E	20.00'
M	N24° 59' 47" E	69.00'
N	N65° 00' 13" W	37.00'
O	S24° 59' 47" W	62.00'
P	S24° 59' 47" W	20.00'
Q	S23° 53' 33" E	38.02'
R	S65° 00' 13" E	55.51'
S	S24° 59' 47" W	20.00'
T	N23° 43' 51" W	5.14'

OWNER
CR SPRINGRIDGE, LLC
49 Old Solomons Island Road
Annapolis, MD 21401
Phone: (301) 970-1936



VICINITY MAP
Scale: 1" = 2000'
Tax Map 7B Parcel 189

OWNER'S CERTIFICATION
As contemplated by §§ 11(C), 5, and 11 of the Declaration for Spring Ridge Condominium, recorded among the Land Records of Frederick County, Maryland in Liber 2081 at Folio 527, the improvements for the Units and Common Elements for Phase "L" Proposed Building # 11, set forth in Exhibit B to the Eleventh Amendment to Declaration recorded in Liber 2303 at Folio 257, and originally depicted on the Condominium Plats therefor recorded in Plat Book 60 at Plats 183, 184 & 185 having now been constructed, CR Springridge, LLC, a Maryland Limited Liability Company, owner of and Declarant as to the said Units and Common Elements, does hereby adopt this Supplemental Condominium Plat for the said Units and Common Elements "as-built", and does declare that the descriptions of the said Units and Common Elements as constructed shall be and are hereby amended to conform those descriptions and depictions contained herein.

CR SPRINGRIDGE, LLC, A Maryland Limited Liability Company
1-8-98 Date
Witness
FRANK V. MAZZA, Manager (Seal)

OHIO SAVINGS BANK
The Trustees for Ohio Savings Bank sign solely to subordinate the Deed of Trust recorded among the Land Records of Frederick County in Liber 12/23/97 Date
Witness
12/23/97 Date
Witness
DAVID R. NAKA, Trustee
Elizabeth J. Huttar, Trustee

SURVEYOR'S CERTIFICATION
I hereby certify that I am a registered Property Line Surveyor authorized to practice in the state of Maryland, that the plats shown herein are correct; that it is a condominium subdivision of all of the land conveyed from Radnor/Frederick Corporation to CR Springridge, LLC by deed dated June 27, 1997 and recorded among the Land Records of Frederick County, Maryland in Liber 2330 at Folio 562, and also all of Phase "L" as shown on a condominium plat entitled "Condominium Plat, Proposed Building # 11, Phase 'L', Spring Ridge Condominium" and recorded among the aforesaid Land Records in Plat Book 60 as Plats 183, 184 & 185; and that these plats together with applicable wording of the Declaration are a correct representation of the condominium and that the identification and location of the Units and Common Elements as constructed can be determined from them.

11/9/98 Date
MITCHELL E. GOODE
Property Line Surveyor
Maryland Reg No. 444

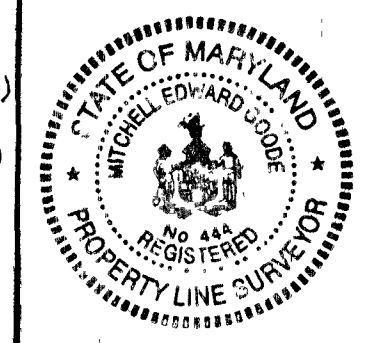
AREA TABULATION

Previous Phases "A-K" = 348,520 sq ft or 8.0009 AC (63.0%)
Adding Phase "L" = 41,258 sq ft or 0.9471 AC (7.5%)
Future Annexation = 163,065 sq ft or 3.7435 AC (29.5%)
Total Area Condominium Parcel "A" = 552,843 sq ft or 12.6915 AC (100%)
(PB 55 P. 45 & 46)

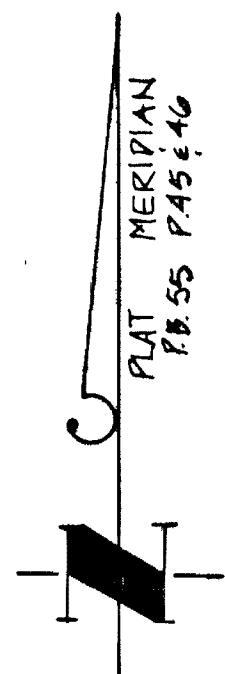
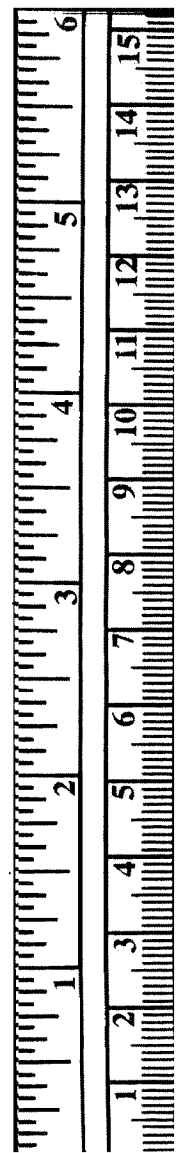
APPROVED: FREDERICK COUNTY PLANNING COMMISSION
1/13/98
DATE
SECRETARY or CHAIRMAN

Recorded:
Plat Book:
Plat No.:

DATE	REVISIONS

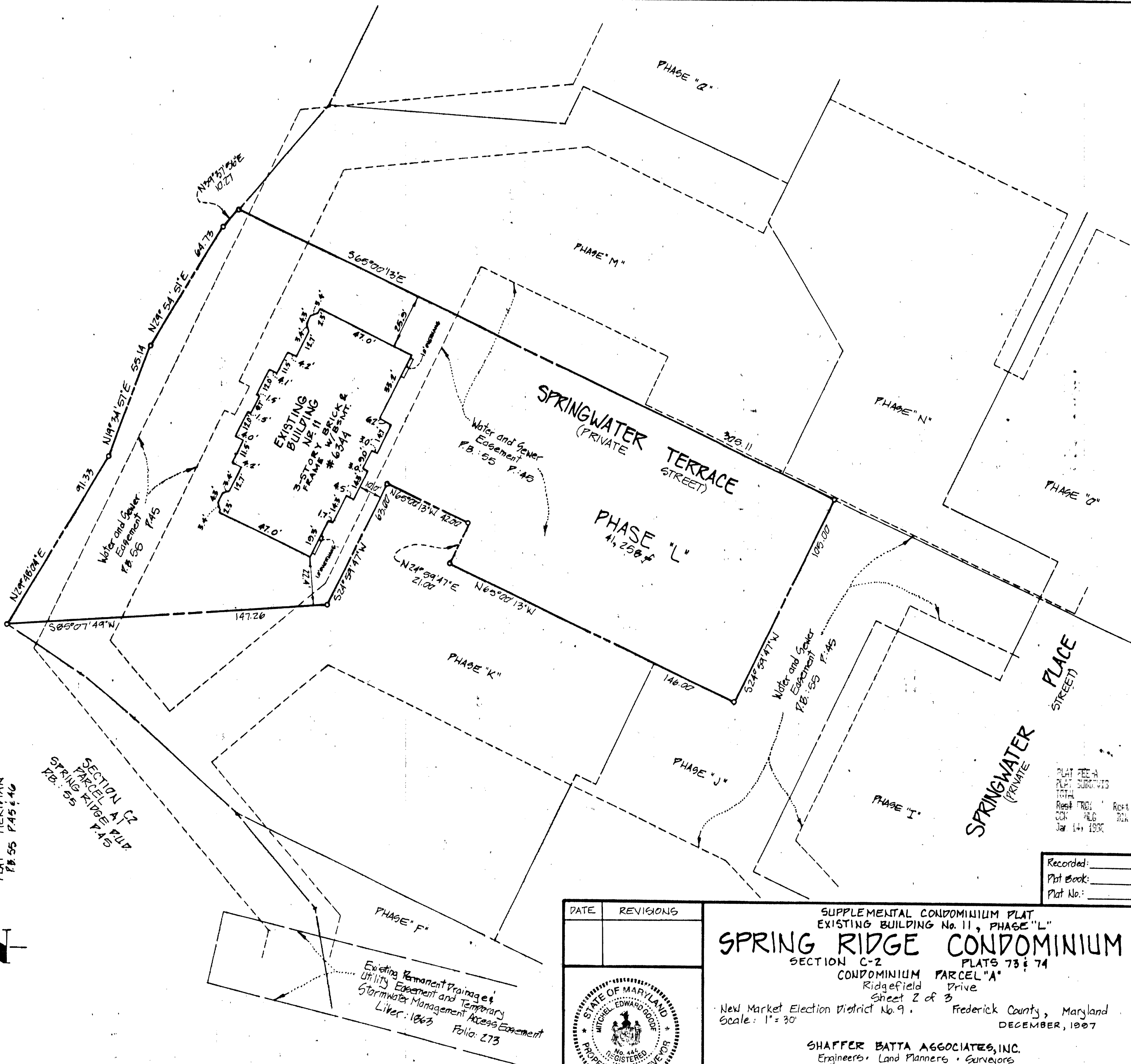


SUPPLEMENTAL CONDOMINIUM PLAT
EXISTING BUILDING No. 11, PHASE "L"
SPRING RIDGE CONDOMINIUM
SECTION C-2 PLATS 73 & 74
CONDOMINIUM PARCEL "A"
Ridgefield Drive
Sheet 1 of 3
New Market Election District No 9 Frederick County, Maryland
Scale: 1" = 100'
DECEMBER, 1997
SHAFFER BATTIA ASSOCIATES, INC.
Engineers • Land Planners • Surveyors
810 West Diamond Avenue, Suite 100
Gaithersburg, Maryland 20878
(301) 417-0344



PLAT MERIDIAN
P.B. 55 P. 45 & 46

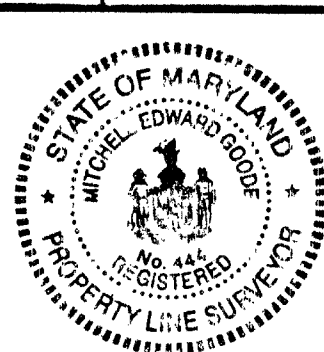
SECTION C-2
PARCEL A-2
SPRING RIDGE PLAT
P.B. 55



PLAT REC-A
PLAT SUBDIV
TOTAL
Reg. PROJ. ROFT # 54
CON. # 46 ROFT # 700
Jan 14, 1997

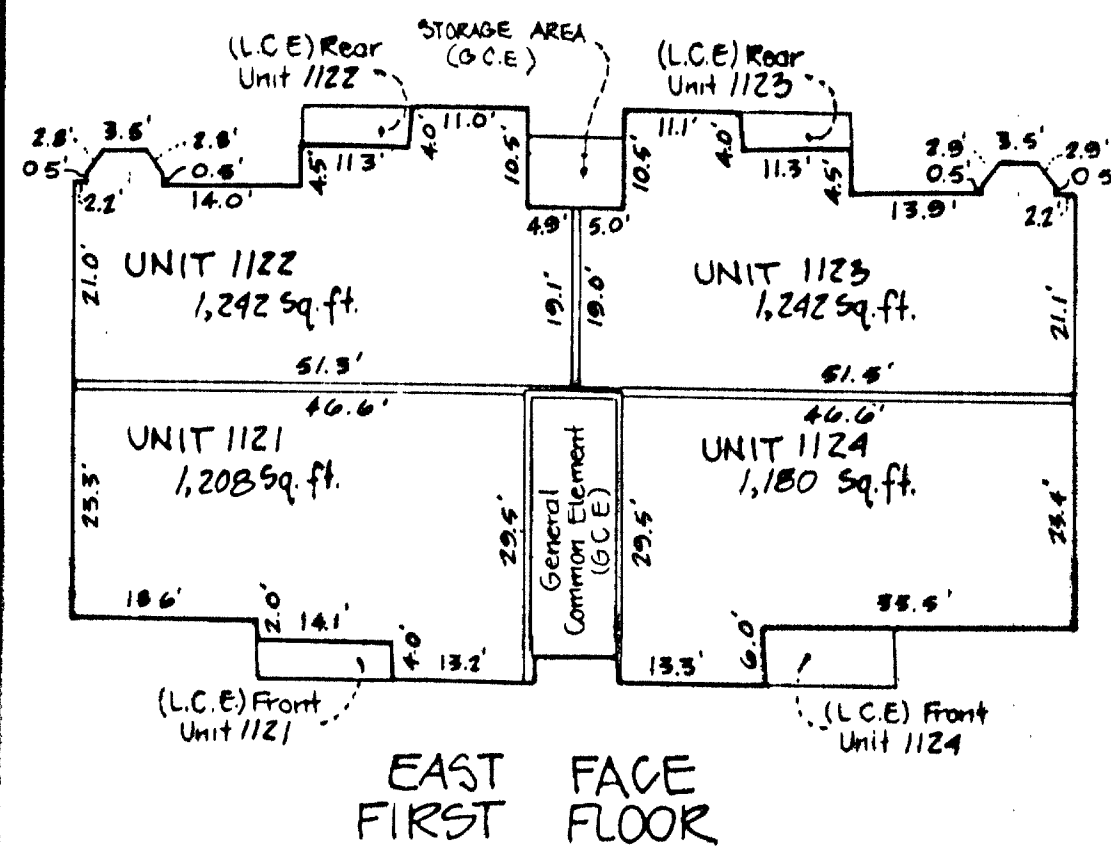
Recorded: _____
Plat Book: _____
Plat No.: _____

DATE	REVISIONS

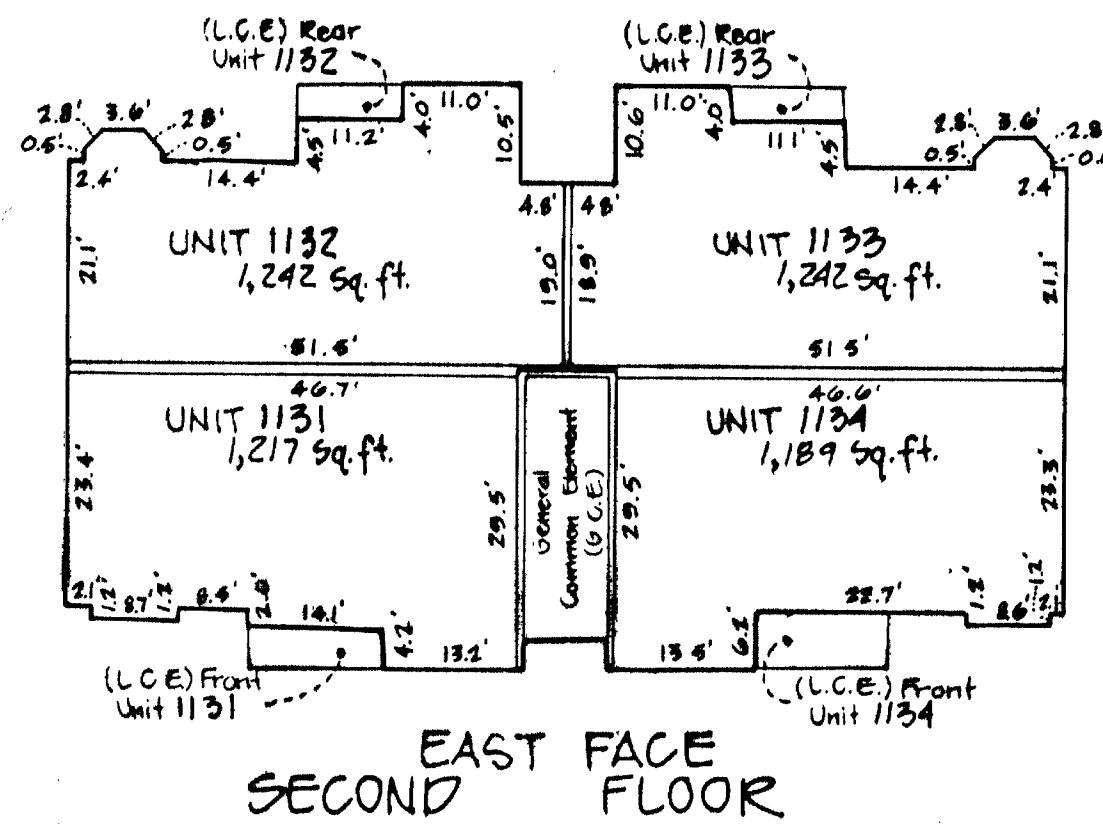


SUPPLEMENTAL CONDOMINIUM PLAT
EXISTING BUILDING No. 11, PHASE "L"
SPRING RIDGE CONDOMINIUM
SECTION C-2 PLATS 73 & 74
CONDOMINIUM PARCEL "A"
Ridgefield Drive
Sheet 2 of 3
New Market Election District No. 9. Frederick County, Maryland
Scale: 1" = 30'
DECEMBER, 1997
SHAFFER BATTI ASSOCIATES, INC.
Engineers • Land Planners • Surveyors
818 West Diamond Avenue, Suite 100
Gaithersburg, Maryland 20878
(301) 417-0344

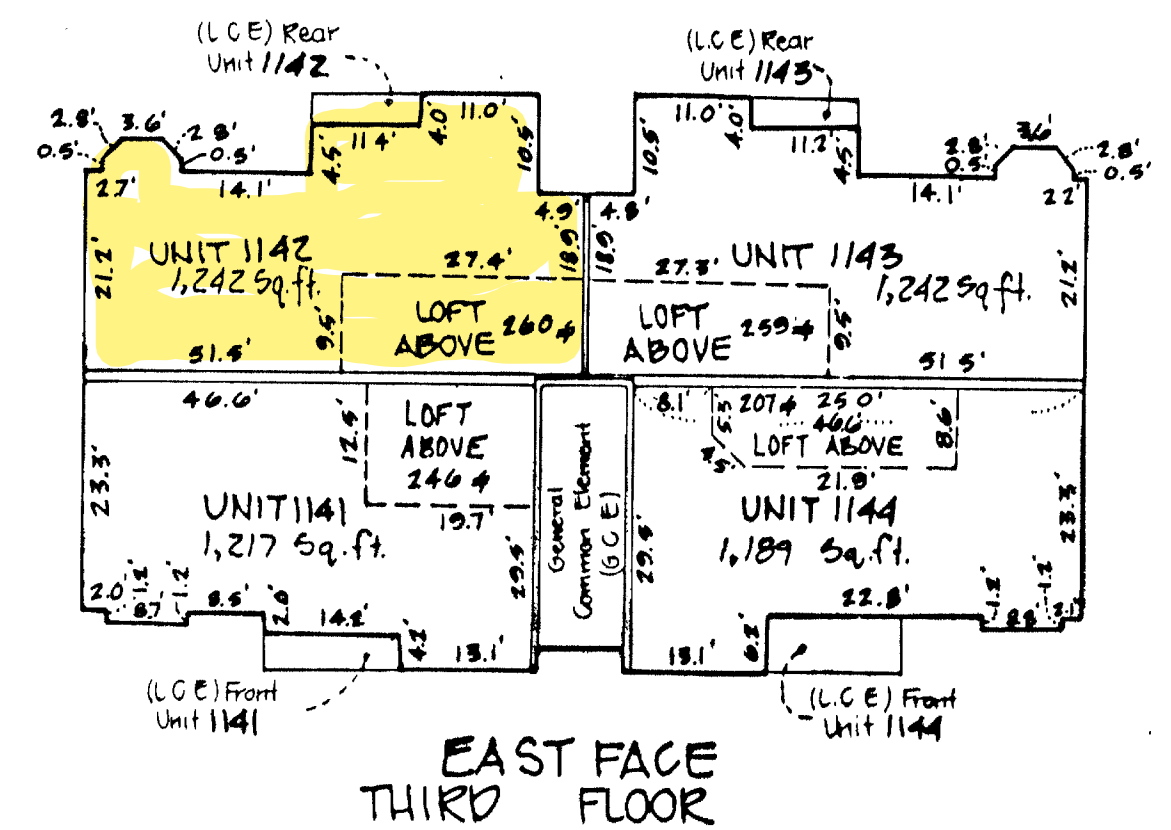
WEST FACE



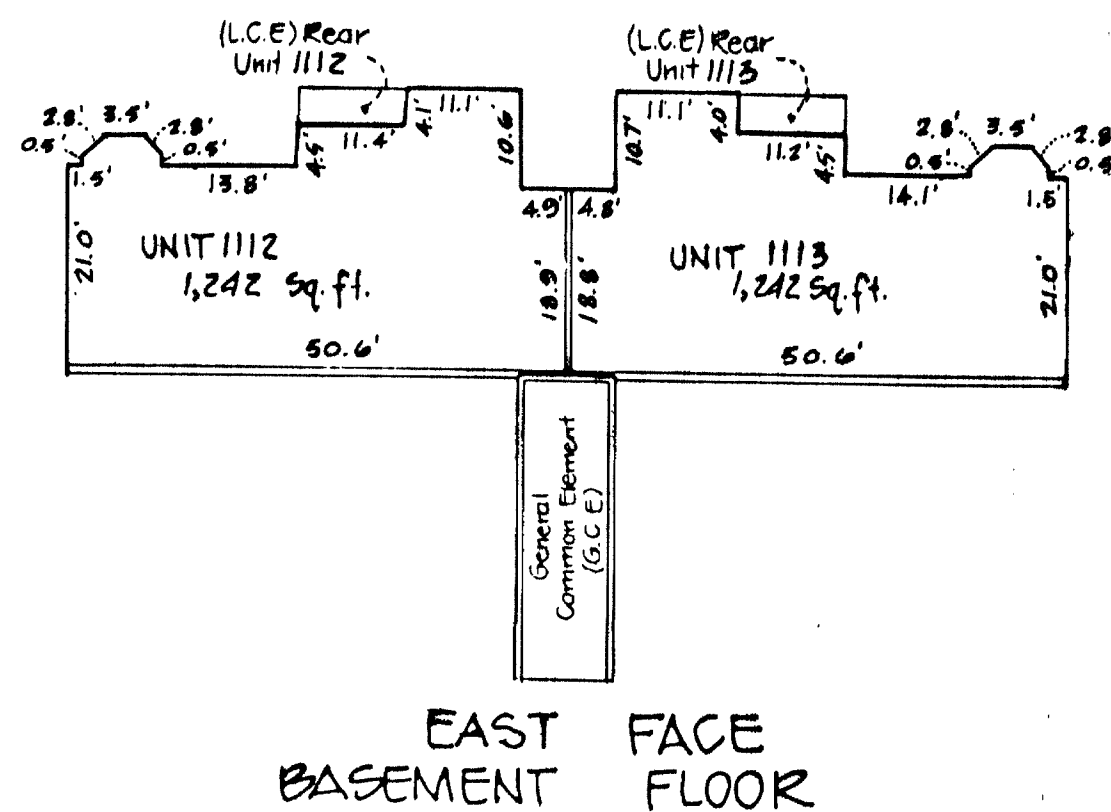
WEST FACE



WEST FACE



WEST FACE

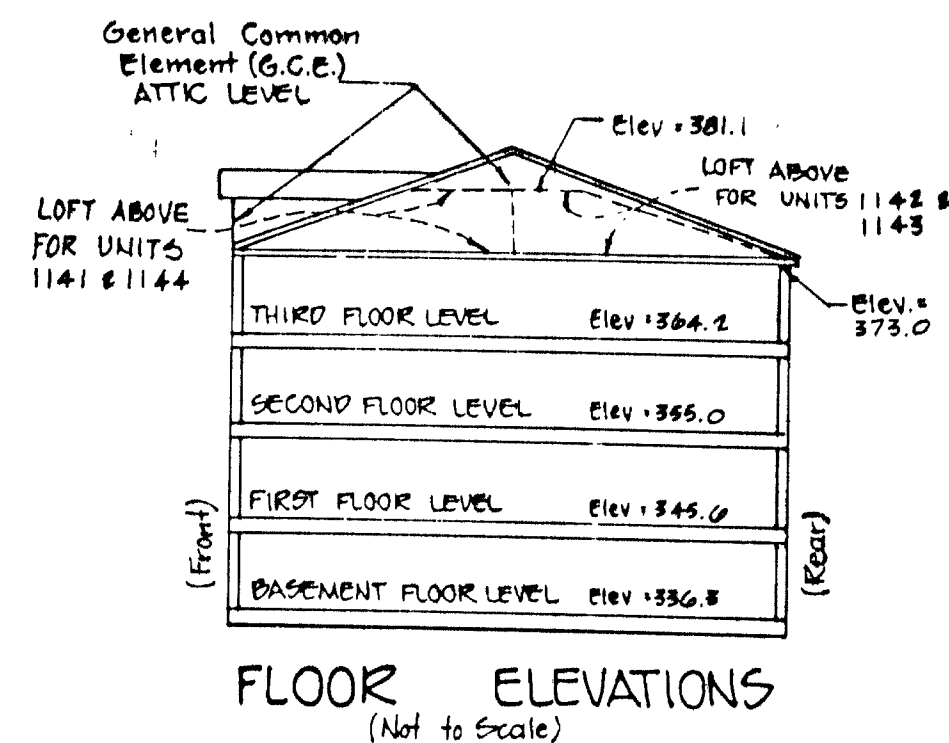


DESCRIPTION OF UNITS

The lower boundary of any Unit situate upon a concrete slab or slabs is a horizontal plane (or planes), the elevation of which coincides with the elevation of the upper surface of such concrete slab or slabs extended to intersect the lateral or perimetrical boundaries thereof. The lower boundary of any Unit not situate upon a concrete slab is a horizontal plane (or planes), the elevation of which coincides with the upper (exposed) surface of the plywood floor (or other subfloor), plus any coating(s) applied to the upper surface of the plywood floor (or other subfloor) for the purpose, among others, of noise attenuation, extended to intersect the lateral or perimetrical boundaries thereof. Noise attenuation coatings such as gypcrete shall not be considered part of a Unit but shall, instead, be considered part of the General Common Elements. Floor coverings including, but not limited to, carpet, tile, linoleum and wood flooring shall be considered part of a Unit. The upper boundary of each Unit is a horizontal (or in some cases inclined) plane (or planes), the elevation of which coincides with the top (unexposed) surface of the unfinished wall-board of the uppermost ceiling in the Unit (including, if applicable, any skylights), extended to intersect the lateral or perimetrical boundaries thereof. The lateral or perimetrical boundaries of any such Unit is a vertical plane (or planes) which coincides with the outermost (unexposed) surfaces of the unfinished perimeter wallboard (or gypsum board) walls thereof, including windows and doors thereof, extended to intersect the upper and lower horizontal boundaries thereof and to intersect the other lateral or perimetrical boundaries of the Unit. Fireplaces shall be considered part of the Unit, however, the flue and chimney from such fireplaces shall be deemed a Limited Common Element appurtenant to the Unit(s) which it serves or benefits, and not part of the Unit. Unless otherwise designated hereon and/or in the Condominium Declaration as a Common Element, mechanical equipment and appurtenances located within or without any Unit and designated to serve only that Unit, such as pipes, wires, cables, conduits, electrical receptacles and outlets, ducts, flues (other than fireplace flues and chimneys), chutes, appliances, rangehoods, fixtures, and the like, shall be considered a part of the Unit.

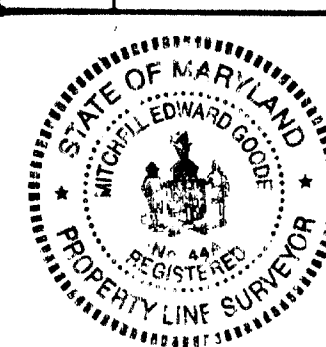
NOTES:

1. Dimensions shown hereon are taken from actual field measurements made on December 10, 1997 by Shaffer Batta Associates, Inc.
2. Horizontal meridian is based on and taken from final subdivision plat entitled "Final Plat Section C-2, Plats 73 & 74 Condominium Parcel 'A', Spring Ridge PUD," recorded in Plat Book 55, Pages 45 & 46 and prepared by Rodgers and Associates, Inc.
3. Vertical datum is based on and taken from sheet #2 of 4 of construction drawings, entitled "Spring Ridge Subdivision, Section C-2" prepared by Rodgers & Associates, Inc.
4. Limited Common Elements (designated hereon as L.C.E. and consisting of, but not limited to balconies, chimneys and flues, decks, driveways, lead walks, stoops, porches, patios and private fences) are reserved for the exclusive use of the unit or units to which they are declared to be appurtenant by appropriate designation hereon, if no such designation is made, then the Limited Common Elements shall be deemed to be appurtenant to the unit or units to which they are adjacent or which they are rationally intended to serve and benefit.
5. All areas not designated as part of a unit or Limited Common Elements are General Common Elements (G.C.E.). Exterior walls, unit division walls and the portion of the floor joists which divides adjoining units that are vertically stacked are designated as General Common Elements (G.C.E.).
6. This plan prepared without benefit of a Title Report.
7. Site Plan No. SP-88-13
8. Frederick Co, MD has right of access to water meters in G.C.E.



DATE REVISIONS

DATE	REVISIONS



SUPPLEMENTAL CONDOMINIUM PLAT
EXISTING BUILDING No. 11, PHASE "L"
SPRING RIDGE CONDOMINIUM
SECTION C-2 PLATS 73 & 74
CONDOMINIUM PARCEL "A"

Ridgefield Drive
Sheet 3 of 3
New Market Election District No. 9 Frederick County, Maryland
Scale: 1" = 20'
DECEMBER, 1997

SHAFFER BATTI ASSOCIATES, INC.
Engineers • Land Planners • Surveyors
818 West Diamond Avenue, Suite 100
Gaithersburg, Maryland 20878
(301) 417-0344

Recorded: _____
Plat Book: _____
Plat No.: _____

PLAT 73 & 74
PLAT SUBMITTAL
DATE: 12/15/97
RECEIVED: 12/15/97
BY: [Signature]
FOR: [Signature]
JAN 14 1998

Real Property Data Search ()
Search Result for FREDERICK COUNTY

View Map

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:District - 09 Account Identifier - 304290

Owner Information

Owner Name:GRZENDA ELAINE MARIE
GRZENDA RICHARD PAUL

Use:RESIDENTIAL CONDOMINIUM
Principal Residence:YES

Mailing Address:6344 SPRINGWATER TERRACE
FREDERICK MD 21701

Deed Reference:/16856/ 00496

Location & Structure Information

Premises Address:6344 SPRINGWATER TER
FREDERICK 21701-0000
UNIT: 1142

Legal Description:UNIT 1142 BUILD 11
1,242 SQ. FT. PHASE L
SPRING RIDGE CONDO

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0078	0009	0712	9020063.11	0000				2025	Plat Ref: 0060/ 0185

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1998				000000

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		CONDO GARDEN	/	0			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	60,000	70,000		
Improvements	165,000	225,000		
Total:	225,000	295,000	225,000	248,333
Preferential Land:	0	0		

Transfer Information

Seller: BLACKBURN JOANNE D	Date: 05/08/2024	Price: \$308,000
Type: ARMS LENGTH IMPROVED	Deed1: /16856/ 00496	Deed2:

Seller: BLACKBURN JOANNE D	Date: 05/08/2024	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /16855/ 00490	Deed2:

Seller: C R SPRINGRIDGE LLC	Date: 03/17/1998	Price: \$114,145
Type: ARMS LENGTH IMPROVED	Deed1: /02392/ 00901	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2024	07/01/2025
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 07/23/2024

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Treasurer of Frederick County
PO Box 4310
Frederick, MD 21705-4310
Office Hours: Mon-Fri, 8 am - 4 pm
Phone: (301) 600-1111



FREDERICK COUNTY MD

REAL ESTATE TAXES AND FEES

www.frederickcountymd.gov/treasury

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2024 - 06/30/2025	09-304290	2025	FY	PRINCIPAL RESIDENCE	2558464	07/01/2024

GRZENDA ELAINE MARIE
GRZENDA RICHARD PAUL
6344 SPRINGWATER TERRACE
FREDERICK, MD 21701

Property Location
6344 SPRINGWATER TER

Property Description
UNIT 1142 BUILD 11
1,242 SQ. FT. PHASE L
SPRING RIDGE CONDO

Liber 16856 Folio 496

Charges	Assessment/Units	Rate	Amount
STATE TAXES	225,000	.112000	252.00
COUNTY TAXES	225,000	1.110000	2,497.50
SYSTEM BENEFIT CHG	1	49.000	49.00
STORM WATER FEE			0.01
	TOTAL		2,798.51
	TOTAL DUE		2,798.51

County Current Real Property Tax Rate		Preceding County Real Property Tax Rate		Difference
1.11	-	1.06	=	= .0500

*If you have a mortgage, please
verify payment of your taxes with
your present mortgage company.*

PLEASE SEE THE PAYMENT SCHEDULE BELOW FOR AMOUNT DUE.

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
09-304290	2025	FY	2558464

Return this coupon with your
payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	41.24	1,415.99
JAN	54.99	1,429.74
FEB	68.74	1,443.49

☐ Check here if your address changed
& enter changes on the reverse side

GRZENDA ELAINE MARIE
GRZENDA RICHARD PAUL
6344 SPRINGWATER TERRACE
FREDERICK, MD 21701

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082025502558464000001362268000000000000

:

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
09-304290	2025	FY	2558464

Choose payment option below
Return this coupon with your
payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-24.98	2,773.53
AUG	-12.48	2,786.03
SEP	0.00	2,798.51
OCT	27.99	2,826.50
NOV	55.98	2,854.49
DEC	83.95	2,882.46
JAN	111.94	2,910.45
FEB	139.93	2,938.44

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-12.49	1,411.27
AUG	-6.24	1,417.52
SEP	0.00	1,423.76
OCT	14.24	1,438.00
NOV	28.48	1,452.24

☐ Check here if your address changed
& enter changes on the reverse side

GRZENDA ELAINE MARIE
GRZENDA RICHARD PAUL
6344 SPRINGWATER TERRACE
FREDERICK, MD 21701

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082025502558464000001411271000000000000

:



DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN **ADDENDUM** TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on 6/11/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Richard Paul Grzenda Elaine Marie Grzenda
 for Property known as 6344 Springwater Terrace #1142, Frederick, MD 21701.

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked.**

<input type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Exist. W/W Carpet	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>3</u>	<input checked="" type="checkbox"/> Fireplace Screens/Doors	<input type="checkbox"/> Pool, Equipment & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Fireplace Equipment	<input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u>	<input type="checkbox"/> Wall Mount TV Brackets
<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Freezer	<input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>1</u>	<input type="checkbox"/> Wall Oven(s) # _____
<input checked="" type="checkbox"/> Clothes Washer	<input checked="" type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Garage Opener(s) # _____	<input checked="" type="checkbox"/> Screens	<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage remote(s) # _____	<input checked="" type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Window A/C Unit(s) # _____
<input checked="" type="checkbox"/> Drapery/Curtain Rods	<input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Window Fan(s) # _____
<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Hot Tub, Equipment & Cover	<input type="checkbox"/> Storm Doors	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> Intercom	<input type="checkbox"/> Storm Windows	
<input checked="" type="checkbox"/> Exhaust Fan(s) # <u>2</u>	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

<input type="checkbox"/> Fuel Tank(s)	<input type="checkbox"/> Other _____
<input type="checkbox"/> Solar Panels	<input type="checkbox"/> Other _____
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Other _____
<input type="checkbox"/> Water Treatment System	<input type="checkbox"/> Other _____

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____

3. UTILITIES: WATER, SEWAGE, HEATING, AND 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	<input type="checkbox"/> Other _____
Heating	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil <input checked="" type="checkbox"/> Heat Pump <input type="checkbox"/> Other _____
Hot Water	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Other _____

Utility Service Providers: _____

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature **Date**

Signed by: Richard Paul Grzenda 6/11/2025
Seller Signature **Date**

Buyer Signature **Date**

Signed by: Elaine Marie Grzenda 6/11/2025
Seller Signature **Date**





HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 6344 Springwater Terrace #1142, Frederick, MD 21701
Street Address City/State/Zip

To assist the buyer in securing a homeowner's policy, the Seller makes the following disclosure by checking the appropriate statement:

1. ☒ I/We have filed no insurance claims, nor have any knowledge of any claims filed on the property listed above in the past five (5) years. I/We are not aware of any existing conditions that may lead to a claim against our homeowner's insurance policy.
2. ☐ I/We have filed _____ insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. ☐ I/We are aware of conditions that may lead to a future insurance claim.

If item number 2 and/or 3 are checked, please describe the facts of the claim and/or conditions that may lead to a claim:

The current insurance company is: Liberty

Signed by: Richard Paul Grzenda 6/11/2025
C58F6E71287646E... Seller's Signature/Date

 Buyer's Signature/Date

Signed by: Elaine Marie Grzenda 6/11/2025
C58F6E71287646E... Seller's Signature/Date

 Buyer's Signature/Date

Updated January 2021

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MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 6344 Springwater Terrace #1142, Frederick, MD 21701

Legal Description: UNIT 1142 BUILD 11 1,242 SQ. FT. PHASE L SPRING RIDGE CONDO

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? Since April 2024

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

Water Supply ☒ Public ☐ Well ☐ Other _____
 Sewage Disposal ☒ Public ☐ Septic System approved for _____ (# of bedrooms) **Other Type** _____

Garbage Disposal ☒ Yes ☐ No
 Dishwasher ☒ Yes ☐ No
 Heating ☐ Oil ☒ Natural Gas ☐ Electric ☒ Heat Pump Age _____ ☐ Other _____
 Air Conditioning ☐ Oil ☐ Natural Gas ☒ Electric ☒ Heat Pump Age _____ ☐ Other _____
 Hot Water ☐ Oil ☒ Natural Gas ☐ Electric Capacity _____ Age _____ ☐ Other _____

Please indicate your actual knowledge with respect to the following:1. Foundation: Any settlement or other problems? ☐ Yes ☒ No ☐ Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply

Comments: _____

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

Type of Roof: _____ Age _____

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 ApplyWhen 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 ☒ UnknownIn ceiling/attic? ☐ Yes ☐ No ☒ UnknownIn any other areas? ☐ Yes ☐ No Where? _____

Comments: _____

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

☐ Yes ☒ No ☐ Unknown

Comments: _____

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage? ☐ Yes ☒ No ☐ Unknown

Comments: _____

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? ☐ Yes ☒ No ☐ Unknown

If yes, specify below

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☒ Yes ☐ No ☐ Unknown

Comments: Fire alarm / CO2 combo

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 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 Home Owners Association or any other type of community association?

☒ Yes ☐ No ☐ Unknown If yes, specify below

Comments: Spring Ridge HOA & Condo

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) Signed by: Richard Paul Grzenda C58F6E71287646E... Date 6/11/2025

Seller(s) Signed by: Elaine Marie Grzenda C58F6E71287646E... Date 6/11/2025

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

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

Seller _____ Date _____

Seller _____ Date _____

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

Purchaser _____ Date _____

Purchaser _____ Date _____



FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ (Buyers(s)) and between _____ (Seller(s)) for the property located in the County of Frederick, State of Maryland, described as _____ 6344 Springwater Terrace #1142, Frederick, MD 21701 (the "Property").

1. **MASTER PLANS AND ZONING ORDINANCES:** Buyers have the right to review any applicable master plans and zoning ordinances, including but not limited to: Frederick Municipal Airport Overlay Zone, Historic Preservation Overlay District, National Register of Historic Places, Livable Frederick Master Plan, Carroll Creek Overlay District, and Monocacy Scenic River Management Plan, or other maps and information relating to planned land uses, roads, highways and the location of parks and other public facilities affecting the property. This information may be found online or at most local, county or state offices such as Parks and Recreation, Planning and Zoning, etc.

2. **FREDERICK COUNTY RIGHT TO FARM ORDINANCE NO. 96-23-175:** FREDERICK COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Frederick County Right to Farm Ordinance) WITHIN THE COUNTY. Buyer(s) may be subject to inconveniences or discomforts arising from such operations, including but not limited to: noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24 hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Frederick County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with reasonable use and enjoyment of land, if such operations are conducted in accordance with generally accepted agricultural management practices. Frederick County has established an Agricultural Reconciliation Committee to assist in the resolution of disputes which might arise between persons in this County regarding whether agricultural operations conducted on agricultural lands are causing an interference with the reasonable use and enjoyment of land or personal well-being and whether those operations are being conducted in accordance with generally accepted agricultural practices. If you have any question concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.

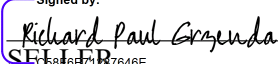
3. **SPECIAL TAXING DISTRICT OR COMMUNITY DEVELOPMENT AUTHORITY (CDA):** The property may be part of a Special Taxing District or Community Development Authority (CDA). There are Special Taxing Districts and CDAs in Frederick County, including but not limited to: Lake Linganore CDA, Urbana CDA, Brunswick Crossing, Lake Linganore-Oakdale CDA, Jefferson Tech Park, and others. For the most accurate and up-to-date information, please contact MuniCap, Inc. at (443) 539-4101.

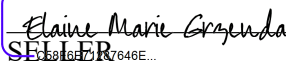
If this sale is subject to a tax or fee of a Special Taxing District or CDA, State law requires that the seller disclose to the buyer at or before the time the contract is entered into, or within 20 calendar days after entering into the contract, certain information concerning the property being purchased. The content of the information to be disclosed is set forth in §10-704 of the Real Property Article of the Maryland Annotated Code and includes the amount of the current annual tax or fee, the number of years remaining for the tax or fee, and a statement of whether any tax or fee against the property is delinquent.

- The amount of the current annual tax or fee of the Special Taxing District or Community Development Authority on the property is \$ _____.
- The number of years remaining for the tax or fee of the Special Taxing District or Community Development Authority on the property is _____.
- Any tax or fee of the Special Taxing District or Community Development Authority against the property ☐ is delinquent or ☒ is not delinquent.

- 4. NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a “Zone of Dewatering Influence.” Such a zone is defined under Maryland law as the area surrounding a surface pit mine in “karst” terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining ground water levels, which may affect the yield of wells on a property. The Maryland Department of the Environment (MDE) is required to provide on its website for use by the public a searchable map of established zones of dewatering influence. The MDE website can be accessed at <https://mde.maryland.gov/programs/LAND/mining/Pages/mapping.aspx>.

A PURCHASER OF REAL PROPERTY LOCATED IN BALTIMORE COUNTY, CARROLL COUNTY, FREDERICK COUNTY, OR WASHINGTON COUNTY IS ADVISED TO CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TO DETERMINE WHETHER THE REAL PROPERTY FOR PURCHASE IS LOCATED WITHIN A ZONE OF DEWATERING INFLUENCE. MARYLAND LAW PROVIDES CERTAIN REMEDIES FOR PROPERTY IMPACTED BY DEWATERING.

Signed by:		6/11/2025		
				
SELLER		DATE	BUYER	DATE

Signed by:		6/11/2025		
				
SELLER		DATE	BUYER	DATE

Updated October 14, 2021

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Page 2 of 2





**MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER**

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Richard Paul Grzenda Elaine Marie Grzenda
PROPERTY: ~~6804 EBY ADDRESS~~ Terrace #1142, Frederick, MD 21701

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act ("Act"), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

- (i). The current monthly fees or assessments imposed by the homeowners association upon the lot;**
- (ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and**
- (iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;**

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

- (i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and**
- (ii). Any pending claims, covenant violations actions, or notices of default against the lot; and**



(5). A copy of:

(i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and

(ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or \$100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

- A. Architectural Changes, Design, Color, Landscaping, Or Appearance;**
- B. Occupancy Density;**
- C. Kind, Number, Or Use Of Vehicles;**
- D. Renting, Leasing, Mortgaging Or Conveying Property;**
- E. Commercial Activity; Or**
- F. Other Matters.**

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

Buyer Date

Signed by: _____ 6/11/2025
Richard Paul Grzynda
Seller ID: 6E71287646E... Date

Buyer Date

Signed by: _____ 6/11/2025
Elaine Marie Grzynda
Seller ID: 6E71287646E... Date



**MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS**

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Richard Paul Grzenda Elaine Marie Grzenda
PROPERTY: 6344 Springwater Terrace #1142, Frederick, MD 21701

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as
Spring Ridge Conservancy

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are
\$ 307.00 per month payable on a monthly basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was:
\$ 3,618.00

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not RPG EMG (Seller to initial applicable provision) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

(3). Seller to initial (i) or (ii) and complete as appropriate:

RPG EMG (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:
Name: Spring Ridge Conservancy
Address: 9090 Ridgefield Drive, Frederick, MD 21701
Telephone: 301.694.6900 / sarah.grillo@pmpbiz.com

_____ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

_____ (i). Seller has actual knowledge of: (Seller to initial all which apply)
_____ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: if (A) is initialed, explain: _____

_____ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____



^{Initial} RP ^{Initial} EM (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(5). (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

- ^{Initial} RP ^{Initial} EM A. Articles of incorporation;
^{Initial} RP ^{Initial} EM B. Declaration of covenants and restrictions;
^{Initial} RP ^{Initial} EM C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
^{Initial} RP ^{Initial} EM D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

(ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

- A. Are ^{Initial} RP ^{Initial} EM or Are Not _____ enforceable against an owner;
 B. Are ^{Initial} RP ^{Initial} EM or Are Not _____ enforceable against the owner's tenants.

The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

Signed by: Richard Paul Grzenda 6/11/2025
 Seller Date

Signed by: Blaine Marie Grzenda 6/11/2025
 Seller Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

Buyer _____ Date _____

Buyer _____ Date _____



CONDOMINIUM RESALE NOTICE

ADDENDUM/AMENDMENT dated _____ to Contract of Sale
 between Buyer(s): _____
 and Seller(s): Richard Paul Grzenda Elaine Marie Grzenda
 for Property known as: 6344 Springwater Terr 1142, Frederick, MD 21701
 Condominium Unit # 1142 Building # 11, Section/Regime # _____, in
Spring Ridge Condominium Association.

PART ONE

NOTICE: This notice applies where the condominium project contains seven (7) units or more. Seller ("unit owner") is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act (Real Property Article, Annotated Code of Maryland, Section 11-101 et. seq.). This information must include the following:

1. A copy of the Declaration (condominium plat not required).
2. A copy of the Bylaws.
3. A copy of the Rules or Regulations of the Condominium.
4. A certificate from the Council of Unit Owners which includes:
 - a) A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit, other than any restraint created by the unit owner;
 - b) A statement of the amount of the common expense assessment and any unpaid common expense or special assessment adopted by the Council of Unit Owners that is due and payable from the selling unit owner;
 - c) A statement of any other fees payable by unit owners to the Council of Unit Owners;
 - d) A statement of any capital expenditures approved by the Council of Unit Owners or its authorized designee planned at the time of the conveyance which are not reflected in the current operating budget included in the certificate;
 - e) The most recent regularly prepared balance sheet and income expense statement, if any, of the condominium;
 - f) The current operating budget of the condominium, including the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund, or a statement that there is no reserve fund;
 - g) A statement of any unsatisfied judgments and the status of any pending lawsuits to which the Council of Unit Owners is a party, excluding assessment collection suits;
 - h) A statement generally describing any insurance policies provided for the benefit of unit owners, a notice that the policies are available for inspection stating the location at which they are available, and a notice that the terms of the policy prevail over the general description;
 - i) A statement as to whether the Council of Unit Owners has actual knowledge of any violation of the health or building codes with respect to the unit, the limited common elements assigned to the unit, or any other portion of the condominium, including any violation of the health or building codes related to asbestos; and
 - j) A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be part of the common elements.



5. A statement by the unit owner as to whether the unit owner has knowledge:
 - a) That any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and Regulations;
 - b) Of any violation of the health or building codes with respect to the unit or to the limited common elements assigned to the unit;
 - c) The unit is subject to an extended lease under Section 11-137 of the Maryland Condominium Act or under local law and, if so, a copy of the lease must be provided; and
 - d) Of the presence of asbestos in the unit, including a description of the location of the asbestos, and whether abatement has been performed in the unit during the occupancy of the owner.
6. A written notice of the unit owner's responsibility for the Council of Unit Owners' property insurance deductible and the amount of the deductible.

PART TWO

NOTICE: This notice applies where the condominium project contains six (6) units or less. Seller is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act. This information must include the following:



1. A copy of the Declaration (other than the plats);
2. A copy of the Bylaws;
3. A copy of the Rules or Regulations of the Condominium; and
4. A statement by Seller of his expenses relating to the common elements during the preceding twelve (12) months.
5. A written notice of the unit owner's responsibility for the Council of Unit Owners' property insurance deductible and the amount of the deductible.

The brokers and agents negotiating this sale assume and accept no responsibility for any representations made in any resale certificate provided in accordance with the Maryland Condominium Act, and by the execution of this Contract of Sale, both Buyer and Seller agree to indemnify, defend, protect and hold harmless the brokers and agents negotiating this contract from any claim demand, suit, cause of action or matter or thing whatsoever arising out of the issuance of any resale certificate.

This Addendum/Amendment is considered part of Contract of Sale and of equal force and effect as all other terms and conditions which otherwise remain the same. This is a legally binding document. If not understood, seek competent legal advice.

BUYER MAY, AT ANY TIME WITHIN 7 DAYS FOLLOWING RECEIPT OF ALL THIS INFORMATION, RESCIND IN WRITING THE CONTRACT OF SALE, WITHOUT STATING A REASON AND WITHOUT ANY LIABILITY ON BUYERS' PART. UPON RECISSION, BUYER IS ENTITLED TO THE RETURN OF ANY DEPOSIT MADE ON ACCOUNT OF THE CONTRACT. THE RETURN OF ANY DEPOSITS HELD IN TRUST BY A LICENSED REAL ESTATE BROKER TO BUYER SHALL COMPLY WITH THE PROCEDURES SET FORTH SECTION 17-505 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE OF THE MARYLAND CODE. ONCE THE SALE IS CLOSED, BUYER'S RIGHT TO CANCEL THIS CONTRACT IS TERMINATED.

Buyer	Date
Buyer	Date

Signed by:  058F6E71287646E...	6/11/2025 Date
Signed by:  159F6E71287646E...	6/11/2025 Date





CONDOMINIUM RESALE DISCLOSURE AND TRANSMITTAL OF DOCUMENTS FROM SELLER AS UNIT OWNER

ADDENDUM/AMENDMENT dated _____ to Contract of Sale
 between Buyer(s): _____
 and Seller(s): Richard Paul Grzenda Elaine Marie Grzenda
 for Property known as: **6344 Springwater Terr 1142, Frederick, MD 21701**
 Condominium Unit # **1142** Building # 11 Section/Regime
 # _____, in SPRING RIDGE Condominium
 Association.

PART ONE

NOTICE: This notice applies where the condominium project contains seven (7) units or more. Seller ("Unit Owner") is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act (Real Property Article, Annotated Code of Maryland, Section 11-101 et. seq.) This information must include the following, which is attached hereto and made a part hereof or has been attached electronically.

1. A copy of the Declaration (condominium plat not required).
2. A copy of the Bylaws.
3. A copy of the Rules or Regulations of the Condominium.
4. A certificate from the Council of Unit Owners which includes the information required under Section 11-135(a)(4).
5. The unit owner states:
 - a) I have _____, do not have x knowledge of any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and Regulations; or
 - b) I have _____, do not have x knowledge of any violation of the health or building codes with respect to the unit or to the limited common elements assigned to the unit; or
 - c) I have _____, do not have x knowledge that the unit is subject to an extended lease under Section 11-137 of this title or under local law. If so, a copy of the lease is be provided; or
 - d) I have _____, do not have x knowledge of the presence of asbestos in the condominium, including a description of the location of the asbestos, whether abatement has been performed, and the date of any abatement.
6. A written notice of the unit owner's responsibility for the Council of Unit Owners' property insurance deductible and the amount of the deductible.

PART TWO

NOTICE: This notice applies where the condominium project contains six (6) units or less. Seller is required by law to furnish to buyer(s) not later than fifteen (15) days prior to closing certain information concerning the condominium, which is described in Section 11-135 of the Maryland Condominium Act. This information must include the following, which is attached hereto and made a part hereof or has been attached electronically.

1. A copy of the Declaration (other than the plats);
2. A copy of the Bylaws;
3. A copy of the Rules or Regulations of the Condominium; and



- 4. A statement by unit owner of his expenses relating to the common elements during the preceding twelve (12) months.
- 5. A written notice of the unit owner’s responsibility for the Council of Unit Owners’ property insurance deductible and the amount of the deductible.

The brokers and agents negotiating this sale assume and accept no responsibility for any representations made in any resale certificate provided in accordance with the Maryland Condominium Act, and by the execution of this Contract of Sale, both Buyer and Seller agree to indemnify, defend, protect and hold harmless the brokers and agents negotiating this contract from any claim demand, suit, cause of action or matter or thing whatsoever arising out of the issuance of any resale certificate.

This Addendum/Amendment is considered part of Contract of Sale and of equal force and effect as all other terms and conditions which otherwise remain the same. This is a legally binding document. If not understood, seek competent legal advice.

BUYER MAY, AT ANY TIME WITHIN 7 DAYS FOLLOWING RECEIPT OF ALL THIS INFORMATION, RESCIND IN WRITING THE CONTRACT OF SALE, WITHOUT STATING A REASON AND WITHOUT ANY LIABILITY ON BUYERS’ PART. UPON RECISSION, BUYER IS ENTITLED TO THE RETURN OF ANY DEPOSIT MADE ON ACCOUNT OF THE CONTRACT. THE RETURN OF ANY DEPOSITS HELD IN TRUST BY A LICENSED REAL ESTATE BROKER TO BUYER SHALL COMPLY WITH THE PROCEDURES SET FORTH SECTION 17-505 OF THE BUSINESS OCCUPATIONS AND PROFESSIONS ARTICLE OF THE MARYLAND CODE. ONCE THE SALE IS CLOSED, BUYER’S RIGHT TO CANCEL THIS CONTRACT IS TERMINATED.

<div>Buyer</div> <div>Date</div>	<div>Signed by:</div> <div>Richard Paul Grzenda</div> <div>6/11/2025</div>
<div>Buyer</div> <div>Date</div>	<div>Seller</div> <div>Signed by:</div> <div>Elaine Marie Grzenda</div> <div>6/11/2025</div>





GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot _____, Block _____, Subdivision SPRING RIDGE,
6344 Springwater Terrace #1142, Frederick, MD 21701,
 located in FREDERICK County, Maryland between
 (Purchasers) _____
Richard Paul Grzenda Elaine Marie Grzenda
 and (Sellers) _____

ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE

APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT

RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL ADDRESS:

BOBBIPRESCOTT@GMAIL.COM

Signed by:

Richard Paul Grzenda

Seller 88F6E71287646E...

Signed by:

Elaine Marie Grzenda

Seller C58F6E71287646E...

6/11/2025

Date

Purchaser

Purchaser

Date

FORM #1320

RE/MAX RESULTS, 7210 Corporate Ct. Suite B Frederick, MD 21703

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 301.606.5101

7/05



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, Richard Paul Grzenda and Seller, Elaine Marie Grzenda
 known as 6344 Springwater Terrace #1142, Frederick, MD 21701 for Property

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 required permits were obtained for any improvements made to the property;
 - (x) 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
 - (xi) 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.



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

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

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

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

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


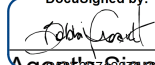
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

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

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

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

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

_____ Buyer's Signature	_____ Date	Signed by:  Richard Paul Grzenda Seller's Signature	6/11/2025 _____ Date
_____ Buyer's Signature	_____ Date	Signed by:  Elaine Marie Grzenda Seller's Signature	6/11/2025 _____ Date
_____ Agent's Signature	_____ Date	DocuSigned by:  Bobbi Prescott Agent's Signature	6/11/2025 _____ Date

MLS Errors Disclosure Statement

All Parties related to the sale of this property understand and accept that the MLS system used to relay pertinent information to others regarding this property may contain errors and inadvertent inaccuracies.

Information contained within an MLS data source should be considered a SECOND SOURCE of information which could have been pulled from inaccurate public records and other sources. It is the Buyer(s) & Seller(s) responsibility to ensure accuracy of all information contained within. MLS information is general in nature and indeed not a guarantee of 100% accuracy.

As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

As a Buyer, you acknowledge that you have reviewed the MLS printout prior to entering into a purchase agreement with the Seller. You understand information contained within the MLS printout could contain errors and inadvertent inaccuracies.

Buyer _____	Date _____	Seller	Signed by: <u>Richard Paul Grzenda</u> Date <u>6/11/2025</u> <small>C58F6E71287646E...</small>	
Buyer _____	Date _____	Seller	Signed by: <u>Elaine Marie Grzenda</u> Date <u>6/11/2025</u> <small>C58F6E71287646E...</small>	

Property Address 6344 Springwater Terrace #1142, Frederick, MD 21701





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 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 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 to 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 buyer agency agreement with a different broker/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.


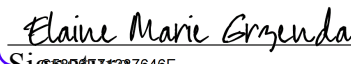
Consent for Dual Agency

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

RE/MAX Results act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 6344 Springwater Terrace #1142, Frederick, MD 21701

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

Signed by:	6/11/2025	Signed by:	6/11/2025
			
Signature	Date	Signature	Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address

Signature	Date	Signature	Date
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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
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NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides 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 or the **broker's designee** (the "dual agent") shall designate one team member as the intra-company agent for the buyer and another team member as the intra-company 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 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 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 the property, subject of this transaction.

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

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

<p>Signed by:</p> <p><u>Richard Paul Grzenda</u></p> <p><small>C58F6E71287646E...</small></p> <p>Signed by:</p> <p><u>Elaine Marie Grzenda</u></p> <p><small>C58F6E71287646E...</small></p>	<p>6/11/2025</p> <p>DATE: _____</p> <p>6/11/2025</p> <p>DATE: _____</p>
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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**(Non-Virginia)**

Richard Paul Grzenda

Elaine Marie Grzenda

To (Client's Name(s)): _____



Property Address: 6344 Springwater Terrace #1142, Frederick, MD 21701

Street

City

State

Zip

From: RE/MAX Results ("Broker")

This is to give you notice that RE/MAX Results has business relationships (e.g. direct or indirect ownership interests, joint ventures and/or office leases) with the following mortgage, title, closing, and other service providers: fifty percent ownership in Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, an independently owned settlement company. Because of these relationships, this referral may provide Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for purchase, sale, or refinance of the subject property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

LENDER CHARGES

MOTTO MORTGAGE PREMIUM charges fees which may include discount points and/or lender origination charges. The charges and fees will depend on the loan product and interest rate you choose and may be expressed as a flat fee or a percentage of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Motto Mortgage Premium

Mortgage Brokerage Services

0% to 2.75%

TITLE INSURANCE CHARGES**Title Insurance Fees provided by Catoctin Title Partners, LLC:**

Owner's Title Insurance Policy: Estimated charges for Enhanced Coverage calculated per Thousand Dollars (per \$1,000) of sales price as follows:

Maryland

First \$250,000	\$ 6.15
\$250,001-\$500,000	\$ 5.25
\$500,001-\$1,000,000	\$ 4.50
\$1,000,001- \$5,000,000	\$ 3.55

Additional charges

Simultaneous issue of Lenders' Title Insurance Policy is \$200.00 per Loan Policy

Insured Closing Protection Letter is \$ 45.00 per Loan Policy.

Estimated owners' title insurance premiums (per \$1,000 of sales price) are provided above for "enhanced" coverage. Other options may be available, including less comprehensive "standard" coverage and a "reissue rate," which could reduce your charges

Settlement Fees provided by Community Title Network, LLC:

Buyer Settlement Fees: \$800- \$1,100

Seller Settlement Fees: \$450 -\$850

Additional service fees charged by 3rd party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

ACKNOWLEDGMENT

I/we have read this disclosure form, and understand that RE/MAX Results is referring me/us to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

Signed by:

Richard Paul Grzenda

6/11/2025

Signature

Date

Signed by:

Elaine Marie Grzenda

6/11/2025

Signature

Date



EQUAL HOUSING
OPPORTUNITY

From: RE/MAX Results ("Broker")