

# 13009 Sturbridge Ct Hagerstown, MD 21742

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**Brokerage Information:** RE/MAX Results, 5202 Presidents Ct, Suite 310 Frederick, MD 21703  
**Broker of Record:** Sandy Olson, License# 527089  
**Sales Associate:** Kirk Wenner, License# 670968, MLS# 3243206

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## Disclosure Package:

- SDAT Tax Record
- Washington County Tax Bill
- Inclusions/Exclusions Addendum
- Notice to Buyer/Seller of Buyer's Rights and Seller's Obligations
- Maryland Property Disclosure/Disclaimer Statement
- Washington County Right to Farm Ordinance
- Consent for Dual Agency
- Notification Dual Agency Within a Team
- Broker Affiliated Business Arrangement
- Foxleigh Meadows Plat

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**PLEASE LEAVE THIS COPY AT THE PROPERTY**

- these documents are available online, in the MLS -

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Real Property Data Search ( )  
Search Result for WASHINGTON COUNTY

[View Map](#)

[View GroundRent Redemption](#)

[View GroundRent Registration](#)

Special Tax Recapture: None

Account Number: District - 27 Account Identifier - 023762

### Owner Information

Owner Name:	RODEBACK JON	Use:	RESIDENTIAL
	WILLIAMS JENNIFER	Principal Residence:	YES
Mailing Address:	13009 STURBRIDGE CT	Deed Reference:	/06230/ 00443
	HAGERSTOWN MD 21742-1731		

### Location & Structure Information

Premises Address:	13009 STURBRIDGE CT	Legal Description:	LOT 100 .409AC
	HAGERSTOWN 21742-0000		13009 STURBRIDGE CT
			FOXLEIGH MEADOWS

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2424
0038	0001	0548	27020234.22	0039	A	1	100	2025	Plat Ref:	

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1990	3,291 SF	1237 SF	17,821 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT	SIDING/	5	2 full/ 2 half	1 Attached	

### Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	73,900	73,900		
Improvements	350,600	483,000		
Total:	424,500	556,900	424,500	468,633
Preferential Land:	0	0		

### Transfer Information

Seller: BAIRSTOW ANDREW D	Date: 04/21/2020	Price: \$359,000
Type: ARMS LENGTH IMPROVED	Deed1: /06230/ 00443	Deed2:
Seller: PERRI RALPH E & NORA M	Date: 03/27/2018	Price: \$388,000
Type: ARMS LENGTH IMPROVED	Deed1: /05714/ 00292	Deed2:
Seller: PULTE HOME CORPORATION	Date: 07/02/1991	Price: \$184,200
Type: ARMS LENGTH IMPROVED	Deed1: /01000/ 00390	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: No Application

### Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Give Feedback



Prop Acct ID	FY	Customer No.	Bill No.
27-023762	2025	291421	59414

## Property Description

LOT 100 .409AC  
13009 STURBRIDGE CT  
FOXLEIGH MEADOWS  
PRINCIPAL RESIDENCE

Map: 0038  
Parcel: 0548  
Liber: 6230  
Folio: 443  
Jurisdiction: 000

RODEBACK JON  
WILLIAMS JENNIFER  
13009 STURBRIDGE CT  
HAGERSTOWN, MD 21742-1731

Charges	Assessment	Rate	Amount
RE STATE TAX	424,500	.112000	475.44
RE COUNTY TAX	424,500	.928000	3,939.36
TOTAL TAX			4,414.80
TOTAL DUE			4,414.80

See below for actual payment amount due.  
We anticipate payment from your mortgage company

Interest applies Oct 1st rate of 1% per month.  
Amount based on per \$100 of Assessment.  
Constant Yield Rate =.8893

Keep this copy for your records.

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
27-023762	2025	291421	59414

Your cancelled check is your receipt.  
Enclose self-addressed stamped envelope for copy of receipt.

2nd Semiannual Payment Due	
SERVICE CHARGE .0000	.00
Dec	2,207.40

Use this coupon when paying second  
Semiannual installment in December.

☐ Check here if requesting address correction.  
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below.

RODEBACK JON  
WILLIAMS JENNIFER  
13009 STURBRIDGE CT  
HAGERSTOWN, MD 21742-1731

Washington County Treasurer's Office  
35 West Washington Street, Suite 102  
Hagerstown, MD 21740-4868

20820255000594143000044148010000

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
27-023762	2025	291421	59414

Your cancelled check is your receipt.  
Enclose self-addressed stamped envelope for copy of receipt.

Annual Payment Amount Due		1st Semiannual Payment Amount Due	
Remit this amount if paid in:		Remit this amount if paid in:	
Jul	4,395.10	Jul	2,197.55
Aug	4,414.80	Aug	2,207.40
Sep	4,414.80	Sep	2,207.40
Oct	4,436.88	Oct	2,229.48
Nov	4,458.94	Nov	2,251.54
Dec	4,481.02	Dec	2,273.62

Use this coupon when  
paying Annual or First  
Semiannual installment

☐ Check here if requesting address correction.  
Please make changes on address below.

Make checks payable to: Washington County Treasurer, and mail to address below.

RODEBACK JON  
WILLIAMS JENNIFER  
13009 STURBRIDGE CT  
HAGERSTOWN, MD 21742-1731

Washington County Treasurer's Office  
35 West Washington Street, Suite 102  
Hagerstown, MD 21740-4868

20820255000594143000044148010000



## 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 \_\_\_\_\_ ■ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller **Jon Rodeback, Jennifer Williams**  
for Property known as **13009 Sturbridge Ct, Hagerstown, MD 21742**

**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 checked="" type="checkbox"/> Playground Equipment       | <input type="checkbox"/> TV Antenna                 |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>5</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>2</u> | <input type="checkbox"/> Wall Mount TV Brackets     |
| <input type="checkbox"/> Clothes Dryer                        | <input type="checkbox"/> Freezer                                | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>2</u> | <input type="checkbox"/> Wall Oven(s) # _____       |
| <input type="checkbox"/> Clothes Washer                       | <input type="checkbox"/> Furnace Humidifier                     | <input type="checkbox"/> Satellite Dish                        | <input type="checkbox"/> Water Filter               |
| <input type="checkbox"/> Cooktop                              | <input checked="" type="checkbox"/> Garage Opener(s) # _____    | <input type="checkbox"/> Screens                               | <input type="checkbox"/> Water Softener             |
| <input checked="" type="checkbox"/> Dishwasher                | <input checked="" type="checkbox"/> Garage remote(s) # <u>2</u> | <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 checked="" type="checkbox"/> Storage Shed(s) # _____    | <input type="checkbox"/> Window Fan(s) # _____      |
| <input checked="" type="checkbox"/> Draperies/Curtains        | <input type="checkbox"/> Hot Tub, Equipment & Cover             | <input checked="" type="checkbox"/> Storm Doors                | <input type="checkbox"/> Wood Stove                 |
| <input checked="" type="checkbox"/> Electronic Air Filter     | <input type="checkbox"/> Intercom                               | <input type="checkbox"/> Storm Windows                         |   |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>4</u> | <input checked="" type="checkbox"/> Microwave                   | <input checked="" type="checkbox"/> Stove or Range             |   |

ADDITIONAL INCLUSIONS (SPECIFY): Berry patch structure, berry plants, fruit trees, wall decorations in basement playroom, butterfly + sports ceiling fans

ADDITIONAL EXCLUSIONS (SPECIFY): Washer, dryer, freezer (garage)

### 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 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 \_\_\_\_\_

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

Jon M. Rodeback 6/17/25  
Seller Signature Date

Jennifer Williams 6/17/25  
Seller Signature Date  
Jennifer Williams







**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 Jon Rodeback, Jennifer Williams for Property  
known as 13009 Sturbridge Ct, Hagerstown, MD 21742

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 \_\_\_\_\_

  
Seller's Signature \_\_\_\_\_ Date \_\_\_\_\_  
**Jon Rodeback**

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

  
Seller's Signature \_\_\_\_\_ Date 6/17/25  
**Jennifer Williams**

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

  
Agent's Signature \_\_\_\_\_ Date 6/17/2022  
**KIRK WENNER**



## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 13009 Sturbridge Ct, Hagerstown, MD 21742

Legal Description: \_\_\_\_\_

### NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
  - A. that has never been occupied; or
  - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sales under §13-207(a) (11) of the Tax-Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

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

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

### MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? \_\_\_\_\_

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

Water Supply	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____ (# of bedrooms)	Other Type _____
Garbage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> 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 ☒ Unknown

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 ☒ Unknown

Comments: \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply

When was the system last pumped? Date \_\_\_\_\_ ☐ Unknown

Comments: \_\_\_\_\_

10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown

Comments: \_\_\_\_\_

Home water treatment system: ☐ Yes ☒ No ☐ Unknown,

Comments: \_\_\_\_\_

Fire sprinkler system: ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply

Comments: \_\_\_\_\_

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown

Comments: \_\_\_\_\_

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown

In ceiling/attic? ☒ Yes ☐ No ☐ Unknown

In any other areas? ☒ Yes ☐ No Where? crawl space

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 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: \_\_\_\_\_

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) Jon Rodeback  
Jon Rodeback

Date 6/17/25

Seller(s) Jennifer Williams  
Jennifer Williams

Date 6/17/25

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

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

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

## MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

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

**Jon Rodeback**

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

**Jennifer Williams**

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 \_\_\_\_\_

## APPENDIX A WASHINGTON COUNTY RIGHT TO FARM NOTICE

Washington County has a Right to Farm Ordinance that recognizes the right to farm Agricultural Lands in a manner consistent with Generally Accepted Agricultural Management Practices. Contact the Washington County Planning Department at 240-313-2430 or visit the County's website at <https://www.washco-md.net/planning-zoning/> for further information.

## APPENDIX B REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS REAL ESTATE TRANSFER DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF MARYLAND, DESCRIBED AS 13009 Sturbridge Ct. THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE RIGHT TO FARM ORDINANCE FOR WASHINGTON COUNTY ("THE ORDINANCE") AS REQUIRED BY THE ORDINANCE.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

WASHINGTON COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Ordinance) WITHIN THE COUNTY. You may be subject to inconveniences or discomfort 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. Washington County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with the reasonable use and enjoyment of land, if such operations are conducted in accordance with Generally Accepted Agricultural Management Practices. Washington County has established a reconciliation board to assist in the resolution of disputes that 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 board, please contact the Washington County Planning Department for additional information.

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.

Seller Jon M. Rodeback Date: 6/17/25

Seller Jennifer Williams Date: 6/17/25

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:

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

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

IF YOU DESIRE LEGAL ADVICE CONCERNING THE EFFECT OF THIS DISCLOSURE, PLEASE CONSULT YOUR ATTORNEY.





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)

**13009 Sturbridge Ct**

X **Seller** in the sale of the property at: **Hagerstown, MD 21742**

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

*[Signature]* 6/17/25  
Signature Date

*Jennifer Williams* 6/17/25  
Signature Date

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

**13009 Sturbridge Ct, Hagerstown, MD 21742**

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 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.

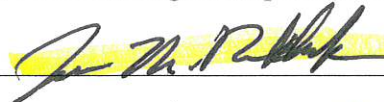
**The law also requires that the buyer and seller each be notified in writing that the two agents are members of the same team, and that the team could have a financial interest in the outcome of the transaction in addition to any financial benefit obtained by selling one of the broker's own listings.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

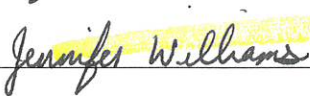
This form must be presented to the buyer and seller at the time the real estate licensee presents the disclosure of agency relationships. For the seller, that should occur no later than when the seller signs the listing agreement. For the buyer, that should occur no later than the initial scheduled showing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

  
\_\_\_\_\_

DATE: 6/17/25

  
\_\_\_\_\_

DATE: 6/17/25



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This form is intended for use by members only.





**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**  
(Non-Virginia)

To (Client's Name(s)): Jon Rodeback, Jennifer Williams

Property Address: 13009 Starbridge Ct Hagerstown, MD 21742

From: RE/MAX Results ("Broker") and Agent: Kirk Werner



This is to give you notice that RE/MAX Results and Agent have 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: Broker owns fifty percent of Motto Mortgage Premium, no more than twelve percent ownership in Catoctin Title Partners, LLC, and Community Title Network, LLC, as an independently owned settlement company. Agent owns between one and three percent of Catoctin Title Partners, LLC. Because of these relationships, this referral may provide RE/MAX Results and/or Agent 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: \$600-\$1,100      Seller Settlement Fees: \$450-\$850

Additional service fees charged by 3<sup>rd</sup> 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 and Agent are 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.

Jon M. Rodeback  
Signature

6/17/25  
Date

Jennifer Williams  
Signature

6/17/25  
Date

