

1153 Potomac View Parkway, Brunswick, Maryland 21716



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
- Brunswick Crossing Lot 12 area SQ FT
- SDAT Record
- Current Tax Bill
- Inclusion & Exclusions Addenda
- Infrastructure gas invoice
- General Addendum - Deferred Gas Infrastructure Charge
- 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
- 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
- Brunswick Crossing "The Eaton" Features & Floor Plan

PLEASE LEAVE THIS COPY AT THE PROPERTY

- these documents are available online, in the MLS -

Frederick County, Maryland

Property Report: 1153 POTOMAC VIEW PKWY BRUNSWICK MD 21716

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



General Information

Municipality: Brunswick

Tax Account: 1125589785

Tax Map/Parcel: 0092/0029

Plat: [0092/0100](#)

Census Tract: 775302

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: [12-001](#)

Legislative District: [04](#)

Congressional District: [6](#)

Council District: [1](#)

Services Information

Recycle Day: [Red Tuesday](#)

Water Service: Yes

Sewer Service: Yes

Broadband: [National Broadband Map](#)

School Districts

High: Brunswick High

Middle: Brunswick Middle

Elementary/Primary: Brunswick Elementary

Public Safety Information

Police District: [Brunswick Police Department](#)

Police District: [Maryland State Police](#)

Fire Station Number: 5

Fire Station: Brunswick Volunteer Fire Company

Registered Sex Offenders Within 1/4 Mile: 0

Reported Crimes Within 1/4 Mile (2017) * : 43

Hospital: [Frederick Health Hospital](#)

Closest Points of Interest

Library: [Brunswick](#)

Park: Brunswick Crossing Community Park (Shenandoah Sq)

Farmer's Market: [Brunswick Farmer's Market](#)

Golf Course: Frederick Golf Club

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-2-117 / Hope Farm

F-2-115 / Hawaiian Tourist Court

F-2-116 / Harvest Valley Catering (Hawaiian Nite Club)

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.

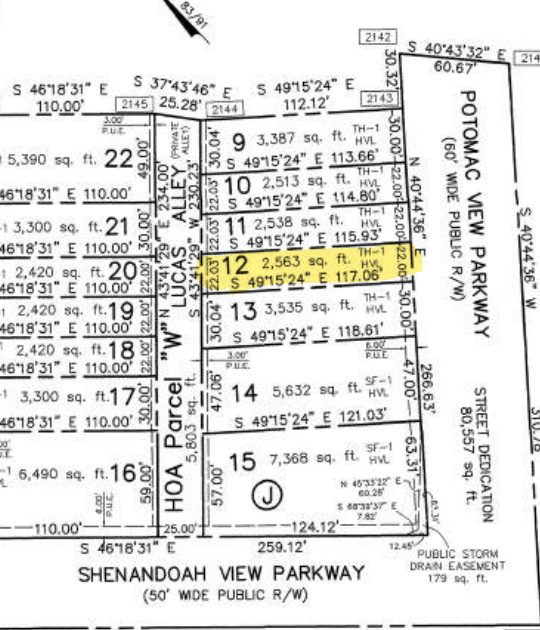
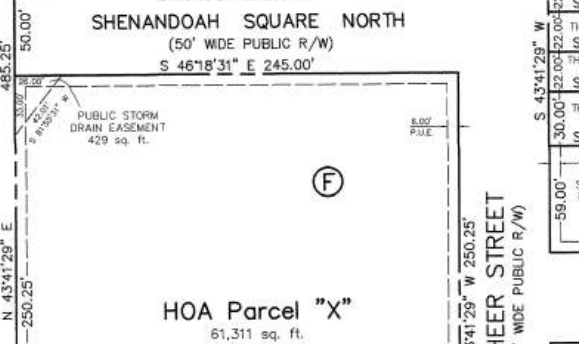
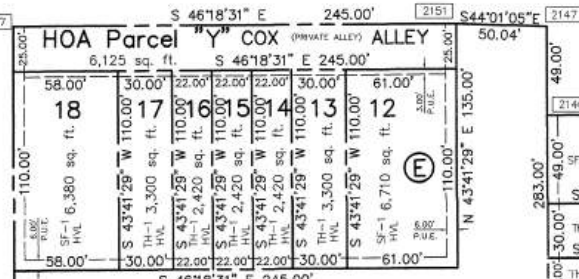
SETBACK TABLE							
DESIGNATION	FRONT	FRONT PORCH	FRONT GARAGE	SIDE	SIDE GARAGE	REAR	
TH-1	10'	6'	N/A	6'(end)	0'	3'	
TH-2	10'	6'	N/A	6'(end)	0'	20'	
VL-1	15'	15'	20'	4'	0'	20'	
VL-2	10'	6'	N/A	4'	0'	20'	
VL-3	10'	6'	N/A	4'	0'	20'	
SF-1	10'	6'	N/A	6'	0'	3'	
SF-2	10'	6'	N/A	6'	0'	3'	
SF-3	15'	15'	20'	6'	6'	20'	

N/F
Tax Parcel 23
BRUNSWICK CROSSING, LLC
L. 4869 F. 156

SURVEYOR'S CERTIFICATE
We hereby certify that the Plot of Subdivision shown herein is correct; that it is a subdivision of part of the lands conveyed by Leon B. and Shirley G. Entfeld, to Brunswick Crossing, LLC, by deed dated September 24, 2004 and recorded among the Land Records of Frederick County, Maryland, in Liber 4869 at Folio 156. We hereby certify that, once engaged as described in the Owner's Certification, Grant and Dedication herein, all monuments and all property markers and other boundary markers will be set as delineated herein in accordance with Section 3-108 of the Real Property Article, Annotated Code of Maryland, as amended, and the requirements of the City of Brunswick Subdivision Regulations, Article 4, Section 4.2(f), as enacted or amended so far as it may concern the making of this Plot of Subdivision and the setting of monuments and markers have been complied with.

6/6/12
Date

Barry E. Hoyle
By: Barry E. Hoyle
Professional Land Surveyor
Md. Reg. No. 21135



OWNER'S CERTIFICATION, GRANT AND DEDICATION

Brunswick Crossing, LLC, a Maryland limited liability company, fee simple owner ("Owner") of the property shown herein and described in the Surveyor's Certificate attached hereto ("Property"), hereby: (1) consents to and adopts this Plot of Subdivision; (2) delineates the streets designated herein as "PUBLIC R/W" as shown, to public use; (3) establishes the minimum R/Ws as shown on the Subdivision Map; (4) for good and valuable consideration, grants, conveys and establishes ("Grant" or "Grants") the following easements, rights-of-way, covenants and restrictions: (a) Grants perpetual, non-exclusive, public utility easements, designated herein as "PUBLIC UTILITY EASEMENT", as shown, to the City, for public storm drain facilities and appurtenances ("Public SD Facilities"), subject to the Terms and Provisions of that certain document entitled "Master Deed of Public Storm Drain Easements and Maintenance Covenants Agreement for Brunswick Crossing", recorded in the Land Records at Liber 7362, Folio 391; and (b) Grants, conveys and establishes certain covenants and restrictions affecting those lots designated herein as "TH-1" as shown, subject to the Terms and Provisions contained in Section 3.11 of the H.O.A. Declaration; (c) Grants, declares and establishes perpetual, non-exclusive easement and right-of-way affecting those lots designated herein as "TH-1" as shown, subject to the Terms and Provisions contained in Section 3.11 of the H.O.A. Declaration and that certain document entitled "Declaration of Townhouse Lot Area Maintenance Easement for Brunswick Crossing", recorded in the Land Records at Liber 5597, Folio 51. The Terms and Provisions of each document referenced above are hereby incorporated into this Plot of Subdivision by reference; Owner acknowledges and confirms that each Grant of an easement contained in this Owner's Certification, Grant and Dedication is intended to establish for all purposes an effective and recordable written instrument for the valid grant and conveyance of easements pursuant to Section 3-104 of the Real Property Article, Annotated Code of Maryland.

Owner hereby certifies that: (a) a Registered Maryland Land Surveyor will be engaged to set all property corner markers and any other required monumentation in accordance with Section 3-108 of the Real Property Article, Annotated Code of Maryland, as amended, and the requirements of the City of Brunswick Subdivision Regulations, Article 4, Section 4.2(f), as enacted or amended, so far as it may concern the making of this Plot of Subdivision and the setting of monuments and markers; and (b) there are no suits, liens, leases, mortgages, or trusts affecting the Property included in this Plot of Subdivision except certain debts of trust and the trustees of the parties in interest thereto ("Lienholders") have affixed their signatures herein indicating their assent to this Plot of Subdivision.

OWNER: BRUNSWICK CROSSING, LLC
a Maryland limited liability company
By: Pleasants, J. President

By: William O. Pleasants, Jr., President
LENDERS:

The undersigned Lienholders hereby assent to this Plot of Subdivision:

SJ Properties, LLC
By: [Signature] 6/2/12
Donna M. McKinnon, Trustee Date

M & T Bank
For Deed of Trust Recorded at L.4869 F.165

By: [Signature] 6/2/12
Timothy L. [Name], Trustee Date
By: [Signature] 6/2/12
[Name], Trustee Date

POINT	NORTHING	EASTING
2116	607704.33	1130390.12
2127	608055.19	1130725.30
2141	607622.38	1131142.89
2142	607668.36	1131103.11
2143	607645.39	1131083.32
2144	607718.56	1130998.38
2145	607738.56	1130982.91
2146	607814.54	1130903.37
2147	607849.97	1130937.22
2148	607500.56	1130603.41
2149	607609.20	1130707.20
2150	607386.93	1130939.86
2151	607885.98	1130902.45

PLAT TABULATION

Number of Lots = 21
Number of Parcels = 3
Area of Lots = 80,226 sq. ft.
Area of Parcels = 73,239 sq. ft.
Area of Street = 80,557 sq. ft.
Dedication = 234,022 square feet
Total Area = 5,37240 acres

SYMBOLS

- REBAR WITH CAP
- CONCRETE MONUMENT
- STONE FOUND

RECORDING INFO:

DATE: _____
Plat Book: _____ Plat No.: _____

OWNER:
Brunswick Crossing, LLC
c/o Pleasants Development Inc.
24012 Frederick Road
Suite 200
Clarksburg, Md 20871
301-428-0800

DATE REVISIONS

The owners have sworn and subscribed before me this 2nd day of June 2012.
[Signature]
NOTARY PUBLIC
My Commission expires 8/3/2015

APPROVED: BRUNSWICK CITY PLANNING COMMISSION
7/9/12
DATE: 7/9/12
Chairperson
APPROVED: DEPARTMENT OF HEALTH PUBLIC WATER & SEWER ARE IN CONFORMANCE WITH THE FREDERICK COUNTY MASTER WATER & SEWER PLAN
7/5/2012
DATE: 7/5/2012
APPROVING AUTHORITY

- NOTES**
- This Property is being developed under a PUD overlay and that certain final Preliminary Plat entitled "Brunswick Crossing Phase B Plot/Preliminary Plat" approved by the City of Brunswick (City) Planning Commission ("Planning Commission") on June 27, 2005 and as updated on November 28, 2011.
 - Water and Sewer Classification: M-1, S-1.
 - This Plot of Subdivision is subject to the terms and provisions of that certain Declaration Of Covenants, Conditions And Restrictions ("H.O.A. Declaration") for the Brunswick Crossing Homeowners Association, Inc. ("H.O.A."), recorded in the Land Records of Frederick County, Maryland ("Land Records") at Liber 7356, Folio 202, as amended and supplemented. Parcels designated herein as "H.O.A." are to be conveyed to the H.O.A.
 - Minimum Building Restriction Lines (B.R.L.) as established according to the approved site plan. Minimum building restriction lines ("B.R.L.") established in accordance with the Subdivision Map. The minimum B.R.L. established by this Plot of Subdivision are subject to change by the Planning Commission pursuant to a zoning variance and/or amendment to the applicable Improvement Plan and only such change is not required to be reflected on an amended Plot of Subdivision.
 - This Plot of Subdivision is not intended to allow any matter affecting or restricting the ownership and use of the Property. This Plot of Subdivision is not intended to replace an examination of title or to depict or solve all matters affecting title.
 - Coordinates shown herein are based on the Maryland State NAD 83/91 Datum as projected by NGS and are for Geographical Information Systems (GIS) only. Stations used are Ns. "0000" with grid coordinates of North 492340.728 feet and East 136183.028 feet and Ns. "0011" with coordinates of North 524457.873 feet and East 124051.194 feet. The combined scale factor for this site is 0.99999997. To convert the grid coordinates to ground/surface coordinates, divide the grid coordinates by the combined scale factor. The distances shown on this Plot are as measured on the ground/surface. To convert the ground/surface distances to grid distances, multiply the ground/surface by the combined scale factor.

FINAL PLAT OF SUBDIVISION
LOTS 12-18, HOA PARCEL "Y" BLOCK "E"
LOTS 9-22, HOA PARCEL "W" BLOCK "J" & HOA PARCEL "X" BLOCK "F"
BRUNSWICK CROSSING
SITUATED TO THE EAST OF JEFFERSON PIKE,
SOUTH OF BURKITSVILLE ROAD
BRUNSWICK ELECTION DISTRICT NO. 25
CITY OF BRUNSWICK, FREDERICK COUNTY, MARYLAND
SCALE: 1" = 50' JUNE, 2012

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0690
www.mhga.com
PLAT NO. 18
00.055.19

P198198 MSA SSU 1244 14315

THIS EXHIBIT "C" is made a part of the Agreement of Sale dated 7-14, 2013 (the "Agreement"), by and between the Seller, Advantage Homes, LLC, and the Buyers identified below. By signing this Exhibit "C", Buyer acknowledges receiving an entire copy of the single recorded plat of subdivision on which the Home is located or a copy of such plat as is intended to be recorded in the Land Records (the "Subdivision Plat"):

[illegible]

THIS EXHIBIT "C" is incorporated into the Agreement of Sale as if fully set forth therein.

BUYER(S)

Buyer's Signature _____

Date _____

Buyer's Signature _____

Date _____

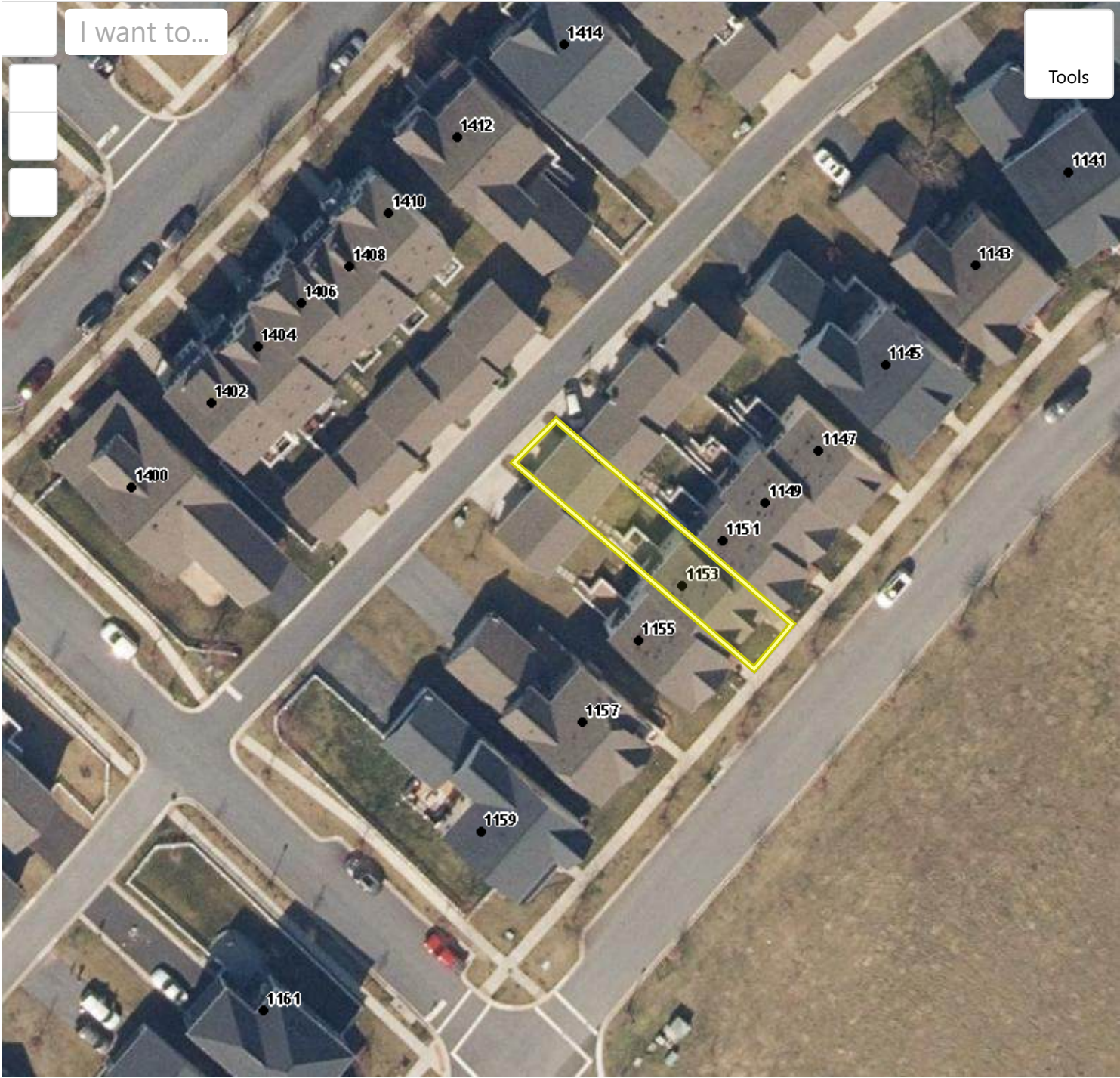


Frederick County,
Maryland

Search...

I want to...

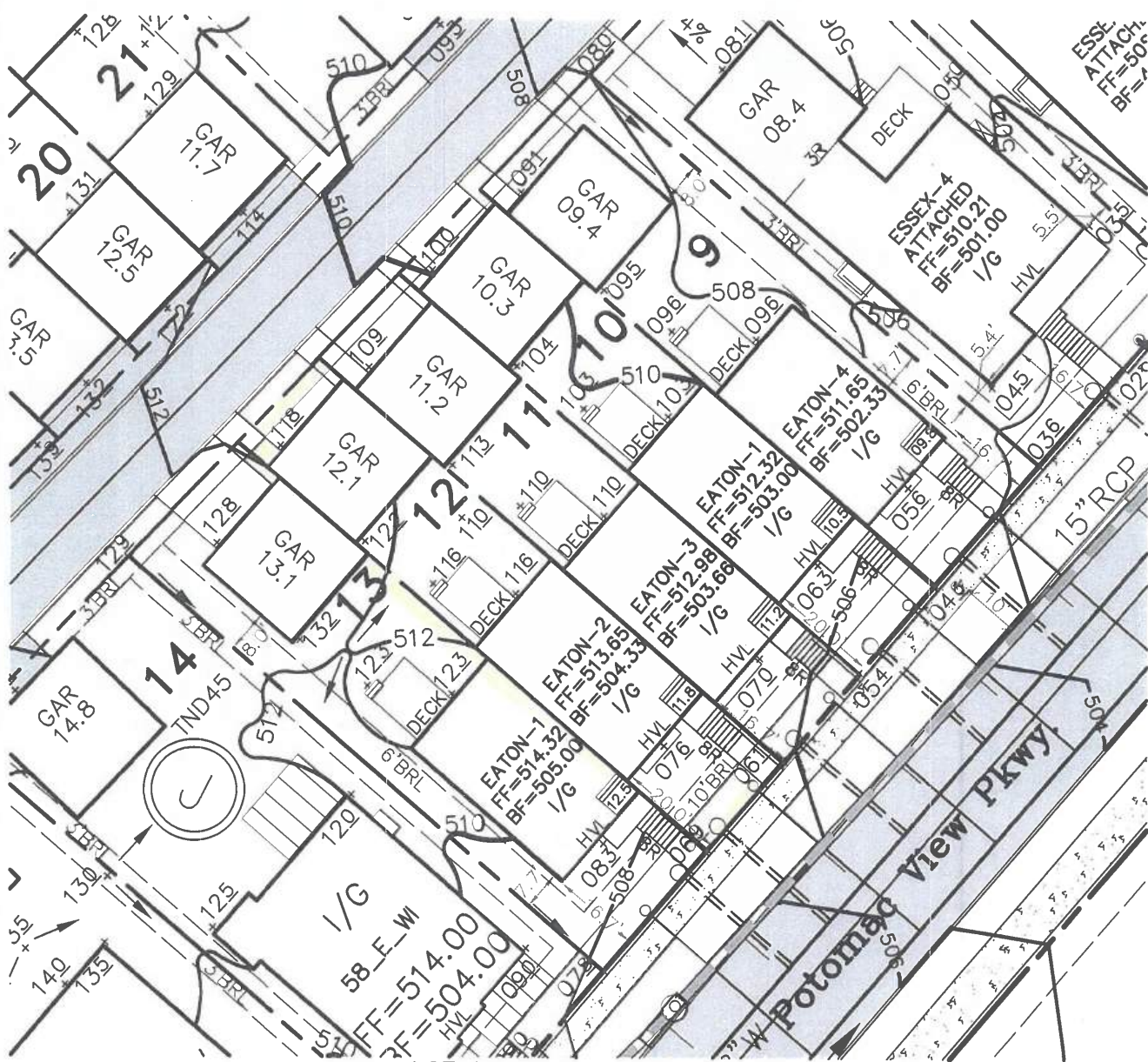
Tools



Street/A...

03060ft

Phone 301.670.0840
Fax 301.948.0693
www.mhqp.com



FRONT OF DWELLINGS FACE SOUTHEAST

Pamela Weddle 8/4/13
PURCHASER DATE

DATE _____

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 - 25 Account Identifier - 589785

Owner Information

Owner Name:WEDDLE PAMELA J

Use:TOWN HOUSE

Mailing Address:1153 POTOMAC VIEW PKY
BRUNSWICK MD 21716-

Principal Residence:YES

Deed Reference:/09832/ 00110

Location & Structure Information

Premises Address:1153 POTOMAC VIEW PKWY
BRUNSWICK 21716-

Legal Description:LOT 12 BLK J
2,563 SQ FT
BRUNSWICK CROSSING

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
092D	13	0029	25020014.11	0000		J	12	2025	Plat Ref: 92/ 100

Town: BRUNSWICK

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2013	1,692 SF	600 SF	2,563 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2		CENTER UNIT	SIDING/	5	3 full/ 1 half	1 Detached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2024	07/01/2025
Land:	54,000	100,000		
Improvements	306,500	331,400		
Total:	360,500	431,400	360,500	384,133
Preferential Land:	0	0		

Transfer Information

Seller:

Date: 11/01/2013

Price: \$271,571

Type: ARMS LENGTH IMPROVED

Deed1: /09832/ 00110

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

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:

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	25-589785	2025	FY	PRINCIPAL RESIDENCE	2595641	07/01/2024

WEDDLE PAMELA J
1153 POTOMAC VIEW PKY
BRUNSWICK, MD 21716

Property Location
1153 POTOMAC VIEW PKY

Property Description
LOT 12 BLK J
2,563 SQ FT
BRUNSWICK CROSSING

Liber 9832 Folio 110

Charges	Assessment/Units	Rate	Amount
STATE TAXES	360,500	.112000	403.76
COUNTY TAXES	360,500	1.110000	4,001.55
BRUNSWICK TOWN TAX	360,500	.410000	1,478.05
BRUNSWICK CRSSNG CDA			1,302.30
SYSTEM BENEFIT CHG	1	88.000	88.00
TOTAL			7,273.66
TOTAL DUE			7,273.66

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.
25-589785	2025	FY	2595641

Return this coupon with your
payment

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	107.78	3,700.60
JAN	143.72	3,736.54
FEB	179.64	3,772.46

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

WEDDLE PAMELA J
1153 POTOMAC VIEW PKY
BRUNSWICK, MD 21716

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082025502595641800003558038000000000000

:

FREDERICK
COUNTY
MARYLAND

Parcel ID	Year	Bill Type	Bill No.
25-589785	2025	FY	2595641

Choose payment option below
Return this coupon with your
payment

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-69.58	7,204.08
AUG	-34.78	7,238.88
SEP	0.00	7,273.66
OCT	72.74	7,346.40
NOV	145.48	7,419.14
DEC	218.20	7,491.86
JAN	290.96	7,564.62
FEB	363.68	7,637.34

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-34.79	3,646.05
AUG	-17.39	3,663.45
SEP	0.00	3,680.84
OCT	36.81	3,717.65
NOV	73.62	3,754.46

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

WEDDLE PAMELA J
1153 POTOMAC VIEW PKY
BRUNSWICK, MD 21716

Make checks payable to:
Treasurer of Frederick County

DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE

2082025502595641800003646056000000000000

:



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 6/13/2025 ■ ADDENDUM to Contract of Sale dated _____
 between Buyer _____
 and Seller Pamela J. Weddle
 for Property known as 1153 Potomac View Pkwy, Brunswick, MD 21716.

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 type="checkbox"/> Ceiling Fan(s) # _____	<input 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 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) # <u>1</u>	<input checked="" 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 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 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>4</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 checked="" type="checkbox"/> Other <u>See General Addendum</u>
<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 type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input 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: Pamela J. Weddle 6/13/2025
 Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____ Date _____



MFP Utility Co LLC.

BRUNSWICK, MD 21716
Tel: (301) 428-0800
Fax: (301) 428-3309
Frederick (301) 253-0001

INVOICE

Invoice	0000008676
Page	1
Date	Jan-01-25
Customer	134
Site	1
Reference	12J

PAMELA WEDDLE
1153 POTOMAC VIEW PARKWAY
BRUNSWICK, MD 21716

DATE	CODE	DESCRIPTION	REFERENCE	QTY.	AMOUNT
01 - Jan	01	(0001) PAMELA J. WEDDLE 1153 POTOMAC VIEW PARKWAY, BRUNSWICK MD Serv #001 ANNUAL GAS INFRASTRUCTURE CHARGE 0.00 ANNUAL GAS CHARGE 01Feb25-31Jan26		1.00	\$300.00

ONLINE CREDIT CARD
PAYMENT OPTION
www.mfputility.com

*Paid w/VISA
Online 1/6/25*

ACCOUNT STATUS

Payment due upon receipt of this invoice. 1.5% per month (18% per annum) late charge on balances over 30 days from date of invoice. Payments received after invoice date are not reflected. To ensure proper credit, please include your account number on your cheque or include the bottom portion of this invoice.

TOTAL THIS INVOICE \$300.00

Current	31 - 60 DAYS	61 - 90 DAYS	OVER 90 DAYS
\$ 300.00	\$ 0.00	\$ 0.00	\$ 0.00

TOTAL INCLUDING PREVIOUS INVOICES 300.00

Invoice	0000008676
Page	1
Date	Jan-01-25
Customer	134
Site	1
Reference	12J

Please remit to:
MFP Utility Co LLC.
24012 Frederick Rd
Clarksburg MD 20871

AMOUNT OF REMITTANCE

This is your annual Deferred Gas Charge 2/1/2025-1/31/2026.
Call/email Jen Nail 301-428-0800, jnail@pleasants.org



General Addendum

Special provisions attached to and hereby made a part thereof, the Contract dated _____

on Lot 12, Block J, Subdivision _____,

1153 Potomac View Pkwy, Brunswick, MD 21716,

located in Frederick County, Maryland between

Buyer(s) _____

and Seller(s) Pamela J. Weddle

The parties acknowledge that this property is subject to deferred gas infrastructure charges in the amount of \$ 300.00 annually, due in January of every year. The Management Company for the charges is MFP Utility Company and buyer should contact them regarding any other details of this charge, including the length of time left for the annual payments.

Seller Pamela J. Weddle Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Updated December 2024

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For the sole use of the Frederick County Association of Realtors, Inc. and its members; to be used in Maryland only. This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.





HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 1153 Potomac View Pkwy, Brunswick, MD 21716
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: Erie

Signed by: Pamela J. Weddle 6/11/2025
13E4A792DFB5495... Seller's Signature/Date

 Buyer's Signature/Date

 Seller's Signature/Date

 Buyer's Signature/Date

Updated January 2021

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For the sole use of the Fredrick County Association of Realtors, Inc. and its members; to be used in Maryland only.
 This form may not be altered, except as negotiated by the parties to this Contract. The Association, its members, and employees assume no responsibility if this form fails to protect the interests of any party.



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENTProperty Address: 1153 Potomac View Pkwy, Brunswick, MD 21716Legal Description: LOT 12 BLK J 2,563 SQ FT BRUNSWICK CROSSING**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? 11 years

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 11 ☐ Other _____
 Hot Water ☐ Oil ☐ Natural Gas ☒ Electric Capacity 50 gal Age 11 ☐ 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: FRT plywood was not being used by most builders when this was built

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown

Comments: _____

5. Plumbing system: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown

Comments: _____

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

☐ Yes ☒ No ☐ Unknown

Comments: _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? ☒ Yes ☐ No

Are the smoke alarms over 10 years old? ☐ Yes ☒ No

If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? ☒ Yes ☐ No

Comments: _____

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

When was the system last pumped? Date _____ ☐ Unknown

Comments: _____

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

Comments: _____

Home water treatment system: ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

11. Insulation:

In exterior walls? ☒ Yes ☐ No ☐ Unknown

In ceiling/attic? ☒ Yes ☐ No ☐ Unknown

In any other areas? ☐ Yes ☐ No Where? _____

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

Any treatments or repairs? ☐ Yes ☒ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

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

If yes, specify below

Comments: _____

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☒ No ☐ Unknown

If yes, specify below

Comments: _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☐ No ☐ Does Not Apply ☒ Unknown

Comments: Lower Level plumbing rough-in installed by builder

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) ^{Signed by:} Pamela J. Weddle Date 6/13/2025
13E4A792DFB5495...

Seller(s) _____ Date _____

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

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

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
ASSOCIATION OF
REALTORS®**

FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated _____ between _____ (Buyers(s)) and **Pamela J. Weddle** (Seller(s)) for the property located in the County of Frederick, State of Maryland, described as **1153 Potomac View Pkwy, Brunswick, MD 21716** (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.

Revised 06/01/2025

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- 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.

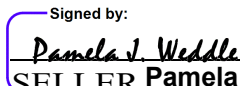
5. MARYLAND PIEDMONT RELIABILITY PROJECT ELECTRIC POWER LINE -- This disclosure pertains to properties in Baltimore, Carroll, and Frederick Counties.

The Maryland Piedmont Reliability Project (“Project”) is a *PROPOSED* 500 KV electric power line transmission system expected to cross BALTIMORE, CARROLL, AND FREDERICK COUNTIES. If this property is located in Baltimore, Carroll, or Frederick County, it is strongly advised you obtain further information from the websites below to determine whether the proposed transmission line will affect the property directly or indirectly.

Project website:

<https://corporate.pseg.com/aboutpseg/companyinformation/thepsegfamilyofcompanies/psegrenewabletransmission/mprp>

Maryland Public Service Commission website: <https://www.psc.state.md.us/>

Signed by: _____		6/29/2025	
			
SELLER Pamela J. Weddle	DATE	BUYER	DATE
_____ SELLER	_____ DATE	_____ BUYER	_____ DATE



Revised 06-01-2025

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**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): Pamela J. Weddle
PROPERTY: 1150 BERTYON DRIVE SW Pkwy, Brunswick, MD 21716

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 _____	Seller _____ Date _____	Date _____
Buyer _____ Date _____	Seller _____ Date _____	Date _____

Signed by:
Pamela J. Weddle
 23F4A792DFB5495... 6/11/2025



**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): Pamela J. Weddle
PROPERTY: 1153 Potomac View Pkwy, Brunswick, MD 21716

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
Brunswick Crossing

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are
\$ 147.30 per month payable on a annual 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:
\$ \$1,734 (\$144.50 per month)

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not PJW (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:

^{Initial}
PJW (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: Claggett Management Co / Casey Murphy
Address: 1000 Potomac View Pkwy, Brunswick, MD 21716
Telephone: 240.651.3067 / cmurray@claggett.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}
Pjw (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}
Pjw A. Articles of incorporation;
^{Initial}
Pjw B. Declaration of covenants and restrictions;
^{Initial}
Pjw C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
^{Initial}
Pjw 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}
Pjw or Are Not _____ enforceable against an owner;
B. Are ^{Initial}
Pjw 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: 6/11/2025
Pamela J. Weddle
Seller _____ Date _____ 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 _____



GENERAL ADDENDUM

Special provisions attached to and hereby made a part thereof, the Contract dated _____
 on Lot 12 , Block J , Subdivision Brunswick Crossing ,
1153 Potomac View Pkwy, Brunswick, MD 21716 ,
 located in Frederick County , Maryland between
 (Purchasers) _____
 and (Sellers) Pamela J. Weddle ,

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:
Pamela J. Weddle
 Seller

Purchaser

Seller

Purchaser

6/11/2025

Date

Date

FORM #1320

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 Pamela J. Weddle
 and Seller _____ for Property
 known as 1153 Potomac View Pkwy, Brunswick, MD 21716.

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	<div style="text-align: right;">Signed by:</div> <div style="text-align: center;"><i>Pamela J. Weddle</i></div> <div style="text-align: right;">6/11/2025</div>	_____ Seller's Signature	_____ Date
_____ Buyer's Signature	_____ Date		_____ Seller's Signature	_____ Date
_____ Agent's Signature	_____ Date	<div style="text-align: right;">DocuSigned by:</div> <div style="text-align: center;"><i>Bobbi Prescott</i></div> <div style="text-align: right;">6/10/2025</div>	_____ Agent's Signature	_____ Date

Bobbi Prescott

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:
Pamela J. Weddle
13E4A792DFB5495...

 Date 6/11/2025

Buyer _____ Date _____ Seller _____ Date _____

Property Address 1153 Potomac View Pkwy, Brunswick, MD 21716





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)

X **Seller** in the sale of the property at: 1153 Potomac View Pkwy, Brunswick, MD 21716

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

Signed by: <u>Pamela J. Weddle</u> <u>6/11/2025</u>			
Signature	Date	Signature	Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address _____

Signature _____	Date _____	Signature _____	Date _____
-----------------	------------	-----------------	------------

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

Name(s) of Buyer(s)

Signature	Date	Signature	Date
-----------	------	-----------	------



NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

Under Maryland law, a team that provides 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.

Signed by: Pamela J. Weddle 6/11/2025
 DATE: _____
 13E4A792DFB5495...
 _____ DATE: _____



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This form is intended for use by members only.



BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT
(Non-Virginia)

Pamela J. Weddle

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



Property Address: 1153 Potomac View Pkwy, Brunswick, MD 21716
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:

Pamela J. Weddle

6/11/2025

Signature

Date

Signature

Date



EQUAL HOUSING
OPPORTUNITY

From: RE/MAX Results ("Broker")

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.**

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 Fees provided by Catoctin Title Partners, LLC:

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

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.

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.

_____/_____
Signature / Date



Brunswick Crossing

Brunswick, Maryland

Luxury Townhomes – Signature Features

Energy and HVAC Features

All Advantage Homes Are Energy Star Certified!!
 R-49 in Attic (R-Factor in Attic May Be Lower In Certain Areas), R-19 Exterior Frame Walls, R-11 Poured Walls
 HVAC - 92% Gas Furnace - 13 SEER Air Conditioner
 One Zone System - Interior HVAC Equipment and Air Ducts Confined to Conditioned Space for Increased Efficiency.
 Ply Gem 1700 Series Double Pane/Single Hung Windows with Low-E and Argon Gas for Added Efficiency
 Honeywell Programmable Thermostat
 Compact Fluorescent Light Bulbs (CFL) for All Fixtures
 Air Seal Package for Entire House (Per Plan)
 Fresh Air Exchange System for Improved Air Quality
 Genuine Tyvek Housewrap Professionally Installed

Premium Trim Package (Per Plan)

Wood Trim Cased Openings for Doors and Windows
 2 Piece Crown Molding in Foyer, Living and Dining Rooms
 1 Piece Chair Rail with Shadow Box in Foyer and Stairs Up
 Ceiling Medallion in Foyer and 5" Base Molding (Per Plan)
 Brushed Nickel Coordinated Hardware/Light Package
 Elegant 2 Panel Interior Doors
 Contrast Paint Color for Interior Trim

Exterior Features

English Basement Front Elevations
 2 Car Oversized Detached Garage
 Brick or Stone Water Table Fronts (Per Plan and Siting)
 Covered Entry at Front Door - All Elevations (Per Plan)
 10' x 4' Covered Rear Wood Deck (Per Plan)
 30 Year Architectural Asphalt Roof Shingles (Per Plan)
 6' Window Height for Main and Upper Levels
 Color-Thru (No Paint) Vinyl Shutters
 KP Brand Vinyl Siding (Per Plan)
 Standing Seam Metal Porch Roofs and Accents (Per Plan)
 Therma-Tru Exterior Doors (Per Plan)
 16' Wide Raised Panel Garage Door (Non-Insulated)
 Professionally Designed Landscaping Package (Per Plan)
 Sod/Hydroseed Homesites (Disturbed Areas Per Plan)
 2 Exterior Hose Bibs/2 Exterior Electric Outlets (Per Plan)
 Brushed Concrete Front Stoop and Leadwalk (Per Plan)

Quality Construction Features

Raised Tray Ceiling in Owner's Bedroom
 9' Ceiling Height for Upper 2 Levels (8' Lower Level)
 Floor Joists Engineered for Optimum Rigidity (Per Plan)
 16" On-Center Interior Stud Walls (Per Plan)
 24" On-Center Exterior Stud Walls (Per Plan)
 Tongue-In-Groove 7/8" Water Resistant OSB Sub Floor
 Waterproof Membrane-Foundation Walls (Below Grade)
 Interior and Exterior Foundation Drain Tile (Per Plan)

Gourmet Kitchen

Recessed Panel Oak Kitchen Cabinets
 Polished Granite Kitchen Countertops with Eased Edge
 Stainless Steel Appliance Package:
 25 cu. Ft. Side By Side Refrigerator (Ice/Water In-Door)
 4-Burner Self Clean Range with Microwave Above
 Built-In Tall Tub Quiet Partner Dishwasher
 Heavy Duty 1/2 HP Garbage Disposer
 60/40 Double Bowl Stainless Steel Kitchen Sink
 Stainless Pull-Out Kitchen Faucet

Flooring

Hardwood in Foyer, Powder Room, Kitchen/Breakfast Area
 12 x 12 Ceramic Tile Floors (6x6 Walls) for All Full Baths
 5 lb Re-Bond Pad under Enhanced Quality Carpet
 Closed Stringer Carpeted Staircases (Per Plan)

Luxury Baths

Porcelain Pedestal Sink for Powder Room
 Elegant Owner's Bath with 35" Bath Vanities with Drawers
 Oak Vanities with Drawers for Secondary Baths
 Cleveland Faucet Group Brushed Nickel Faucets

Lighting and Wiring

Progress Lighting Fixtures (Per Plan)
 3 Each of Cat-5 Video and RG-6 Phone Outlets
 Extensive Recessed Lighting Package (Per Plan)

Personalizing Customer Service

98% Customer Satisfaction Rating
 100% Customer Referral Rate
 On-Site Meetings Every 2 Weeks during Construction
 1-2-10 Year RWC Insured Homeowner's Warranty



Models Open Daily 11 a.m. - 6 p.m. (Mondays 2 - 6 p.m.)

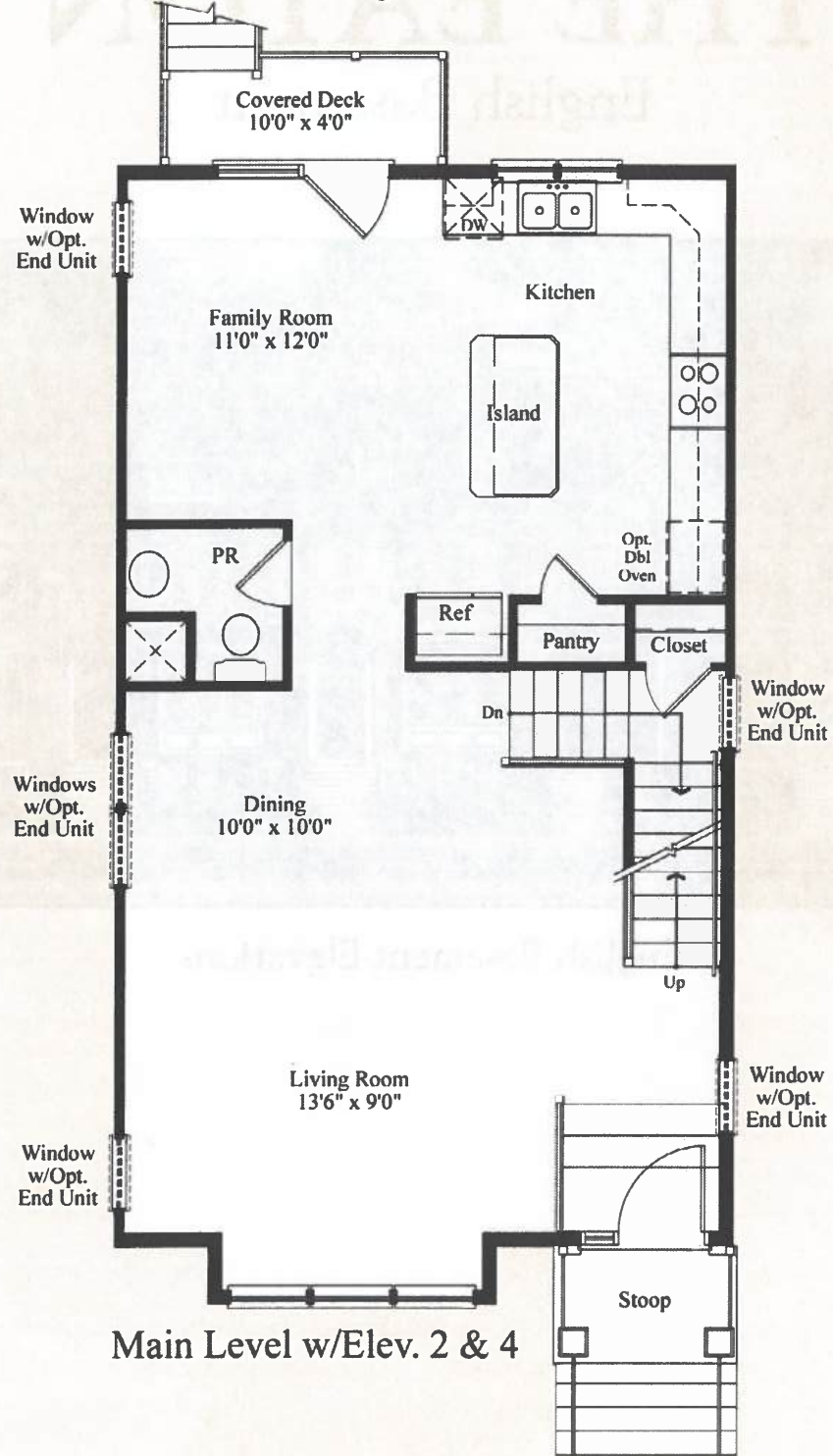
Amy Goline-Community Sales Manager

(301) 834-7052 **AdvantageHomesUSA.com**

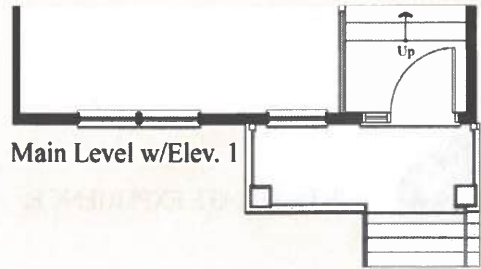


PRICES, TERMS FEATURES AND AVAILABILITIES LISTED HEREIN ARE SUBJECT TO CHANGE WITHOUT NOTICE. INCENTIVES VALID ONLY WHEN SELLER'S PREFERRED LENDER AND TITLE COMPANY ARE UTILIZED FOR THE MORTGAGE & SETTLEMENT OF THE PROPERTY PURCHASED. 05/08/13

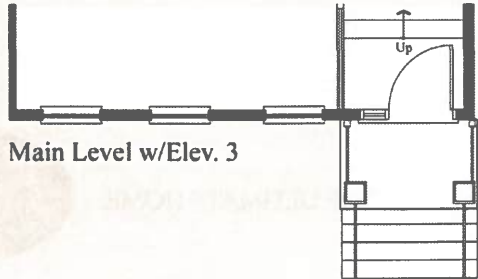
THE EATON - FIRST FLOOR
English Basement



Main Level w/Elev. 2 & 4

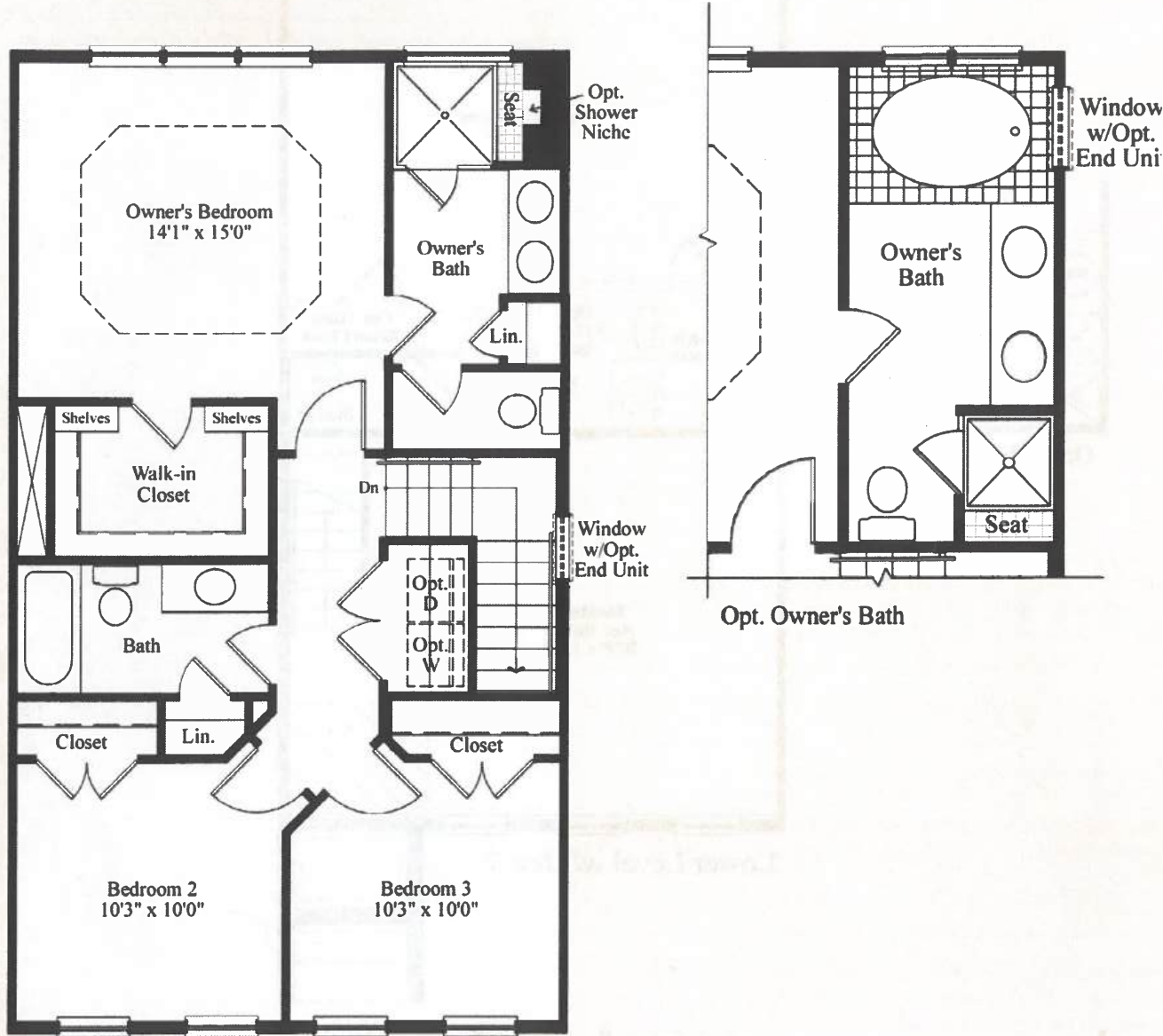


Main Level w/Elev. 1



Main Level w/Elev. 3

THE EATON - SECOND FLOOR
English Basement



Upper Level w/Elev. 2 & 4



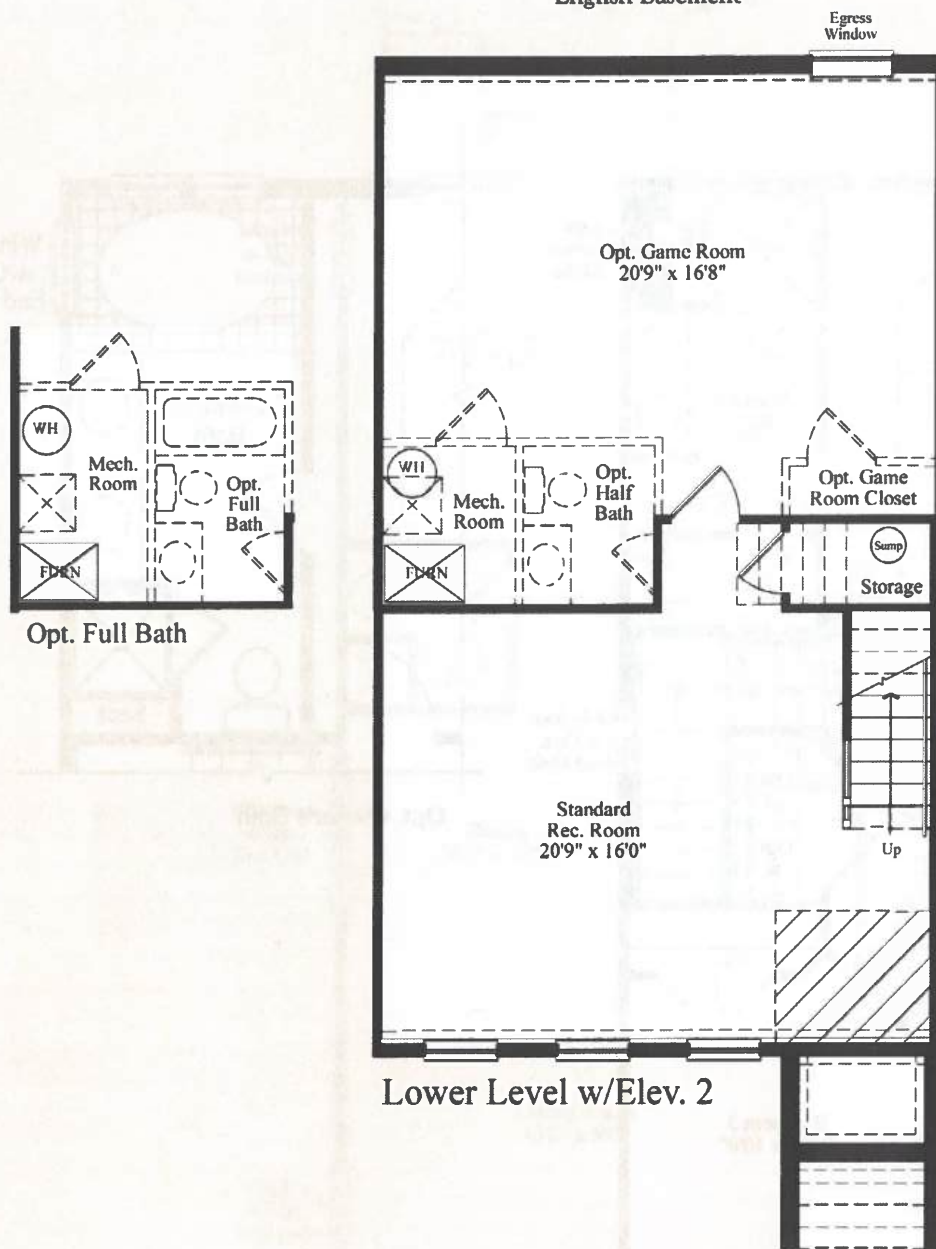
Upper Level w/Elev. 1



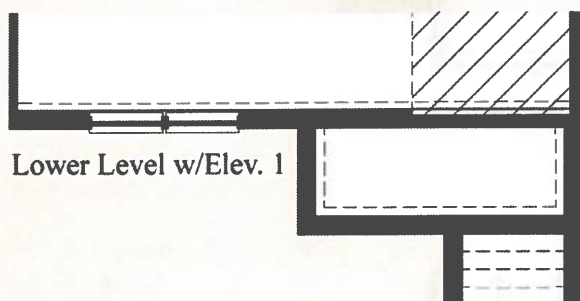
Upper Level w/Elev. 3

THE EATON - LOWER LEVEL

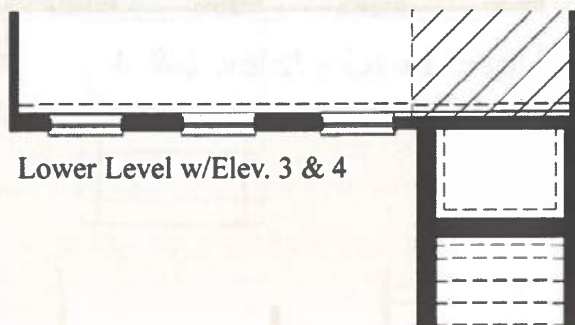
English Basement



Lower Level w/Elev. 2



Lower Level w/Elev. 1



Lower Level w/Elev. 3 & 4

Advantage Homes, LLC | 12800 Middlebrook Road, Suite 100 | Germantown, MD 20874
301.540.1778 T | 301.540.0776 | AdvantageHomesUSA.com



Renderings are an artist's conception only and are not intended to be exact. They may include optional features, which may be purchased.
All floor plan dimensions are approximate. Information contained herein is deemed reliable, but is not guaranteed.
All features, designs, specifications and prices are subject to change without notice. Please see representative for details.

Certificate Of Completion

Envelope Id: 6BF6B435-B8A0-4C76-91C7-1AB4D000AD2E

Status: Completed

Subject: 1153 Potomac View Pkwy

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Bobbi Prescott

AutoNav: Enabled

7210 Corporate Ct

Envelopeld Stamping: Enabled

Ste B

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Frederick, MD 21703

bobbiprescott@gmail.com

IP Address: 128.136.157.99

Record Tracking

Status: Original

Holder: Bobbi Prescott

Location: DocuSign

6/29/2025 | 05:19 PM

bobbiprescott@gmail.com

Signer Events

Pamela J. Weddle

pjw1064@aol.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:
Pamela J. Weddle
13E4A792DFB5495...

Signature Adoption: Pre-selected Style

Using IP Address:

2601:147:4400:6700:6d29:439b:1b94:7c6a

Signed using mobile

Timestamp

Sent: 6/29/2025 | 05:19 PM

Viewed: 6/29/2025 | 05:34 PM

Signed: 6/29/2025 | 05:34 PM

Electronic Record and Signature Disclosure:

Accepted: 6/29/2025 | 05:34 PM

ID: cbaa120d-4f35-4d4d-b576-dde2726a381c

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

6/29/2025 | 05:19 PM

Certified Delivered

Security Checked

6/29/2025 | 05:34 PM

Signing Complete

Security Checked

6/29/2025 | 05:34 PM

Completed

Security Checked

6/29/2025 | 05:34 PM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

CONSUMER DISCLOSURE

From time to time, Re/Max Results (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree"™ button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent"™ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact Re/Max Results:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: sandyfouche@gmail.com

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