**Sales Associate:** Bobbi Prescott, License# 603372
**Broker of Record:** Sandy Olson, License# 527089

Team Office: 6 W Main Street, Middletown, MD 21769
Main Office: 5202 Presidents Court #310, Frederick, MD 21703

## Disclosure Package:

**2 Lombardy Drive**
**Middletown, Maryland 21769**

Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Survey
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Covenants
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Appraisal Order Timeline
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Frederick County Notices and Disclosures
- Disclosure of Lead Paint or Lead Based Paint Hazards Federal Disclosure
- Maryland Lead Poisoning Prevention Program Disclosure
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- Home Improvements & Updates

***PLEASE LEAVE THIS COPY AT THE PROPERTY***

*– these documents are available online, on the property website and in the MLS –*

Maryland REALTORS®

# LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

**(This form shall *not* be uploaded to the Multiple Listing Service)**

Seller(s): Patrick L. Green Mary L. Green

Listing Broker: RE/MAX Results

Property Address: 2 Lombardy Drive, Middletown, MD 21769

**This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.**

**1.** In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

**2.** Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of $ — or 2.5 % of the purchase price.

**3.** Listing Broker shall pay cooperative compensation to the Subagent in the amount of $ — or — % of the purchase price.

**4.** The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

**5.** Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

**6.** The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

**7.** In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

**Buyer Broker (Company Name)**

**Buyer Broker/Authorized Representative Signature** **Date**

RE/MAX Results

**Listing Broker (Company Name)**

3/16/2026

**Listing Broker/Authorized Representative Signature** **Date**

**Buyer Signature** **Date**

3/16/2026

**Seller Signature** **Date**

**Buyer Signature** **Date**

3/16/2026

**Seller Signature** **Date**

**Subagent (Company Name)**

**Subagent's Broker/Authorized Representative Signature** **Date**

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# Frederick County, Maryland

## Property Report: 2 LOMBARDY DR MIDDLETOWN MD 21769

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

### General Information

| | |
|---|---|
| Municipality: | Middletown |
| Tax Account: | 1103140946 |
| Tax Map/Parcel: | 0501 /1239 |
| Plat: | 0004/0152 |
| Census Tract: | 752601 |
| 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: | 03-001 |
| Legislative District: | 04 |
| Congressional District: | 6 |
| Council District: | 1 |

### Services Information

| | |
|---|---|
| Recycle Day: | Red Wednesday |
| Water Service: | Yes |
| Sewer Service: | Yes |
| Broadband: | National Broadband Map |

### School Districts

| | |
|---|---|
| High: | Middletown High |
| Middle: | Middletown Middle |
| Elementary/ Primary: | Middletown Elementary<br>Middletown Primary |

### Public Safety Information

| | |
|---|---|
| Police District: | Frederick County Sheriffs Office |
| Fire Station Number: | 7 |
| Fire Station: | Middletown Volunteer Fire Company |
| Registered Sex Offenders Within 1/4 Mile: | 0 |
| Reported Crimes Within 1/4 Mile (2017) * : | 86 |
| Hospital: | Frederick Health Hospital |

### Closest Points of Interest

| | |
|---|---|
| Library: | Middletown |
| Park: | Cone Branch Trail |
| Farmer's Market: | Middletown Farmer's Market |
| Golf Course: | Hollow Creek Golf Club |
| TransIT Service Within 1/4 Mile: | No |

### Historic Properties in the Area

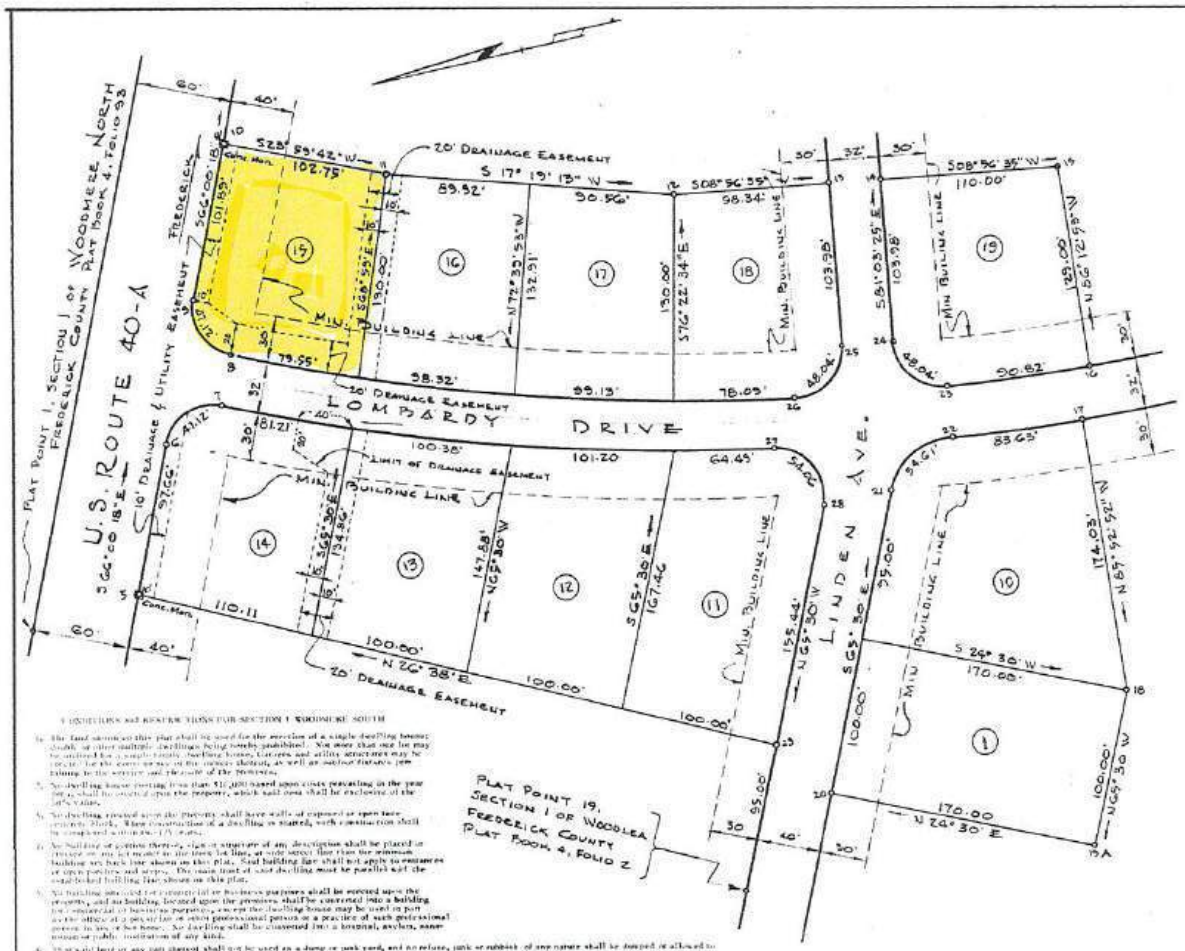
Please visit the Maryland Inventory of Historic Properties to view further information on each site.

F-4-039 / Middletown Historic District

F-4-038 / Airview Survey District

F-4-073 / Old National Pike Milestone No. 52

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




| CURVE DATA | | | | |
|---|---|---|---|---|
| CURVE | Δ | RADIUS | CHORD | CHORD BEARING |
| 6 - 7 | 90° | 30.00' | 42.45' | S 21°00' 18" E |
| 8 - 9 | 90° | 30.00' | 42.43' | N 68°59' 42" E |
| 27 - 7 | 12°44' 10" | 1562.29' | 346.56' | N 17°37' 37" E |
| 26 - 8 | 13°17' 42" | 1530.29' | 354.29' | N 17°20' 51" E |
| 21 - 22 | 72°41' 10" | 43.05' | 51.02' | S 29°03' 29" E |
| 23 - 24 | 91°45' 25" | 30.00' | 43.07' | N 53°03' 53" E |
| 25 - 26 | 91°45' 25" | 30.00' | 43.07' | N 35°10' 42" E |
| 27 - 28 | 103°14' 28" | 30.00' | 47.03' | S 62°52' 46" W |
| 16 - 23 | 3°24' 03" | 1530.29 | 90.82' | N 05°29' 03" E |
| 17 - 22 | 3°04' 02" | 1562.29 | 83.62' | N 05°35' 03" E |

| COORDINATES | | |
|---|---|---|
| POINT | NORTH | EAST |
| 5 | 5756.49 | 4749.93 |
| 6 | 5716.78 | 4838.81 |
| 7 | 5677.17 | 4854.02 |
| 8 | 5664.16 | 4883.25 |
| 9 | 5679.37 | 4922.86 |
| 10 | 5637.94 | 5015.94 |
| 11 | 5544.07 | 4974.16 |
| 12 | 5371.77 | 4920.43 |
| 13 | 5274.63 | 4905.14 |
| 14 | 5243.02 | 4900.17 |
| 15 | 5134.36 | 4883.07 |
| 16 | 5142.88 | 4754.39 |
| 17 | 5154.66 | 4723.04 |
| 18 | 5166.56 | 4549.46 |
| 19A | 5208.03 | 4458.46 |
| 20 | 5362.72 | 4518.96 |
| 21 | 5281.86 | 4706.41 |
| 22 | 5237.29 | 4731.27 |
| 23 | 5233.23 | 4703.02 |
| 24 | 5253.17 | 4737.45 |
| 25 | 5290.79 | 4802.43 |
| 26 | 5325.99 | 4777.62 |
| 27 | 5346.88 | 4749.06 |
| 28 | 5325.46 | 4701.19 |
| 29 | 5389.90 | 4565.75 |
| 1 | 5825.09 | 4741.66 |
| 19 | 5423.30 | 4473.30 |

CONDITIONS AND RESTRICTIONS FOR SECTION 1 WOODMERE SOUTH

1. The land shown on this plat shall be used for the erection of a single dwelling house; double or other multiple dwellings being strictly prohibited. No more than one lot may be utilized for a single family dwelling house. Garages and utility structures may be erected on the same or any of the lots shown, as well as outdoor fixtures pertaining to the comfort and pleasure of the occupants.
2. No dwelling house costing less than $10,000 based upon costs prevailing in the year 1964 shall be erected upon the premises, which said sum shall be exclusive of the lot or plot.
3. No dwelling erected upon the premises shall have walls of exposed or open face concrete block. When construction of a dwelling is started, such construction shall be completed within one (1) year.
4. No building or portion thereof, sign or structure of any description shall be placed or erected on any lot nearer to the front lot line, or side street line than the minimum building set back line shown on this plat. Said building line shall not apply to entrances or open porches and steps. The main front of each dwelling must be parallel with the established building line shown on this plat.
5. No building erected for commercial or business purposes shall be erected upon the premises, and no building, located upon the premises shall be converted into a building for commercial or business purposes, except the dwelling house may be used in part as the office of a physician or other professional person or a practice of such professional person in his or her home. No dwelling shall be converted into a hospital, asylum, sanitarium or public institution of any kind.
6. No vacant lot or any part thereof shall not be used as a dump or junk yard, and no refuse, junk or rubbish of any nature shall be dumped or allowed to accumulate on said land or parts thereof.
7. No truck, trailer, tractor or other vehicle, which has been manufactured, or which is used, for any commercial purpose whatever shall be parked or stored on any portion of land or street in this development, except for purposes of, and for a time sufficient for the loading or unloading of such vehicle. Provided, however, that this clause shall not be deemed to prohibit the parking or storage of a pick-up truck used solely for purposes incidental to residential use, and provided further that such pickup truck shall have a rated capacity of 1 ton or less and shall be kept in a neat, well painted condition.
8. No fences of any kind shall be erected or placed on any lot to the front of any residential structure thereon. Fences not higher than forty-two (42) inches will be permitted in the rear of said structures. The restriction in this paragraph shall not apply to enclosures of open patios or open garden courts. No earth or stone or brick shall be constructed upon the said land, but earth shall be supported by solid masonry retaining walls, properly reinforced. Retaining walls shall be faced with stone or brick, but exposed concrete block is prohibited.

Witness our hands and Seals this 27th Day Of October, A.D., 1964

Witness: Jacqueline Q. Huffer

John T. Routzahn (Seal)

Virginia G. Routzahn (Seal)

State of Maryland, Frederick County, To-wit:

I hereby certify, that on this 27th day of October, A.D., 1964, before me, the subscriber, a notary public in and for the State and County aforesaid, personally appeared John T. Routzahn and Virginia G. Routzahn, his wife, personally known to me to be the persons whose names are subscribed to the foregoing instrument, and who did each acknowledge that they executed the same for the purposes therein contained.

Witness my hand and official notarial seal, J. Thomas Routzahn, Jr.
Notary Public

My Commission Expires May 3, 1965

OWNERS STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE REQUIREMENTS OF CHAPTER 1036, HOUSE BILL 459 OF THE LAWS OF MARYLAND, 1959, HAVE BEEN COMPLIED WITH IN REGARD TO THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

John T. Routzahn

ROBERT NICKLAS
REGISTERED PROFESSIONAL ENGINEER
MD. STATE REGISTRATION NO. 541

# SECTION 1 of WOODMERE SOUTH

## MIDDLETOWN, MARYLAND

SCALE: 1" = 50'

8 SEPT. 1964

J. B. FERGUSON & CO., INC.
ENGINEERS
HAGERSTOWN, MARYLAND

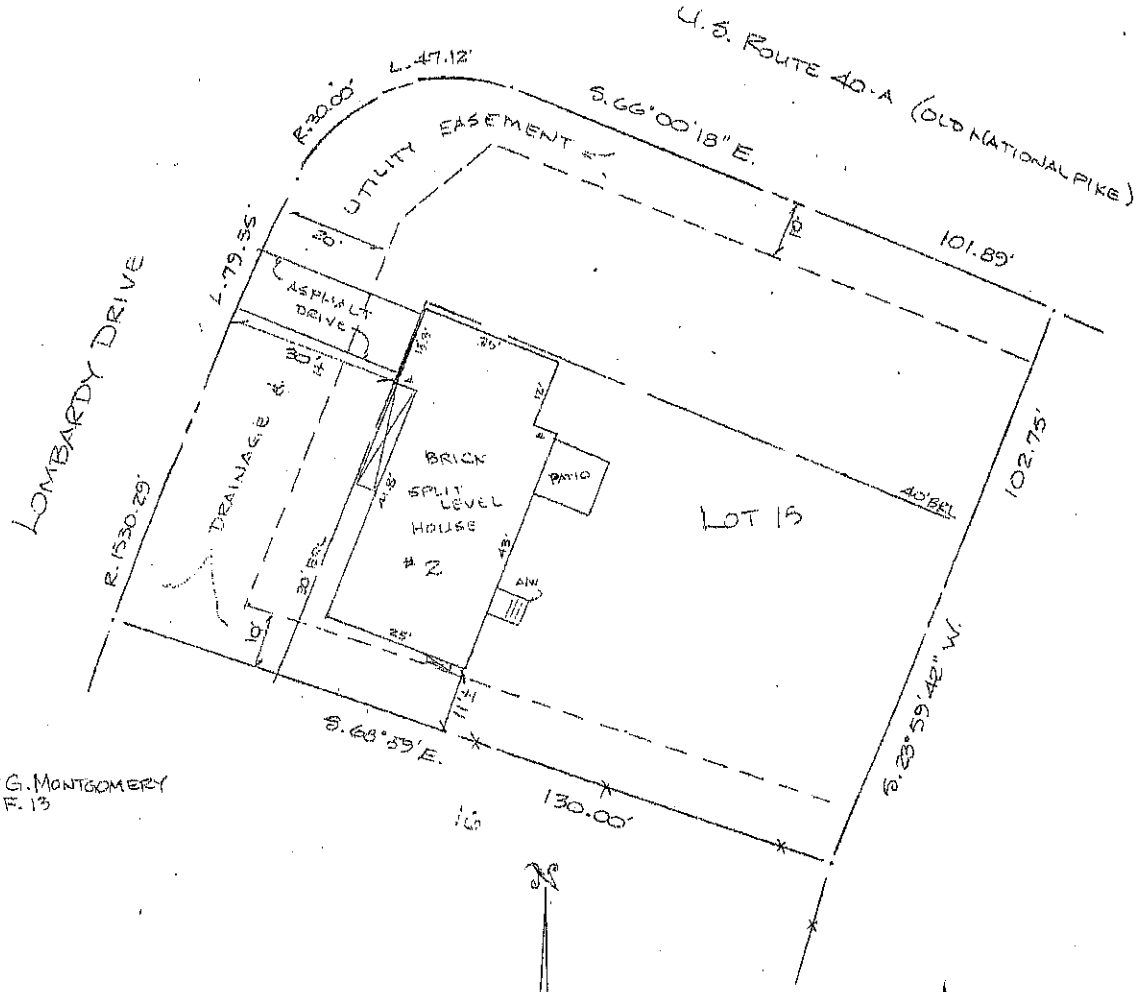
C-241-C

**CASE No.**

NOTE: This location for title purpose only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.

NOTE: FLOOD ZONE LINES ARE NOT GUARANTEED BY THIS SURVEY. A FLOOD EVALUATION SURVEY WILL BE REQUIRED TO ESTABLISH THE LIMITS OF FLOOD ZONES THAT MAY AFFECT THIS PROPERTY.

FLOOD ZONE: C
COMMUNITY PANEL
NO.: 240162-0001-B
DATED: OCT. 23, 1981




OWNER
SHIRLEY G. MONTGOMERY
L. 1371 F. 13

HOUSE LOCATION
LOT 15, SECTION 1
WOODMERE SOUTH
MIDDLETOWN
FREDERICK COUNTY, MARYLAND

DAVID LEE HALLER
No. 240
PROPERTY LINE SURVEYOR

## CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any.

SIGNING FOR ZENITH SURVEYS
TITLE REPORT NOT FURNISHED

| REFERENCES | |
|---|---|
| PLAT BK. | 4 |
| PLAT NO. | 152 |
| LIBER | 1371 |
| FOLIO | 13 |

**ZENITH SURVEYS**
SURVEYING • PLANNING
200 Diff Avenue • Frederick, MD 21701
301-831-4944 • 301-695-5594

| DATE OF SURVEYS | SCALE: 1" = 30' |
|---|---|
| WALL CHECK | DRAWN BY: |
| HSE LOC 3-4-08 | |
| BOUNDARY | JOB NO.: 08-103 |

PROPERTY EXPLORER

Frederick County, Maryland

Search...

I want to...

Tools

Street/A...

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 - 03 Account Identifier - 140946

## Owner Information

| | | | |
|---|---|---|---|
| **Owner Name:** | GREEN PATRICK L<br>GREEN MARY L | **Use:**<br>**Principal Residence:** | RESIDENTIAL<br>YES |
| **Mailing Address:** | 2 LOMBARDY DR<br>MIDDLETOWN MD 21769-8627 | **Deed Reference:** | /12376/ 00297 |

## Location & Structure Information

| | | | |
|---|---|---|---|
| **Premises Address:** | 2 LOMBARDY DR<br>MIDDLETOWN 21769-0000 | **Legal Description:** | LT 15 SEC 1 109X 130<br>E/S LOMBARDY DR.<br>WOODMERE SOUTH |

| Map: | Grid: | Parcel: | Neighborhood: | Subdivision: | Section: | Block: | Lot: | Assessment Year: | Plat No: | 4 152 |
|---|---|---|---|---|---|---|---|---|---|---|
| 065B | 0018 | 1239 | 3020008.11 | 0000 | 1 | | 15 | 2024 | Plat Ref: | |

Town: MIDDLETOWN

| Primary Structure Built | Above Grade Living Area | Finished Basement Area | Property Land Area | County Use |
|---|---|---|---|---|
| 1966 | 1,650 SF | | 13,939 SF | |

| Stories | Basement | Type | Exterior | Quality | Full/Half Bath | Garage | Last Notice of Major Improvements |
|---|---|---|---|---|---|---|---|
| 2 | NO | SPLIT LEVEL | BRICK/ | 4 | 2 full | 1 Attached | |

## Value Information

| | Base Value | Value As of 01/01/2024 | Phase-in Assessments As of 07/01/2025 | As of 07/01/2026 |
|---|---|---|---|---|
| Land: | 78,800 | 94,500 | | |
| Improvements | 225,800 | 324,200 | | |
| Total: | 304,600 | 418,700 | 380,667 | 418,700 |
| Preferential Land: | 0 | 0 | | |

## Transfer Information

| | | |
|---|---|---|
| **Seller:** TABOR RALPH MICHAEL TRUSTEE & | **Date:** 04/23/2018 | **Price:** $320,000 |
| **Type:** ARMS LENGTH IMPROVED | **Deed1:** /12376/ 00297 | **Deed2:** |
| **Seller:** TABOR, RALPH M. & PATRICIA A. | **Date:** 07/09/2009 | **Price:** $0 |
| **Type:** NON-ARMS LENGTH OTHER | **Deed1:** /07423/ 00538 | **Deed2:** |
| **Seller:** MONTGOMERY, SHIRLEY G. | **Date:** 03/17/2008 | **Price:** $265,000 |
| **Type:** ARMS LENGTH IMPROVED | **Deed1:** /69202/ 00038 | **Deed2:** |

## Exemption Information

| Partial Exempt Assessments: | Class | 07/01/2025 | 07/01/2026 |
|---|---|---|---|
| County: | 000 | 0.00 | |
| State: | 000 | 0.00 | |
| Municipal: | 000 | 0.00\|0.00 | 0.00\|0.00 |

Special Tax Recapture: None

## Homestead Application Information

**Homestead Application Status:** Approved 07/27/2018

## 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 |
|---|---|---|---|---|---|---|
| 07/01/2025 - 06/30/2026 | 03-140946 | 2026 | FY | PRINCIPAL RESIDENCE | 2734863 | 07/01/2025 |

GREEN PATRICK L
GREEN MARY L
2 LOMBARDY DR
MIDDLETOWN, MD 21769-8627

**Property Location**
2 LOMBARDY DR

**Property Description**
LT 15 SEC 1 109X 130
E/S LOMBARDY DR.
WOODMERE SOUTH

**Liber** 12376 **Folio** 297

| Charges | Assessment/Units | Rate | Amount |
|---|---|---|---|
| STATE TAXES | 380,667 | .112000 | 426.35 |
| COUNTY TAXES | 380,667 | 1.110000 | 4,225.40 |
| MIDDLETOWN TAX | 380,667 | .232000 | 883.15 |
| SYSTEM BENEFIT CHG | 1 | 88.000 | 88.00 |
| HMSTD STATE TAX CR | -15,564 | .112000 | -17.43 |
| HMSTD COUNTY TAX CR | -91,333 | 1.110000 | -1,013.80 |
| HMSTD MUN TAX CR | -91,333 | .232000 | -211.89 |
| TOTAL | | | 4,379.78 |
| TOTAL DUE | | | 4,379.78 |

| County Current Real Property Tax Rate | | Preceding County Real Property Tax Rate | | | Difference |
|---|---|---|---|---|---|
| 1.11 | - | 1.11 | = | = | .0000 |

***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. |
|---|---|---|---|
| 03-140946 | 2026 | FY | 2734863 |

**Return this coupon with your payment**

**2nd Semiannual Payment Schedule**

| If paid in: | Disc/Int | Amount Due |
|---|---|---|
| DEC | 61.01 | 2,206.90 |
| JAN | 81.36 | 2,227.25 |
| FEB | 101.70 | 2,247.59 |

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

GREEN PATRICK L
GREEN MARY L
2 LOMBARDY DR
MIDDLETOWN, MD 21769-8627

Make checks payable to:
**Treasurer of Frederick County**

**DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE**

20820263027348630000021231230000000000

**FREDERICK COUNTY MARYLAND**

| Parcel ID | Year | Bill Type | Bill No. |
|---|---|---|---|
| 03-140946 | 2026 | FY | 2734863 |

**Choose payment option below**
**Return this coupon with your payment**

**Annual Payment Schedule**

| If paid in: | Disc/Int | Amount Due |
|---|---|---|
| JUL | -45.54 | 4,334.24 |
| AUG | -22.78 | 4,357.00 |
| SEP | 0.00 | 4,379.78 |
| OCT | 41.56 | 4,421.34 |
| NOV | 83.14 | 4,462.92 |
| DEC | 124.66 | 4,504.44 |
| JAN | 166.24 | 4,546.02 |
| FEB | 207.80 | 4,587.58 |

**1st Semiannual Payment Schedule**

| If paid in: | Disc/Int | Amount Due |
|---|---|---|
| JUL | -22.77 | 2,211.12 |
| AUG | -11.39 | 2,222.50 |
| SEP | 0.00 | 2,233.89 |
| OCT | 21.22 | 2,255.11 |
| NOV | 42.45 | 2,276.34 |

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

GREEN PATRICK L
GREEN MARY L
2 LOMBARDY DR
MIDDLETOWN, MD 21769-8627

Make checks payable to:
**Treasurer of Frederick County**

**DO NOT STAPLE OR FOLD - DO NOT WRITE BELOW LINE**

20820263027348630000022111260000000000

FREDERICK COUNTY CIRCUIT COURT (Land Records) ECW 749 p.0690 MSA_CE_61_594. Date available 1/17/2006. Printed 3/19/2026.



Recorded July 19, 1966 at 1:35 P. M.

Receipt No. 23172417

THIS DEED made and executed this 30th day of JUNE, 1966, by Morgan-Keller, Incorporated, a body corporate, of Frederick County, State of Maryland.

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, we, the said Morgan-Keller, Incorporated, a body corporate, do hereby grant and convey unto Ludwell F. Catlett and Virginia B. Catlett, his wife, all that lot or parcel of land situate, lying and being in the Town of Middletown, Frederick County, Maryland, being known and designated as Lot No. 14 on the Plat of Section 1 of "Woodmere South", made by J. B. Ferguson & Co., Inc., Engineers, dated September 8, 1964 and recorded in Plat Book #4, folio 152, one of the records of plats in the office of the Clerk of the Circuit Court for Frederick County. It being the same property that was conveyed unto Morgan-Keller, Incorporated, a body corporate, by deed from John T. Routzahn and Virginia G. Routzahn, his wife, dated August 31, 1965.

TOGETHER WITH all the rights, ways, easements and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above described real estate unto the said Ludwell F. Catlett and Virginia B. Catlett, his wife, their successors and assigns, in fee simple, forever, but subject to the following conditions, convenants and restrictions which shall run with the land, and which the grantee of this deed, by the acceptance of the same does hereby for themselves, their successors and assigns, convenant and agree to keep and perform:

1. The land shown on this plat shall be used for the erection of a single dwelling house; double or other multiple dwellings being hereby prohibited. Not more than one lot may be utilized for a single family dwelling house. Garages and

utility structures may be erected for the convenience of the owners thereof, as well as outdoor fixtures pertaining to the service and pleasure of the premises.

2. No dwelling house costing less than $16,000 based upon costs prevailing in the year 1964, shall be erected upon the property, which said cost shall be exclusive of the lot's value.

3. No dwelling erected upon the property shall have walls of exposed or open face concrete block. When construction of a dwelling is started, such construction shall be completed within two (2) years.

4. No building or portion thereof, sign or structure of any description shall be placed or erected on any lot nearer to the front lot line, or side street line than the minimum building set back line shown on this plat. Said building line shall not apply to entrances or open porches and steps. The main front of said dwelling must be parallel with the established building line shown on this plat.

5. No building intended for commercial or business purposes shall be erected upon the property, and no building located upon the premises shall be converted into a building for commercial or business purposes, except the dwelling house may be used in part as the office of a physician or other professional person or a practice of such professional person in his or her home. No dwelling shall be converted into a hospital, asylum, sanatorium or public institution of any kind.

6. That said land or any part thereof shall not be used as a dump or junk yard, and no refuse, junk or rubbish of any nature shall be dumped or allowed to accumulate on said land or parts thereof.

7. No truck, trailer, tractor or other vehicle, which has been manufactured, or which is used, for any commercial purpose whatever shall be parked or stored on any portion of land or street in this development, except for purpose of, and for a time sufficient for the loading or unloading of such vehicle. Provided, however, that this clause shall not be deemed to pro-



FREDERICK COUNTY CIRCUIT COURT (Land Records) ECW 749 p.0691 MSA_CE_61_594. Date available 1/17/2006. Printed 3/19/2026

hibit the parking or storage of a pick-up truck used solely for purposes incidental to residential use, and provided further that such pick-up truck shall have a rated capacity of 1/2 ton or less and shall be kept in a neat, well painted condition.

8. No fences of any kind shall be erected or placed on any lot to the front of any residential structure thereon. Fences not higher than forty-two (42) inches will be permitted in the rear of said structures. The restriction in this paragraph shall not apply to enclosures of open patios or open garden courts. No earth terrace or bank shall be constructed upon the said land, but earth shall be supported by solid masonry retaining walls, properly reinforced. Retaining walls shall be faced with stone or brick, but exposed concrete block is prohibited.

Witness our hands and seals the day and year first above written:

MORGAN-KELLER, INCORPORATED

Ralph W. Morgan (SEAL)
Ralph W. Morgan, President

Witness:
Miriam L. Buhrman
Miriam L. Buhrman, Secretary

STATE OF MARYLAND, FREDERICK COUNTY, TO WIT:

I HEREBY CERTIFY that on this 30th day of JUNE, 1966, before me, the subscriber, a Notary Public of the State of Maryland, in and for Frederick County, personally appeared Ralph W. Morgan, President of Morgan-Keller, Incorporated, a body corporate, and did acknowledge the aforegoing deed to be his respective act.

WITNESS my hand and Notarial Seal.

Gail T. Guyton (SEAL)
Gail T. Guyton
NOTARY PUBLIC
FREDERICK COUNTY, MD.



FREDERICK COUNTY CIRCUIT COURT (Land Records) ECW 749 p.0692 MSA_CE_61_594. Date available 1/17/2006. Printed 3/19/2026.

Maryland REALTORS®

# 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 **Patrick L. Green, Mary L. Green**
for Property known as **2 Lombardy Drive, Middletown, Md 21769**.

**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***.

| | | | |
|---|---|---|---|
| [ ] Alarm System | [ ] Exist. W/W Carpet | [ ] Playground Equipment | [ ] TV Antenna |
| [X] Ceiling Fan(s) # 5 | [X] Fireplace Screens/Doors | [ ] Pool, Equipment & Cover | [ ] Trash Compactor |
| [ ] Central Vacuum | [X] Fireplace Equipment | [X] Refrigerator(s) # ___ | [ ] Wall Mount TV Brackets |
| [X] Clothes Dryer | [ ] Freezer | [X] w/ Ice Maker(s) # 1 | [ ] Wall Oven(s) # ___ |
| [X] Clothes Washer | [ ] Furnace Humidifier | [ ] Satellite Dish | [X] Water Filter |
| [ ] Cooktop | [X] Garage Opener(s) # 2 | [X] Screens | [ ] Water Softener |
| [X] Dishwasher | [X] Garage remote(s) # 1 | [X] Shades/Blinds | [ ] Window A/C Unit(s) # ___ |
| [X] Drapery/Curtain Rods | [X] Garbage Disposal | [X] Storage Shed(s) # 1 | [ ] Window Fan(s) # ___ |
| [ ] Draperies/Curtains | [ ] Hot Tub, Equipment & Cover | [X] Storm Doors | [ ] Wood Stove |
| [ ] Electronic Air Filter | [ ] Intercom | [ ] Storm Windows | |
| [X] Exhaust Fan(s) # 3 | [ ] Microwave | [X] Stove or Range | |

ADDITIONAL INCLUSIONS (SPECIFY): Mini-split in sun room

ADDITIONAL EXCLUSIONS (SPECIFY): Celing light in basement dining area

**2. LEASED ITEM(S) INCLUDED:**

| | |
|---|---|
| [X] Fuel Tank(s) | [ ] Other _____ |
| [ ] Solar Panels | [ ] Other _____ |
| [ ] Alarm System | [ ] Other _____ |
| [ ] Water Treatment System | [ ] Other _____ |

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): _____
exterior propane tank of gas fireplace Aero enegy

**3. UTILITIES:** WATER, SEWAGE, HEATING, AND AIR CONDITIONING **(check all that apply):**

| | | | | | | |
|---|---|---|---|---|---|---|
| Water Supply | [X] Public | [ ] Well | | | | |
| Sewage Disposal | [X] Public | [ ] Septic | [ ] Other _____ | | | |
| Heating | [ ] Gas | [X] Electric | [ ] Oil | [X] Heat Pump | [X] Other radiant ceiling heat | |
| Hot Water | [ ] Gas | [X] Electric | [ ] Oil | | [ ] Other _____ | |
| Air Conditioning | [ ] Gas | [X] Electric | | | [ ] 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: Patrick L. Green 924A3CCF46CD47D... **Seller Signature** **Patrick L. Green** | 4/5/2026 **Date** |
| **Buyer Signature** | **Date** | Signed by: Mary L. Green 924A3CCF46CD47D... **Seller Signature** **Mary L. Green** | 4/5/2026 **Date** |



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# MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: **2 Lombardy Drive, Middletown, Md 21769**

Legal Description: **LT 15 SEC 1 109X 130 E/S LOMBARDY DR. WOODMERE SOUTH**

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? 8 years

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

| | | | | | | |
|---|---|---|---|---|---|---|
| Water Supply | [x] Public | [__] Well | [__] Other _____ | | | |
| Sewage Disposal | [x] Public | [__] Septic System approved for _____ (# of bedrooms) **Other Type** _____ | | | | |
| Garbage Disposal | [x] Yes | [__] No | | | | |
| Dishwasher | [x] Yes | [__] No | | | | |
| Heating | [__] Oil | [__] Natural Gas | [x] Electric | [x] Heat Pump Age 8 yr | [x] Other radiant | |
| Air Conditioning | [__] Oil | [__] Natural Gas | [x] Electric | [x] Heat Pump Age 8 yr | [__] Other _____ | |
| Hot Water | [__] Oil | [__] Natural Gas | [x] Electric Capacity 50 gal | Age 2 yr | [__] Other _____ | |



Initial PLG

**Please indicate your actual knowledge with respect to the following:**

1. Foundation: Any settlement or other problems? [__] Yes [x] No [__] Unknown
Comments: _____

2. Basement: Any leaks or evidence of moisture? [x] Yes [__] No [__] Unknown [__] Does Not Apply
Comments: seepage in NE basement corner till sunroom added, no seepage after new downspout (2019)

3. Roof: Any leaks or evidence of moisture? [__] Yes [x] No [__] Unknown
Type of Roof: asphalt shingles Age 7 years (2019)
Comments: _____
Is there any existing fire retardant treated plywood? [__] Yes [__] No [x] Unknown
Comments: _____

4. Other Structural Systems, including exterior walls and floors:
Comments: _____
Any defects (structural or otherwise)? [__] Yes [x] No [__] Unknown
Comments: _____

5. Plumbing system: Is the system in operating condition? [x] Yes [__] No [__] Unknown
Comments: new main indoor valve 12/2025 new toilets 12/2025

6. Heating Systems: Is heat supplied to all finished rooms? [x] Yes [__] No [__] Unknown
Comments: heat pump main & upper floors radiant ceiling lower level lower bath Nu-tone system
Is the system in operating condition? [x] Yes [__] No [__] Unknown
Comments: last heat pump inspection03/2026 kitchen & primary bath radiant disconnected

7. Air Conditioning System: Is cooling supplied to all finished rooms? [__] Yes [x] No [__] Unknown [__] Does Not Apply
Comments: main & upper floors only
Is the system in operating condition? [x] Yes [__] No [__] Unknown [__] Does Not Apply
Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?
[__] Yes [x] No [__] Unknown
Comments: light switch by basement door non-functioning

**8A. Will the smoke alarms provide an alarm in the event of a power outage?** [x] **Yes** [__] **No**
**Are the smoke alarms over 10 years old?** [__] **Yes** [x] **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** [x] **No**
**Comments:** hard wired with battery back-up

9. Septic Systems: Is the septic system functioning properly? [__] Yes [__] No [__] Unknown [x] Does Not Apply
When was the system last pumped? Date _____ [__] Unknown
Comments: _____

10. Water Supply: Any problem with water supply? [__] Yes [x] No [__] Unknown
Comments: new water meter 02/2026
Home water treatment system: [__] Yes [x] No [__] Unknown
Comments: _____
Fire sprinkler system: [__] Yes [__] No [__] Unknown [x] Does Not Apply
Comments: _____
Are the systems in operating condition? [__] Yes [__] No [__] Unknown
Comments: _____

11. Insulation:
In exterior walls? [x] Yes [__] No [__] Unknown
In ceiling/attic? [x] Yes [__] No [__] Unknown
In any other areas? [x] Yes [__] No Where? _____
Comments: Insulation in attic removed during mold remediation (05/2026)

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?
[__] Yes [x] No [__] Unknown
Comments: _____
Are gutters and downspouts in good repair? [x] Yes [__] No [__] Unknown
Comments: _____



Initial PLG

13. Wood-destroying insects: Any infestation and/or prior damage? [__] Yes [x] No [__] Unknown
Comments: _____
Any treatments or repairs? [__] Yes [__] No [x] Unknown
Any warranties? [__] Yes [x] 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 [x] Unknown
If yes, specify below
Comments: lead based paint possible due to home being built 1966

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?
[x] Yes [__] No [__] Unknown
Comments: propane gas firepalce--outside fuel tank carbon monoxide alarm with smoke detectors

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 [x] Unknown
If yes, specify below
Comments: not to our knowledge

**16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? [x] Yes [__] No [__] Does Not Apply [__] Unknown**
**Comments:** sun room addition, deck & shed

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

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?
[x] Yes [__] No [__] Unknown
Comments: dormant mold found on inspection due to improper insulation installation remediated 05/26

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.

Signed by:
Seller(s) Patrick L. Green Date 5/6/2026
**Patrick L. Green**
7A7D0F4CD4D...

Signed by:
Seller(s) Mary L. Green Date 5/6/2026
**Mary L. Green**
1A43CDF46C4...

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 _____



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Docusign Envelope ID: C32BDD97-6F4A-8D70-8003-C4E4B2283478

# 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 _____
**Patrick L. Green**
Seller _____ Date _____
**Mary L. Green**

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 _____





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FREDERICK COUNTY ASSOCIATION OF REALTORS®

# HOMEOWNER'S INSURANCE DISCLOSURE

Property Address: **2 Lombardy Drive** (Street Address) **Middletown, Md 21769** (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).

If item number 2 is checked, please describe the facts of the claim and/or conditions that may have led to a claim:

_____

_____

_____

_____

_____

_____

_____

_____

**The current insurance company is:** ERIE INSURANCE

3/16/2026
Seller's Signature / Date
**Patrick L Green**

Buyer's Signature / Date

3/16/2026
Seller's Signature / Date
**Mary L Green**

Buyer's Signature / Date

Updated 2025

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REALTOR® EQUAL HOUSING OPPORTUNITY

# GENERAL ADDENDUM

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

on Lot 15, Block _____, Subdivision WOODMERE SOUTH,

2 Lombardy Drive, Middletown, MD 21769,

located in FREDERICK County, Maryland between

(Purchasers) _____

and (Sellers) Patrick L. Green, Mary L. Green.

**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.

Seller _____ Purchaser _____

Seller _____ Purchaser _____

3/16/2026

Date _____ Date _____

**FORM #1320** **7/05**

Maryland REALTORS®

# 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 **Patrick L Green, Mary L Green** for Property known as **2 Lombardy Drive, Middletown, Md 21769**.

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.

| | | | |
|---|---|---|---|
| | | Patrick L Green | 3/16/2026 |
| Buyer's Signature | Date | Seller's Signature<br>**Patrick L Green** | Date |
| | | Mary L Green | 3/16/2026 |
| Buyer's Signature | Date | Seller's Signature<br>**Mary L Green** | Date |
| | | Bobbi Prescott | 3/16/2026 |
| Agent's Signature | Date | Agent's Signature<br>**Bobbi Prescott** | Date |



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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 _____ (Buyer) and **Patrick L Green, Mary L Green** (Seller) for the property located in the County of Frederick, State of Maryland, described as **2 Lombardy Drive, Middletown, Md 21769** _____(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 questions concerning this policy or the Reconciliation Committee, please contact the Frederick County Planning Department.

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

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

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

4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a "Zone of Dewatering Influence." Such a zone is defined under Maryland law as the area surrounding a surface pit mine in "karst" terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, and underground channels), where groundwater has been depleted through pumping activities in the subject mine. Dewatering of karst terrain may result in gradual caving in or sinking of the surface of the land. Dewatering may also result in declining groundwater 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 500kV 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 that 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/

6. **FREDERICK COUNTY PUBLIC SCHOOL BOUNDARIES:**
   The Frederick County Public School boundaries and assignments are subject to change periodically. For more information and to verify school assignments, visit the Frederick County Public School website at https://www.fcps.org/ or call 240-586-8454.

| | | | |
|---|---|---|---|
| 3/16/2026 | | | |
| Seller | Date | Buyer | Date |
| Patrick L Green 3/16/2026 | | | |
| Seller | Date | Buyer | Date |
| Mary L Green | | | |

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Maryland REALTORS®

# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

**Property Address:** 2 Lombardy Drive Middletown, Md 21769

SELLER/LANDLORD REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT **(SELLER/LANDLORD TO INITIAL APPLICABLE LINE)**: PG / MG housing was constructed prior to 1978 **OR** _____ / _____ date of construction is uncertain.

**FEDERAL LEAD WARNING STATEMENT**: A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

**Seller's/Landlord's Disclosure**

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

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

_____

_____

(ii) PG / MG Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

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

_____

_____

(ii) PG / MG Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's/Tenant's Acknowledgment** (initial)

(c) _____ / _____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) _____ / _____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.

**(e) Buyer** has (initial (i) or (ii) below):

(i) _____ / _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) _____ / _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment** (initial)

(f) _____ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---|---|---|
| Seller/Landlord<br>Patrick L Green | 3/16/2026<br>Date | Buyer/Tenant | Date |
| Seller/Landlord<br>Mary L Green | 3/16/2026<br>Date | Buyer/Tenant | Date |
| Seller's/Landlord's Agent<br>Bobbi Prescott | 3/16/2026<br>Date | Buyer's/Tenant's Agent | Date |



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Maryland REALTORS®

# MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

**Property Address:** 2 Lombardy Drive Middletown, Md 21769

**MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE:** Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property _____ / _____ **is** or PG / MB **is not** registered in the Maryland Program (***Seller to initial applicable line***).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (***Seller to initial applicable line***) _____ / _____ has; or _____ / _____ has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

_____

_____

If such event has occurred, Seller (***Seller to initial applicable line***) _____ / _____ will; OR _____ / _____ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

**ACKNOWLEDGEMENT:** Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. _____ / _____ **(BUYER)**

**CERTIFICATION OF ACCURACY:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

| | | | |
|---|---|---|---|
| Patrick L Green | 3/16/2026 | | |
| **Seller** Patrick L Green | **Date** | **Buyer** | **Date** |
| Mary L. Green | 3/16/2026 | | |
| **Seller** Mary L Green | **Date** | **Buyer** | **Date** |
| | 3/16/2026 | | |
| **Seller's Agent** Bobbi Prescott | **Date** | **Buyer's Agent** | **Date** |



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# 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 Patti & Sue Date 3/16/2026

Buyer _____ Date _____ Seller Mary H. Klein Date 3/16/2026

Property Address 2 Lombardy Drive
Middletown, MD 21769

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.



RE/MAX Results, 5202 Presidents Court #310 Frederick MD 21703 Phone: 3015146163 Fax: 3016985344 2 Lombardy Drive,
Bobbi Prescott
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

## 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: **2 Lombardy Drive Middletown, Md 21769**

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

Signature 3/16/2026 Date Signature 3/16/2026 Date
**Patrick L Green** **Mary L Green**

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

**2 Lombardy Drive, Middletown, Md 21769**
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: 3/16/2026

_____ DATE: 3/16/2026

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**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**
**Maryland**

To (Client's Name(s)): Patrick L. Green Mary L. Green

Property Address: 2 Lombardy Drive, Middletown, MD 21769
Street City State Zip

From: RE/MAX Results ("Broker") and Agent: BOBBI PRESCOTT

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 title and closing settlement service providers: Community Title Network, LLC, as an independently owned settlement company. 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 provider 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.**

**TITLE INSURANCE CHARGES**
**Title Insurance Fees provided by Community Title Network, 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 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 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.

Signature, 3/16/2026 Date Signature, 3/16/2026 Date

**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**
**Maryland**

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

Property Address: 2 Lombardy Drive, Middletown, MD 21769
Street City State Zip

From: RE/MAX Results ("Broker") and Agent: Bobbi Prescott

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 title and closing settlement service providers: Community Title Network, LLC, as an independently owned settlement company. Because of these relationships, this referral may provide RE/MAX Results and/or Agent a financial or other benefit.

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| $500,001-$1,000,000 | $ 4.50 |
| $1,000,001- $5,000,000 | $ 3.55 |

Additional charges
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**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.

_____ / _____ _____ / _____
Signature Date Signature Date

## Home Improvements & Updates

**HVAC**

- **Bryant Heat Pump — 11/2018**

**Frederick Air**

**Roof & Exterior**

- **Roof & Gutters — 09/2019**

**Shumaker Roofing**

- **Garage Door (M & M)**
- **Front Door Replaced — 02/2023**
- **Fire Door Replaced — 02/2023**

**Additions & Outdoor Features**

- **Sunroom Addition — 07/2019**
- **Deck (Azek) — 09/2019**

**Central Maryland Sun Spaces & Kiser & Sons Construction**

**Plumbing - Putman Plumbing**

- **New (extended) sump pump line (under deck)— 08/2019**
- **New Rear Hose Bib — 05/2020**
- **Hot Water Heater — 12/2023**
- **New Lower Faucet — 03/2025**
- **Main (inside) valve replaced — 10/2025**
- **Toilets replaced — 12/2025**
- **Upstairs: new flange + drain piping**

**Gas Fireplace**

- **Gas Fireplace Insert (Tolbard) — 12/2019**
- **Tank & Piping (Aero) — 12/2019**

---

## Primary Bathroom Renovation (01/02/2022)

**Mid-Atlantic Kitchen, Bath & Tile**

- **Removed tub & installed new tiled walk-in shower**
- **New sink & vanity**
- **New plumbing hardware (shower + sink)**
- **New ceiling light and fan unit**
- **New quartz countertop**
- **New ceramic tile floor**
- **Toilet replaced — 12/2025**

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## Kitchen Renovation (10/2022 – 01/2023)

**Mid-Atlantic & Mike Rigsbee**

- **New Bosch dishwasher — 10/2022**

- New GE range — 10/2022
- New GE range hood — 12/2022
- New Frigidaire side-by-side refrigerator — 02/2023
- New Elkay stainless steel sink — 10/2022
- New Evolution Pro disposal — 12/2022
- New Moen faucet and valves — 10/2022
- Silestone quartz countertop — 12/2022
- Ceramic subway tile backsplash — 01/2023
- New plugs, switches & GFCI — 01/2023

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## Pantry Addition (04/2024)

**Albaugh & Sons**

- 9’ x 12’ addition (added to garage)
- Built new room connected to main HVAC
- New cabinetry (American Woodmark)
- LVP flooring
- Lighting
- Moved fire door

---

**Appliances & Systems**

- New GE Washer & Dryer — 10/2021

**Spicher’s Appliances**

- Mitsubishi Mini Split — 07/2019