

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:

**20819 Reno Monument Road
Boonsboro, Maryland 21713**



Download these docs from here

- Listing Brokers Offer of Compensation
- School Locations
- Zoning Map from public records
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- Well & Septic Records
- Inclusion & Exclusions Addenda
- Maryland Residential Property Disclosure and Disclaimer Statement
- Homeowners Insurance Disclosure
- General Addendum - Agricultural Tax Credit
- General Addendum - Appraisal Order Timeline
- Notice to Buyer & Seller of Buyer's Rights & Seller's Obligations
- Washington County Right to Farm Notice & Disclosures
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure

PLEASE LEAVE THIS COPY AT THE PROPERTY

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



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): Timothy P. Vittetoe Kara M. Vittetoe
Listing Broker: RE/MAX Results Sandy Olson
Property Address: 20819 Reno Monument Road, Boonsboro, MD 21713

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)

Buyer Signature Date

[Signature] 3/18/2026
Listing Broker/Authorized Representative Signature Date

Buyer Signature Date

[Signature] 3/18/2026
Seller Signature Date

Subagent (Company Name)

[Signature] 3/18/2026
Seller Signature Date

Subagent's Broker/Authorized Representative Signature Date



School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

Advanced Search:

Grade = '01'

Home Address = '20819 RENO MONUMENT RD 21713'

The information displayed below is subject to confirmation by the transportation or district office.

School/Transportation Information

Your school of residence is Pleasant Valley Elementary
You attend Pleasant Valley Elementary
You live 9.17 mi. from your school.

On the way to School

You Ride.

You have to walk this far: n/a

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

No routing information available.

On the way from School

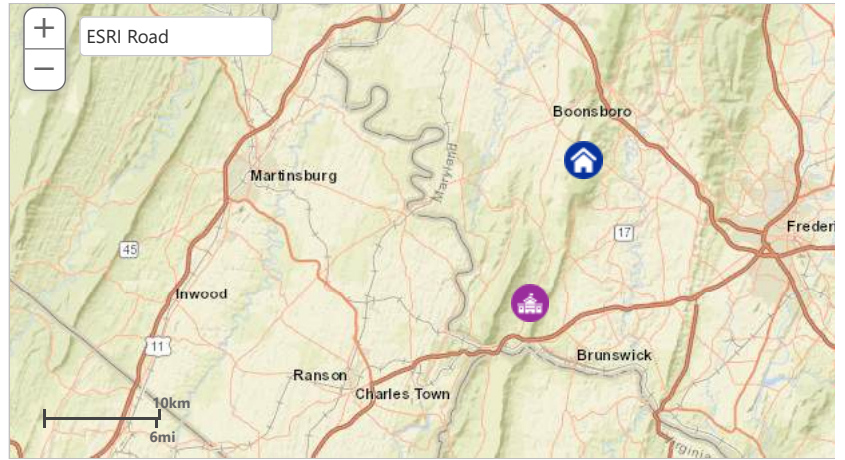
You Ride.

No routing information available.

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

You have to walk this far: n/a

[View Detailed Results](#)



 Student Home  School

The information on this site represents the status of routes as of 3/9/2026. The transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.



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School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

Simple Search:

Grade = '06'

Home Address = '20819 RENO MONUMENT RD 21713'

The information displayed below is subject to confirmation by the transportation or district office.

School/Transportation Information

Your school of residence is Boonsboro Middle

You attend Boonsboro Middle

You live 3.64 mi. from your school.

On the way to School

You Ride.

You have to walk this far: n/a

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

No routing information available.

On the way from School

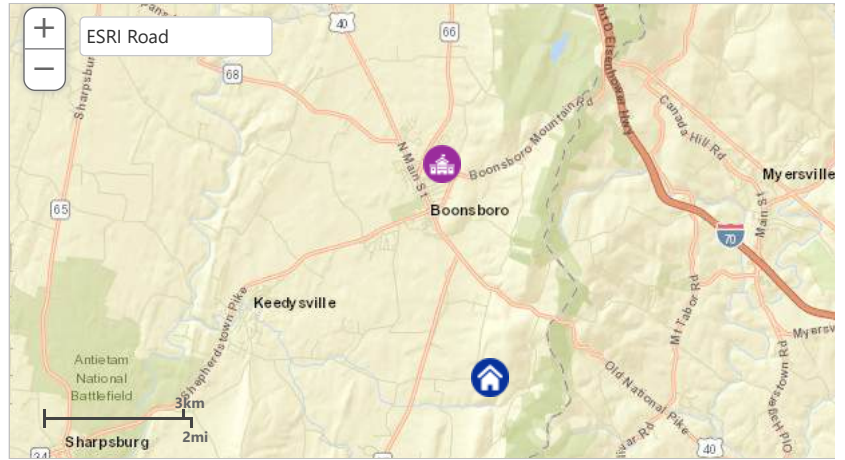
You Ride.

No routing information available.

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

You have to walk this far: n/a

[View Detailed Results](#)



 Student Home  School

The information on this site represents the status of routes as of 3/9/2026. The transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.



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School/Transportation Information

[Simple Search](#) | [Advanced Search](#) |

Simple Search:

Grade = '10'

Home Address = '20819 RENO MONUMENT RD 21713'

The information displayed below is subject to confirmation by the transportation or district office.

School/Transportation Information

Your school of residence is Boonsboro High

You attend Boonsboro High

You live 3.57 mi. from your school.

On the way to School

You Ride.

You have to walk this far: n/a

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

No routing information available.

On the way from School

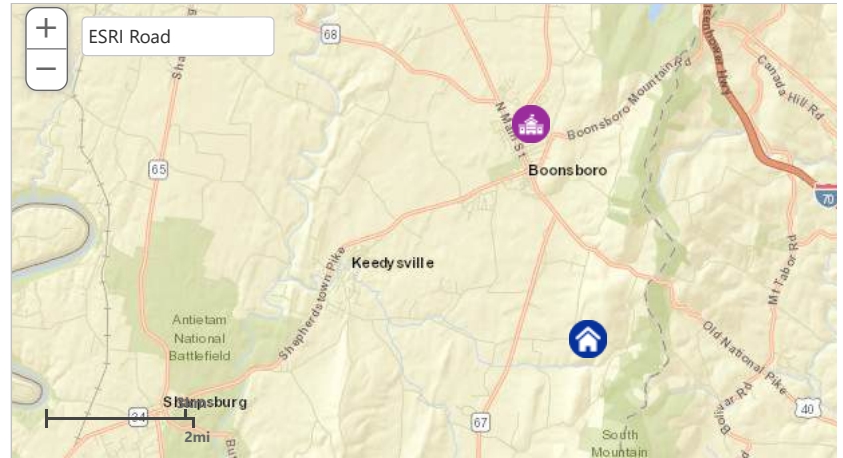
You Ride.

No routing information available.

You would be assigned to this bus stop: 20819 RENO MONUMENT RD

You have to walk this far: n/a

[View Detailed Results](#)



The information on this site represents the status of routes as of 3/9/2026. The transportation offices reserve the right to make changes to this information as they meet the changing needs of the student population.



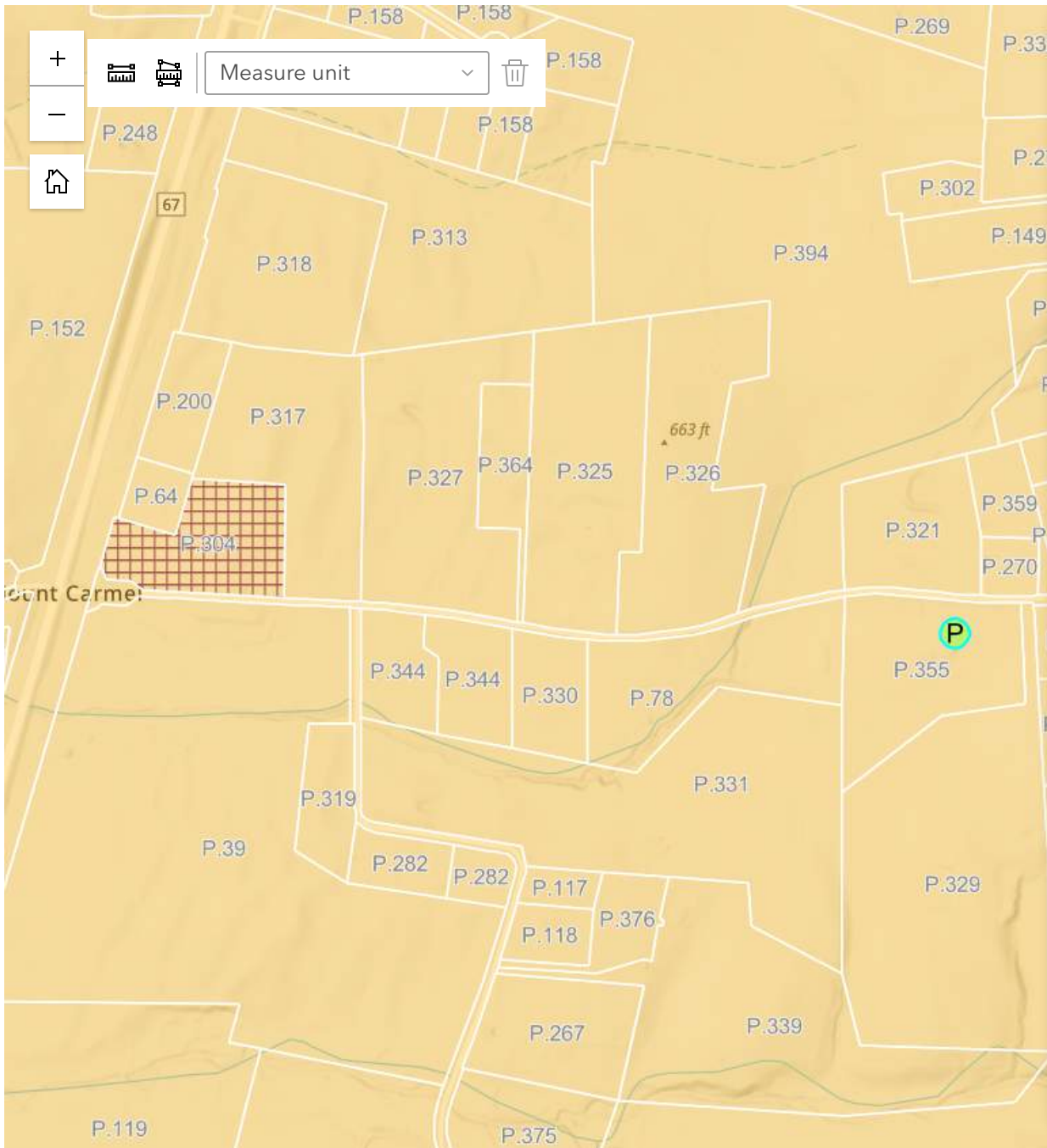
Powered by:
[Tyler Technologies, Inc.](#)
Copyright © 2005, Tyler Technologies, Inc.



Property and Zoning Lookup

Washington County, Maryland

20819 Reno Monument



Legend

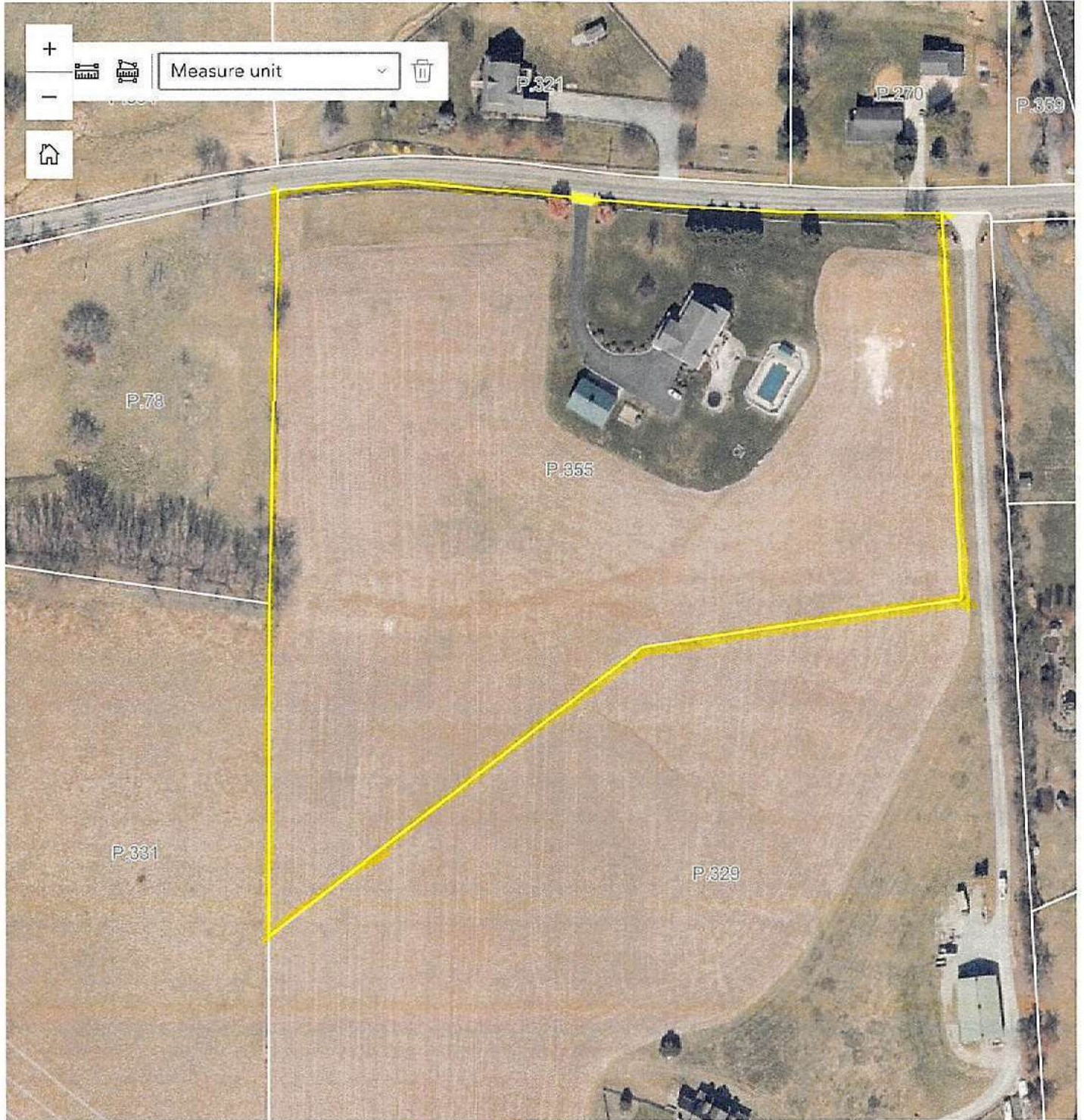
- A
- A(R)
- AHP
- AP
- BG
- BL
- BT
- C
- EC
- HI
- HI-1
- IG
- IR
- ERT
- ORT
- ORI
- P
- PB
- PI
- RB-E
- RD-N

Search result



Property and Zoning Lookup

Washington County, Maryland



[View Map](#)

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Number: District - 08 Account Identifier - 014213

Owner Information

Owner Name: VITTETOE TIMOTHY P Use: AGRICULTURAL
 VITTETOE KARA M Principal Residence: YES
 Mailing Address: 20819 RENO MONUMENT RD Deed Reference: /03726/ 00206
 BOONSBORO MD 21713-2758

Location & Structure Information

Premises Address: 20819 RENO MONUMENT RD Legal Description: LOT 3E 8.73 ACRES
 BOONSBORO 21713-0000 20819 RENO MONUMENT RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	6353
0077	0012	0355	8010077.22	0000			3E	2024		Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2002	4,506 SF		8.7300 AC	000000

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

Value Information

	Base Value	Value	Phase-In Assessments	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
Land:	68,800	88,800		
Improvements	423,100	650,100		
Total:	491,900	738,900	656,567	738,900
Preferential Land:	3,800	3,800		

Transfer Information

Seller: FREMONT INVESTMENT & LOAN Type: NON-ARMS LENGTH OTHER	Date: 08/20/2009 Deed1: /03726/ 00206	Price: \$410,000 Deed2:
Seller: SIPOCZ JOHN & TRACI Type: NON-ARMS LENGTH OTHER	Date: 11/26/2008 Deed1: /03571/ 00071	Price: \$625,000 Deed2:
Seller: BOYER DENNIS A & KIMBERLY A Type: ARMS LENGTH IMPROVED	Date: 06/18/2004 Deed1: /02360/ 00486	Price: \$459,000 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: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: Approved 03/02/2010

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:



Prop Acct ID	FY	Customer No.	Bill No.
08-014213	2026	208435	16856

Property Description
 LOT 3E 8.73 ACRES
 20819 RENO MONUMENT RD
 PRINCIPAL RESIDENCE

Map: 0077
 Parcel: 0355
 Liber: 3726
 Folio: 206
 Jurisdiction: 000

VITTETOE TIMOTHY P
 VITTETOE KARA M
 20819 RENO MONUMENT RD
 BOONSBORO, MD 21713-2758

Charges	Assessment	Rate	Amount
RE STATE TAX	656,567	.112000	735.36
RE COUNTY TAX	656,567	.928000	6,092.94
BAY RESTORATION FEE			60.00
ST HMSTD 110% CRED	-61,035	.112000	-68.36
CTY HMSTD 105% CRED	-112,549	.928000	-1,044.45
TOTAL TAX			5,775.49
TOTAL DUE			5,775.49

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

Interest applies Oct 1st rate of 1% per month.
 Amount based on per \$100 of Assessment.
 Constant Yield Rate =.8741

Keep this copy for your records.

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
08-014213	2026	208435	16856

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

2nd Semiannual Payment Due	
SERVICE CHARGE .0000	.00
Dec	2,857.74

Use this coupon when paying second Semiannual installment in December.

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

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

VITTETOE TIMOTHY P
 VITTETOE KARA M
 20819 RENO MONUMENT RD
 BOONSBORO, MD 21713-2758

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

20820263000168567000057754990000

Return this coupon with your payment



Prop Acct ID	FY	Customer No.	Bill No.
08-014213	2026	208435	16856

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

Annual Payment Amount Due		1st Semiannual Payment Amount Due	
Remit this amount if paid in:		Remit this amount if paid in:	
Jul	5,750.25	Jul	2,905.13
Aug	5,775.49	Aug	2,917.75
Sep	5,775.49	Sep	2,917.75
Oct	5,804.07	Oct	2,946.33
Nov	5,832.65	Nov	2,974.91
Dec	5,861.23	Dec	3,003.49

Use this coupon when paying Annual or First Semiannual installment

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

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

VITTETOE TIMOTHY P
 VITTETOE KARA M
 20819 RENO MONUMENT RD
 BOONSBORO, MD 21713-2758

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

20820263000168567000057754990000



Washington County Health Department

1302 Pennsylvania Avenue, Hagerstown, MD 21742

washcohealth.org
facebook.com/WashHealth

REQUEST FOR RECORDS RETRIEVAL

Information requested: Septic Well Perc Test

Property Location: 20819 RENO MONUMENT RD, BOONSBORO MD 21713-2758

Previous Road Name (If renamed): _____

Subdivision Name: N/A Section: _____ Lot #: _____

For Septic and Well Information, complete the following:

Year system was installed or age of dwelling (Required): 2002

Name of owner when well/septic installed (Required): BOYER DENNIS A & KIMBERLY A

Name of builder: unknown

Has septic system been repaired? No Yes* *If yes, approx year of repair _____

Name of owner at time of repair _____

Well tag number: unknown (Example WA-00-0000)

For Percolation Test Information:

Year perc test was performed _____

Name of person who applied for perc test: _____

Contact Person: Leslie Wheatley Telephone 240.405.8520

How do you want to receive information? Email lesliewheatleyremax@gmail.com

Fax: _____

Other _____

Cost: \$15.00 Processing Fee, Per Request or Parcel

Credit Card # _____ Exp _____ Security Code _____

Name as it appears on credit card _____

** Checks payable to Washington County Health Department Returned check fee \$25

NOTE: This process can be time-intensive and there is no guarantee that information will be found. Every effort is made to retrieve information in a timely manner. A response is usually within 24-48 hours; however, sometimes it may take up to a week or more to do the research based the adequacy of information provided on this form and office staffing.

Date Received: 3/9/2026 Receipt Number: 16845

Rev Oct 2022

ENVIRONMENTAL HEALTH

240-313-3400 Voice • Call 711 for MD Relay TTY • 240-313-3424 Fax

wchd.eh@maryland.gov

P2000-2455, 2000-09745

FAX TO HARLEY
301-432-6776

WASHINGTON COUNTY HEALTH DEPARTMENT

1302 PENNSYLVANIA AVENUE

791-3270

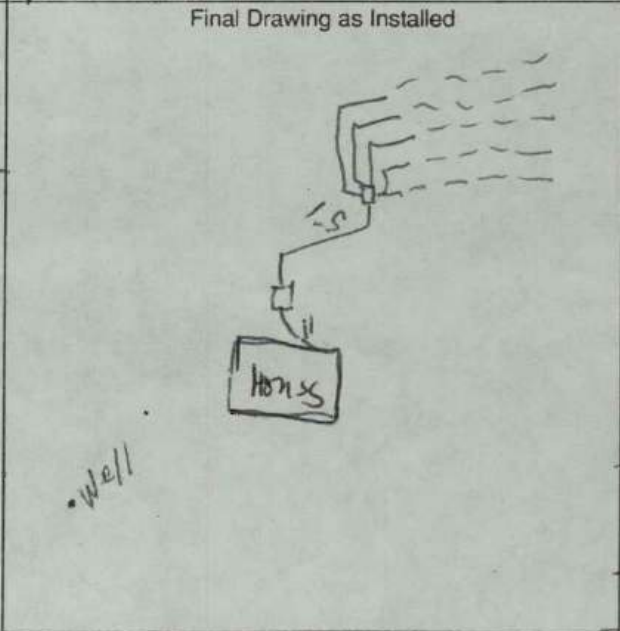
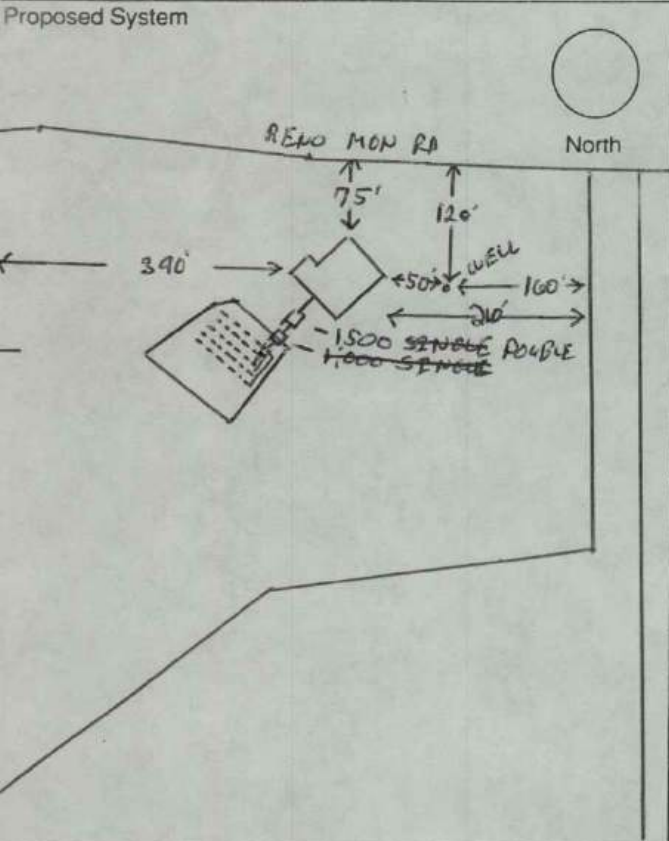
Application for permit for a temporary: sewerage water Receipt No. 68841

No. 00591

Name of Applicant (Please Print) Dennis Boyer	Address 3557 Chick Lane Knoxville MD	Phone 21758	Grid Coordinates N 598 E 619
Property location, subdivision, block, lot 20819 Reno Monument Road BOWWOOD J. MORGAN SUB LOT 3E			Date Received: By: 1-2-2001 pm
No. Bedrooms 4	Lot size 8.57	Garbage Grinder DELETED Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> 1-23-01	Auto Washer Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Water Supply (type) WELL		Tax Map No: 77	
Commercial Use <input type="checkbox"/> Domestic Use <input checked="" type="checkbox"/> New Home <input checked="" type="checkbox"/> Existing Home <input type="checkbox"/> Repair <input type="checkbox"/>		Parcel No: 329 BL12	
System(s) will be installed in compliance with Maryland and State Regulations 26.04.02			PERMIT GOOD FOR ONE YEAR
Owner's Signature <i>[Signature]</i>			Permit date: 1-17-00

TO BE COMPLETED BY THE HEALTH DEPARTMENT

If Commercial: Complete plans submitted for approval		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Test Results:	Repair Area No. 1 min.	Repair Area No. 2 min.	
Soil type Lg B2	When to test RESTRICTED	Flood Plain Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Hydro-Geological Excav. SAT
Minimum septic tank size 1500+1000	Distribution box Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Minimum distance from water supply: (100 ft.) or ft.	
Test results Primary Area Tile field system: 30 Min.	Test results Primary Area Seepage Pit system: Min.		
Total length of tile lines ft. 450	Number of pits:		
Distance between lines ft. 9	Total depth: ft. Liquid depth: ft.		
Number of lines 5	Length lines 90 ft. each	Size excavation ft. X ft.	Side wall area sq. ft.
Width of trench ft. wide	Maximum depth ft. @ 18" cover	Type of tank: DOUBLE PRECAST 1500 SINGLES + 1000 SINGLES	



Special Instructions or Corrections
RISERS AND BIOFILTER REQUIRED
GARBAGE DISPOSAL DELETED 1-23-01
USE 1500-2 COMPARTMENT SEPTIC TANK

PERMIT GOOD FOR ONE YEAR
Permit date: 1-17-00
Issued <input checked="" type="checkbox"/> EAF
Denied <input type="checkbox"/>
SITE SUITABLE: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
FINAL INSPECTION
Water Supply
Approved <input checked="" type="checkbox"/>
Disapproved <input type="checkbox"/>
Date: 10/15/2001
Driller: Ferry Harley
FINAL INSPECTION
Sewage Systems
Approved <input checked="" type="checkbox"/>
Disapproved <input type="checkbox"/>
Date: 7/12/01
Installer: D Wolfe
License No.:
Grout: PORTLAND
Date: 1-25-01
No. Bags: 12
Casing: 84 ft.
Sanitarian: EAF
Water Sample Results: Frederick Labs, Inc.
October 1, 2001 Col. + N. 2.05 T. 3.7
October 8, 2001 Col. +
October 10, 2001 (UV light) Neg.
October 12, 2001 Neg.
Permanent Disinfection <input checked="" type="checkbox"/>
Well Tag No. WA-94-2187
Approved by:

Permit Conditions:

- No part of system(s) to be covered until inspected and approved by the Health Department.
- Any changes from the proposed drawing must be first approved by the Health Department.
- Change in final grade without prior approval voids permit.
- To comply with Title 26.04.02.03 (A), (2) this system(s) must be abandoned and connection made to community water and sewage facilities within one year or less after the system becomes available.

Title:
Reviewed by: <i>[Signature]</i>
Date mailed: 10/15/2001
Mailed to: Boyer

CO# 00591

B 1 17582 SEQUENCE NO. (MDE USE ONLY)

1 2 3 4 5 6

STATE OF MARYLAND
PERMIT TO DRILL WELL
please print or type

STATE PERMIT NUMBER
WA-94-2187
70 fill in this form completely 79

OWNER INFORMATION

Date Received (APA) 01-17-01
8 MM DD YY 13

Boyer Last Name 15
Pennis Owner First Name 34

3557 Chick Lane Street or RFD 36 55
Knoxville Md 21758 Town 57 State 70 Zip 76

LOCATION OF WELL

B 3 Washington COUNTY 8 21
Bonnard Morgan SUBDIVISION 23 42

SECTION 44 LOT 3E 46 48 50
Boonshoro NEAREST TOWN 52 71

MILES FROM TOWN (enter 0 if in town) 2 M I 73 76 77 78

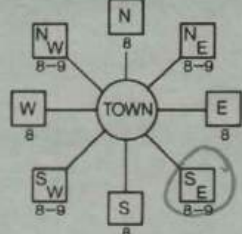
DRILLER INFORMATION


Derry Harley Driller's Name 76
MS D 143 License No. 81

Harley Drilling & Pump Systems Inc Firm Name
D.O. Box 160 Walkersville MD Address
Derry Harley Signature 2193
01-17-01 Date

WELL INFORMATION

B 2 APPROX. PUMPING RATE (GAL. PER MIN.) 3 8 12
AVERAGE DAILY QUANTITY NEEDED (GAL. PER DAY) 6000 14 20

DIRECTION OF WELL FROM TOWN (CIRCLE BOX)


NEAR WHAT ROAD Reno Monument 11 30
ON WHICH SIDE OF ROAD (CIRCLE APPROPRIATE BOX)


DISTANCE FROM ROAD 50 FT 34 37
ENTER FT OR MI 38 39
TAX MAP: 077 BLK: 12 PARCEL 327

USE FOR WATER (CIRCLE APPROPRIATE BOX)

DOMESTIC POTABLE SUPPLY & RESIDENTIAL IRRIGATION
 FARMING (LIVESTOCK WATERING & AGRICULTURAL IRRIGATION)
 INDUSTRIAL, COMMERCIAL, DEWATERING
 PUBLIC WATER SUPPLY WELL
 TEST, OBSERVATION, MONITORING
 GEO-THERMAL

NOT TO BE FILLED IN BY DRILLER - HEALTH DEPARTMENT APPROVAL

Washington COUNTY NAME
00591 COUNTY NO.

STATE SIGNATURE _____ INSERT S →
DATE ISSUED 01 17 01 EXP. DATE 07 17 01
43 MM DD YY 48 CO SIGNATURE _____ EAST GRID 619 000
NORTH GRID 598 000 55 57 63

APPROXIMATE DEPTH OF WELL 250 FEET 24 28
APPROXIMATE DIAMETER OF WELL 6" NEAREST INCH

METHOD OF DRILLING (circle one)

BORED (or Augered) JETTED Jetted & DRIVEN
30 AIR-ROTARY AIR-PERCussion ROTARY (Hydraulic Rotary)
37 CABLE REVerse-ROTary DRive-POINT
other _____

SHOW MAJOR FEATURES OF BOX & LOCATE WELL WITH AN X

SOURCES OF DRILLING WATER
1. well
2.
3.

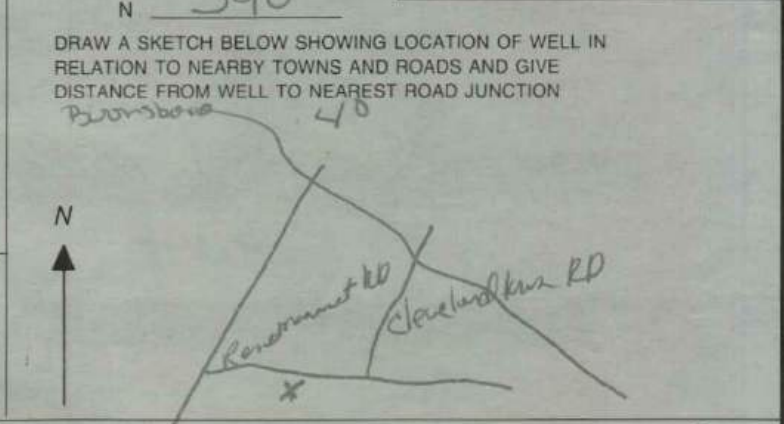
WRITE THE BOX NUMBER FROM THE MAP HERE

E 610
N 590

REPLACEMENT OR DEEPEMED WELLS (CIRCLE APPROPRIATE BOX)

THIS WELL WILL NOT REPLACE AN EXISTING WELL
 THIS WELL WILL REPLACE A WELL THAT WILL BE ABANDONED AND SEALED
 THIS WELL WILL REPLACE A WELL THAT WILL BE USED AS A STANDBY-CONTACT LOCAL APPROVING AUTHORITY FOR POLICY ON STANDBY WELLS
 THIS WELL WILL DEEPEMED AN EXISTING WELL

PERMIT NUMBER OF WELL TO BE REPLACED OR DEEPEMED (IF AVAILABLE) 41 _____ 52



Not to be filled in by driller (MDE OR COUNTY USE ONLY)

APPROX. PERMIT NUMBER 54 G A P _____ 63
PERMIT No. WA-94-2187
70 71 72 73 74 75 76 77 78 79

SPECIAL CONDITIONS
NOTE - APPROVING AUTHORITIES SHOULD USE SEPARATE SHEET IF NEEDED

2455, 2455-0000

FAS 10 PARCEL
301-432-6776

WASHINGTON COUNTY HEALTH DEPARTMENT

1302 PENNSYLVANIA AVENUE

791-3270

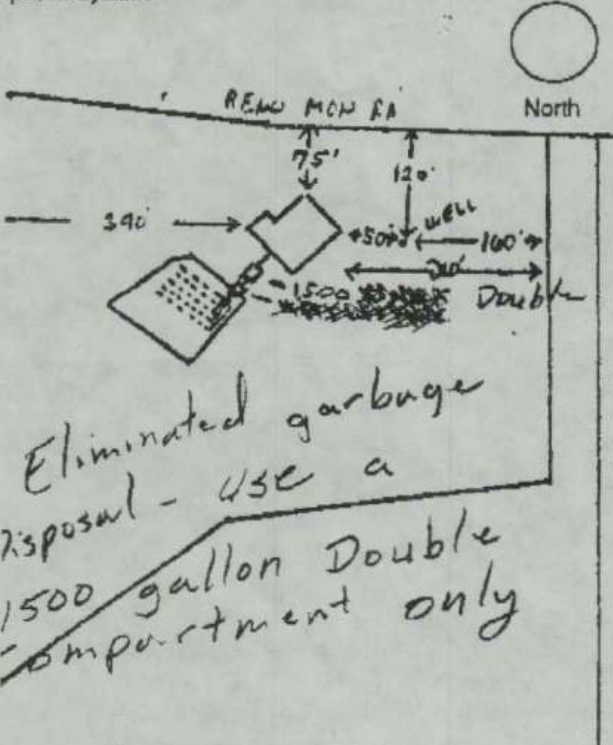
Application for permit for a temporary: sewerage X water X Receipt No. 65841

No. 00591

Name of Applicant (Please Print) <u>PERMITS CENTER</u>		Address <u>3257 PENNSYLVANIA AVENUE</u>		Phone <u>31158</u>	Grid Coordinates <u>N 599 E 619</u>
Property location, subdivision, block, lot <u>24819 RAINBOW MOUNTAIN SUB</u>					Date Received: By: <u>1-2-2001 RM</u>
Bedrooms <u>4</u>	Lot size <u>851</u>	Garbage Grinder Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Auto Washer Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Water Supply (type) <u>WELL</u>	Tax Map No: <u>177</u>
Commercial Use <input type="checkbox"/> Domestic Use <input type="checkbox"/> New Home <input checked="" type="checkbox"/> Existing Home <input type="checkbox"/> Repair <input type="checkbox"/>					Parcel No: <u>229 Bl 12</u>
System(s) will be installed in compliance with Maryland and State Regulations 26.04.02					PERMIT GOOD FOR ONE YEAR
Owner's Signature <u>X [Signature]</u>					Permit date: <u>1-17-00</u>

TO BE COMPLETED BY THE HEALTH DEPARTMENT

Commercial: Complete plans submitted for approval		Yes <input type="checkbox"/>	No <input type="checkbox"/>
Test Results:	Repair Area No. 1	min.	Repair Area No. 2
Tile type <u>402</u>	When to test <u>RESTRICTED</u>	Flood Plain Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Hydro-Geological Excav. <u>SAT</u>
Minimum septic tank size <u>100+1000</u>	Distribution box Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Minimum distance from water supply: <u>100</u> ft. or <u>100</u> ft.	
Test results Primary Area field system:	<u>30</u> Min.	Test results Primary Area Seepage Pit system:	Min.
Total length of tile lines <u>450</u> ft.		Number of pits:	
Distance between lines <u>9</u> ft.		Total depth: <u>9</u> ft.	Liquid depth: <u>9</u> ft.
Number of lines <u>5</u>	Length lines <u>90</u> ft. each	Size excavation <u>1500</u> ft. X <u>1500</u> ft.	Side wall area <u>1500</u> sq. ft.
Depth of trench <u>18</u> ft. wide	Maximum depth <u>18</u> ft. @ 18" cover	Type of tank: <u>PRE-CAST 1500 Double</u>	



Final Drawing as Installed	
Special Instructions or Corrections <u>RISERS AND STOPPIER REQUIRED</u>	
Water Sample Results:	
Permanent Disinfection <input type="checkbox"/>	
Well Tag No.:	
Approved by:	
Title:	
Reviewed by:	
Date mailed:	
Mailed to:	

Permit Conditions:
 No part of system(s) to be covered until inspected and approved by the Health Department.
 Any changes from the proposed drawing must be first approved by the Health Department.
 Change in final grade without prior approval voids permit.
 To comply with Title 26.04 02.03 (A), (2) this system(s) must be abandoned and connection made to community water and sewage facilities within one year or less after the system becomes available.



**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 3/19/2026 ■ ADDENDUM to Contract of Sale dated _____
between Buyer _____
and Seller Timothy P. Vittetoe, Kara M. Vittetoe
for Property known as 20819 Reno Monument Road, Boonsboro, MD 21713

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 checked="" type="checkbox"/> Alarm System | <input checked="" type="checkbox"/> Exist. W/W Carpet | <input type="checkbox"/> Playground Equipment | <input type="checkbox"/> TV Antenna |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>6</u> | <input type="checkbox"/> Fireplace Screens/Doors | <input checked="" type="checkbox"/> Pool, Equipment & Cover | <input type="checkbox"/> Trash Compactor |
| <input checked="" type="checkbox"/> Central Vacuum | <input checked="" type="checkbox"/> Fireplace Equipment | <input type="checkbox"/> Refrigerator(s) # _____ | <input checked="" type="checkbox"/> Wall Mount TV Brackets |
| <input checked="" type="checkbox"/> Clothes Dryer | <input checked="" type="checkbox"/> Freezer | <input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>2</u> | <input checked="" type="checkbox"/> Wall Oven(s) # <u>2</u> |
| <input checked="" type="checkbox"/> Clothes Washer | <input checked="" type="checkbox"/> Furnace Humidifier | <input type="checkbox"/> Satellite Dish | <input checked="" type="checkbox"/> Water Filter |
| <input checked="" type="checkbox"/> Cooktop | <input checked="" type="checkbox"/> Garage Opener(s) # <u>4</u> | <input checked="" type="checkbox"/> Screens | <input checked="" type="checkbox"/> Water Softener |
| <input checked="" type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Garage remote(s) # <u>4</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 checked="" type="checkbox"/> Hot Tub, Equipment & Cover | <input type="checkbox"/> Storm Doors | <input checked="" type="checkbox"/> Wood Stove |
| <input type="checkbox"/> Electronic Air Filter | <input checked="" type="checkbox"/> Intercom | <input type="checkbox"/> Storm Windows | |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # <u>1</u> | <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Stove or Range | |

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

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

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

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

- | | | | | |
|------------------|---|--|--------------------------------------|---|
| Water Supply | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Well | | |
| Sewage Disposal | <input type="checkbox"/> Public | <input checked="" type="checkbox"/> Septic | <input type="checkbox"/> Other _____ | |
| Heating | <input checked="" type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input checked="" type="checkbox"/> Heat Pump |
| Hot Water | <input checked="" type="checkbox"/> Gas | <input type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas | <input checked="" type="checkbox"/> Electric | | <input type="checkbox"/> Other _____ |

Utility Service Providers: First Energy, Southern States (for LP tank and LP)

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

Buyer Signature _____ Date _____

Signed by: Timothy P. Vittetoe 3/19/2026
Seller Signature _____ Date _____
880A90419CBE430...

Buyer Signature _____ Date _____

Signed by: Kara M. Vittetoe 3/19/2026
Seller Signature _____ Date _____
880A90419CBE430...



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 20819 Reno Monument Road, Boonsboro, MD 21713

Legal Description: LOT 3E 8.73 ACRES 20819 RENO MONUMENT RD

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? 15 yr

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

Water Supply [] Public [x] Well [] Other
Sewage Disposal [] Public [x] Septic System approved for (# of bedrooms) Other Type
Garbage Disposal [x] Yes [] No
Dishwasher [x] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age 7 yr [] Other LP
Air Conditioning [] Oil [] Natural Gas [x] Electric [] Heat Pump Age 7 yr [] Other
Hot Water [] Oil [x] Natural Gas [] Electric Capacity Age [] Other

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

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

Comments: _____

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

Type of Roof: Architectural Shingle Age 2 yr

Comments: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

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

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

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

Yes No Unknown

Comments: _____

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

Are the smoke alarms over 10 years old? Yes No

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

Comments: _____

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

When was the system last pumped? Date 11/01/2022 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: R-13 w/ 18" inches of blown insulation in attic.

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: CO2 detector on each floor

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

If yes, specify below

Comments: _____

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

Comments: _____

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

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other material defects, including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

NOTE: Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Seller(s) ^{Signed by:} Timothy P. Vittetoe Date 3/19/2026
Timothy P. Vittetoe

Seller(s) ^{Signed by:} Kara M. Vittetoe Date 3/19/2026
Kara M. Vittetoe

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 _____

HOMEOWNER'S INSURANCE DISCLOSURE

Property Address: 20819 Reno Monument Road Boonsboro, MD 21713
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).

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

 3/18/2026
 Seller's Signature / Date
Timothy P Vittetoe

 Buyer's Signature / Date

 3/18/2026
 Seller's Signature / Date
Kara M Vittetoe

 Buyer's Signature / Date

Updated 2025

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GENERAL ADDENDUM

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

on Lot 3E, Block _____, Subdivision _____,

20819 Reno Monument Road, Boonsboro, MD 21713

located in Washington County, Maryland between

(Purchasers) _____

and (Sellers) Timothy P. Vittetoe Kara M. Vittetoe

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

[Handwritten signature of Timothy P. Vittetoe]
Seller

Purchaser

[Handwritten signature of Kara M. Vittetoe]
Seller

Purchaser

3/18/2026
Date

Date



NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW

ADDENDUM dated _____ to the Contract of Sale between Buyer _____ and Seller Timothy P Vittetoe, Kara M Vittetoe for Property known as 20819 Reno Monument Road, Boonsboro, MD 21713.

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.

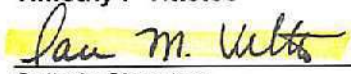
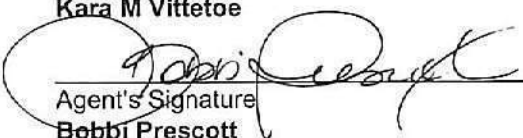
Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (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.

_____	_____		<u>3/18/2026</u>
Buyer's Signature	Date	Seller's Signature	Date
		Timothy P Vittetoe	
_____	_____		<u>3/18/2026</u>
Buyer's Signature	Date	Seller's Signature	Date
		Kara M Vittetoe	
_____	_____		<u>3/18/2026</u>
Agent's Signature	Date	Agent's Signature	Date
		Bobbi Prescott	

APPENDIX A WASHINGTON COUNTY RIGHT TO FARM NOTICE

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

APPENDIX B REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS REAL ESTATE TRANSFER DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY LOCATED IN WASHINGTON COUNTY, STATE OF MARYLAND, DESCRIBED AS 20819 Reno Monument Road. THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE RIGHT TO FARM ORDINANCE FOR WASHINGTON COUNTY ("THE ORDINANCE") AS REQUIRED BY THE ORDINANCE.

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

WASHINGTON COUNTY ALLOWS AGRICULTURAL OPERATIONS (as defined in the Ordinance) WITHIN THE COUNTY. You may be subject to inconveniences or discomfort arising from such operations, including but not limited to noise, odors, fumes, dust, flies, the operation of machinery of any kind during any 24-hour period (including aircraft), vibration, the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, and pesticides. Washington County has determined that inconveniences or discomforts associated with such agricultural operations shall not be considered to be an interference with the reasonable use and enjoyment of land, if such operations are conducted in accordance with Generally Accepted Agricultural Management Practices. Washington County has established a reconciliation board to assist in the resolution of disputes that might arise between persons in this County regarding whether agricultural operations conducted on Agricultural Lands are causing an interference with the reasonable use and enjoyment of land or personal well being and whether those operations are being conducted in accordance with Generally Accepted Agricultural Practices. If you have any question concerning this policy or the reconciliation board, please contact the Washington County Planning Department for additional information.

Seller [Signature] Timothy P Vittetoe Date: 3/18/2026
Seller [Signature] Kara M Vittetoe Date: 3/18/2026

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

Buyer _____ Date: _____
Buyer _____ Date: _____

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

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.

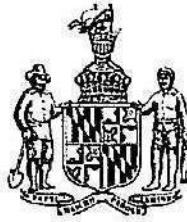
As a Seller, you acknowledge that you have reviewed the MLS printout prior to entering a sales/purchase contract with any Buyer and all information is to the best of your knowledge.

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 Betty P. Sullivan Date 3/18/2026
Buyer _____ Date _____ Seller Jan M. Witts Date 3/18/2026

Property Address 20819 Reno Monument Road, Boonsboro, MD 21713





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)
 20819 Reno Monument Road
 Seller in the sale of the property at: Boonsboro, MD 21713

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

	3/18/2026		3/18/2026
Signature	Date	Signature	Date
Timothy P Vittetoe		Kara M Vittetoe	

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

20819 Reno Monument Road, Boonsboro, MD 21713
Property Address

<hr/> Signature	<hr/> Date	<hr/> Signature	<hr/> Date
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The undersigned Seller(s) hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

<hr/> Signature	<hr/> Date	<hr/> Signature	<hr/> Date
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NOTIFICATION OF DUAL AGENCY WITHIN A TEAM

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

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

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

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

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

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

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

ACKNOWLEDGMENT OF RECEIPT OF NOTICE

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

[Signature]

DATE: 3/18/2026

[Signature]

DATE: 3/18/2026



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BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

Maryland

To (Client's Name(s)): Timothy P. Vittetoe Kara M. Vittetoe



Property Address: 20819 Reno Monument Road, Boonsboro, MD 21713

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.

Timothy P. Vittetoe
Signature

3/18/2026
Date

Kara M. Vittetoe
Signature

3/18/2026
Date

