

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

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

**Disclosure Package:**

**304 Washington Street  
Middletown, Maryland 21769**



Download these docs from here

- Listing Brokers Offer of Compensation
- Frederick County Property Report
- Plat
- Aerial lot lines from public records
- SDAT Record
- Current Tax Bill
- 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
- MLS Errors Disclosure Statement
- Consent for Dual Agency
- Notification of Dual Agency Within a Team
- Affiliated Business Disclosure
- MVP Water Pipe Replacement Estimate

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

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

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# Frederick County, Maryland

Property Report: 304 WASHINGTON ST  
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: 1103156974  
 Tax Map/Parcel: 0500 /2389  
 Plat: [0045/0125](#)  
 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  
 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: 2  
 Reported Crimes Within 1/4 Mile (2017) \* : 161  
 Hospital: [Frederick Health Hospital](#)

## Closest Points of Interest

Library: [Middletown](#)  
 Park: Jefferson Village Park  
 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

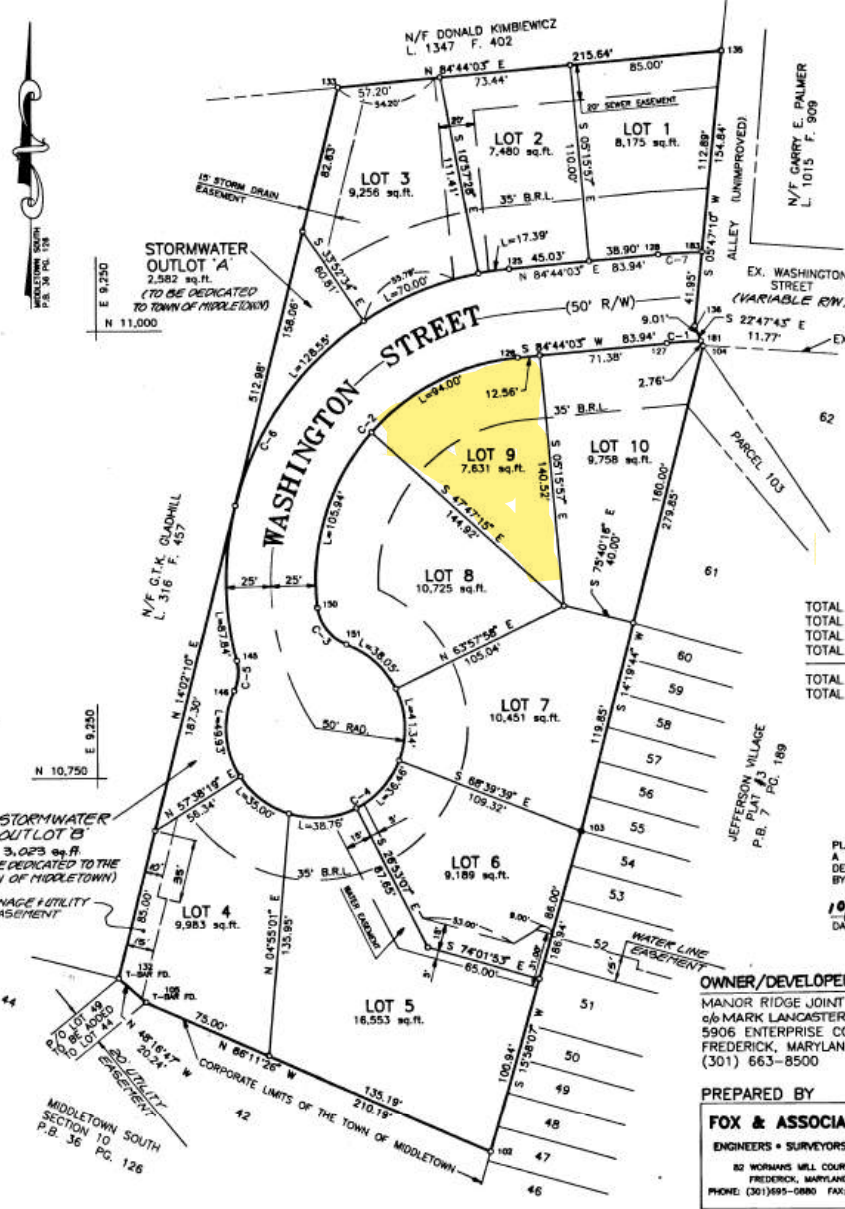
[Please visit the Maryland Inventory of Historic Properties to view further information on each site.](#)

F-4-039 / Middletown Historic District

F-4-139 / Lamar Sanitarium

F-4-137 / Stonebraker & Harbaugh (Shafer Building, Rudy's Hall)

*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.*

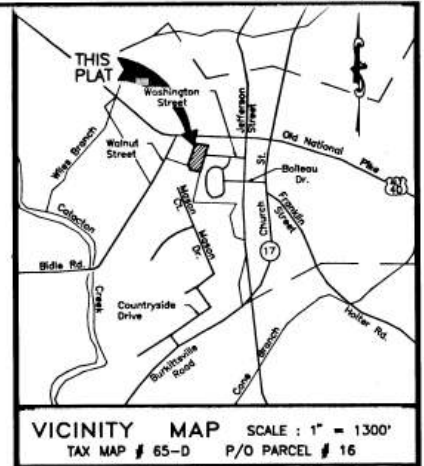


**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	325.00'	19.14'	9.57'	19.14'	S 86°25'17" W	0°22'28"
C-2	125.00'	199.94'	128.64'	179.30'	S 38°54'42" W	91°38'42"
C-3	25.00'	27.37'	15.24'	26.02'	S 38°16'16" E	62°43'13"
C-4	50.00'	239.53'	67.89'	67.89'	N 67°36'33" E	274°28'51"
C-5	25.00'	17.27'	8.99'	16.93'	N 05°03'50" E	39°34'16"
C-6	175.00'	303.77'	208.35'	287.04'	N 35°00'22" E	99°22'21"
C-7	375.00'	24.47'	12.24'	24.47'	S 86°36'14" W	0°34'22"

**COORDINATES**

POINT	NORTHING	EASTING
102	10540.0260	9468.6840
103	10719.7530	9520.1130
104	10990.8970	9589.3720
105	10824.8789	9276.3826
125	11034.3330	9481.0306
126	10984.5440	9485.6194
127	10992.2475	9569.2005
128	11042.0364	9564.6117
132	10638.3480	9261.2760
133	11136.0120	9385.6900
135	11155.8030	9600.4200
136	11001.7520	9584.8100
145	10815.5994	9327.8368
146	10798.7404	9326.3429
150	10845.0310	9372.9999
151	10824.6023	9389.1167
181	10993.4421	9588.3024
183	11043.4860	9589.0389



**AREA TABULATION**

TOTAL AREA OF LOTS	99,201 sq.ft. or 2.278 Ac.
TOTAL AREA OPEN SPACE	3,023 sq.ft. or 0.069 Ac.
TOTAL AREA STORMWATER OUTLOT	2,582 sq.ft. or 0.059 Ac.
TOTAL R/W DEDICATION	26,156 sq.ft. or 0.600 Ac.
TOTAL AREA THIS PLAT	130,962 sq.ft. or 3.006 Ac.
TOTAL NUMBER OF LOTS	10

**OWNER'S CERTIFICATION & DEDICATION**

WE, MANOR RIDGE JOINT VENTURE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE THE STREETS, WALKWAYS, AND OTHER EASEMENTS, TO PUBLIC USE, UNLESS OTHERWISE NOTED ON THIS PLAN.

WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREON INDICATED.

AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-10B 1974 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE: 10/24/90

MARK LANCASTER  
MANAGING GENERAL PARTNER

THE OWNERS HAVE SHOWN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF OCTOBER, 1990

*Julius J. Riley*  
NOTARY PUBLIC

WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION

DATE: 10/24/90

FARMERS AND MECHANICS NATIONAL BANK

**OWNER/DEVELOPER**  
MANOR RIDGE JOINT VENTURE  
c/o MARK LANCASTER  
5906 ENTERPRISE COURT  
FREDERICK, MARYLAND 21701  
(301) 663-8500

**PREPARED BY**  
**FOX & ASSOCIATES, INC**  
ENGINEERS • SURVEYORS • PLANNERS  
82 WORMANS MILL COURT SUITE C  
FREDERICK, MARYLAND 21701  
PHONE: (301) 695-0880 FAX: (301) 283-6009



**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE RESUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS PART OF THE LANDS CONVEYED BY LANCASTER CRAFTSMEN BUILDERS, INC TO MANOR RIDGE JOINT VENTURE BY DEED DATED AUGUST 30, 1990 AND RECORDED IN LIBER 1667 AT FOLIO 801 AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 1-16-10B, 1979 EDITION, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

DATE: 10-11-90

*Timothy G. Witter*  
TIMOTHY G. WITTER  
MARYLAND REGISTERED PROPERTY  
LINE SURVEYOR No. 319

APPROVED  
TOWN OF MIDDLETOWN  
PLANNING COMMISSION

DATE: 10/24/90 *Walter Anderson*  
CHAIRMAN

APPROVED FREDERICK COUNTY  
HEALTH DEPARTMENT  
FOR PUBLIC WATER & SEWER AND IS IN  
CONFORMANCE WITH THE FREDERICK COUNTY  
WATER & SEWER MASTER PLAN

DATE: 10/24/90 *Edmund Woods*  
APPROVING AUTHORITY

**NOTE:**

- A SIX FOOT (6") DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
- ZONING IS R-2.
- Stormwater Outlots to be dedicated to the Town of Middletown by recordation of this plat.

REVISED APPROVAL BY FREDERICK  
COUNTY HEALTH DEPARTMENT  
FOR PUBLIC WATER & SEWER AND IS IN  
CONFORMANCE WITH THE FREDERICK COUNTY  
WATER & SEWER MASTER PLAN

DATE: 10/24/90 *John L. Brown, M.D.*  
APPROVING AUTHORITY

**LEGEND**

- IRON PIPE
- 5/8" RE-BAR WITH FOX CAP
- CONCRETE MONUMENT

**MINIMUM BUILDING RESTRICTION LIMITS (BRL)**

FRONT AS SHOWN  
REAR 40'  
SIDE 12'

**DATE** **REVISIONS**

10-1-90 REV. PER MIDDLETOWN PLANNING COM. COMMENTS

10-11-90 REVISED NAMES OF OWNERS

STATE OF MARYLAND  
TIMOTHY G. WITTER  
REGISTERED SURVEYOR  
No. 319

**RESUBDIVISION PLAT**  
**LOTS 1-10**  
**MANOR RIDGE**

A RESUBDIVISION OF LOT 49, SECTION 10, MIDDLETOWN SOUTH  
(PREVIOUSLY RECORDED AT PLAT BOOK 36 PAGE 126)

SITUATED WEST OF WASHINGTON STREET  
IN THE TOWN OF MIDDLETOWN, ELECTION DISTRICT No. 3  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 50'  
DATE 12-02-89

DRAWN BY: D.J.L.  
DWG NO. C-180-1

10-25-90 P.B. PG. 105

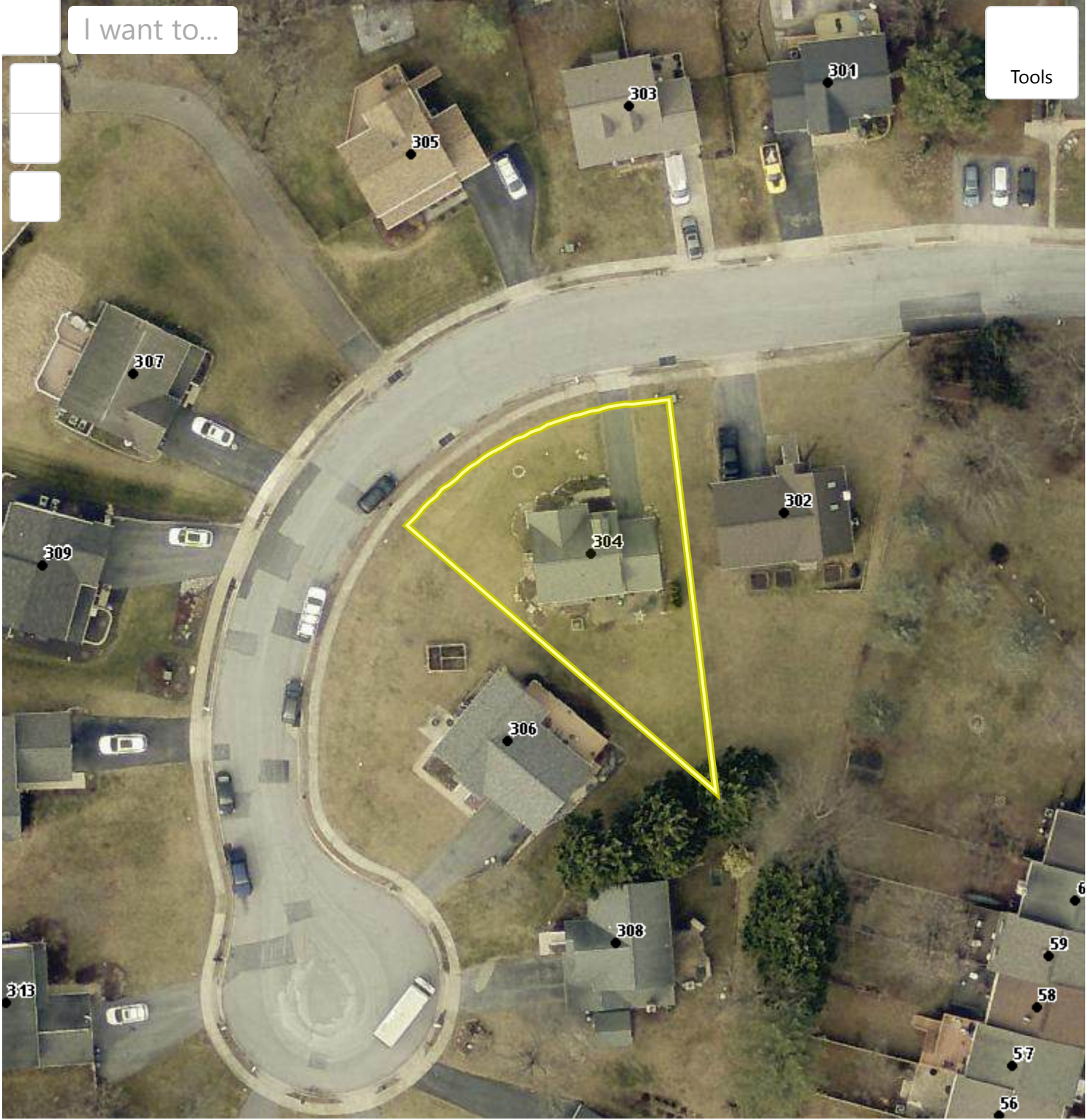


Frederick County, Maryland

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: HOMEOWNERS TAX CREDIT**

Account Number: District - 03 Account Identifier - 156974

**Owner Information**

<b>Owner Name:</b>	VAN CAMP ROSE VAN	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	304 WASHINGTON ST MIDDLETOWN MD 21769-8063	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/02594/ 00074

**Location & Structure Information**

<b>Premises Address:</b>	304 WASHINGTON ST MIDDLETOWN 21769-0000	<b>Legal Description:</b>	LOT 9 7631 SQ FT MANOR RIDGE
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<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	45 125
065B	0007	2389	3030009.11	0000			9	2024	<b>Plat Ref:</b>	

Town: MIDDLETOWN

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1993	1,229 SF		7,631 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
1 1/2	YES	STANDARD UNIT	FRAME/	4	2 full/ 1 half	1 Attached	

**Value Information**

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2024	07/01/2025	07/01/2026
<b>Land:</b>	75,000	105,000		
<b>Improvements</b>	173,700	248,300		
<b>Total:</b>	248,700	353,300	318,433	353,300
<b>Preferential Land:</b>	0	0		

**Transfer Information**

<b>Seller:</b> DUNCAN, DAWN MARIE & <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 06/15/1999 <b>Deed1:</b> /02594/ 00074	<b>Price:</b> \$142,500 <b>Deed2:</b>
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<b>Seller:</b> MANOR RIDGE JOINT VENTURE <b>Type:</b> ARMS LENGTH IMPROVED	<b>Date:</b> 05/07/1996 <b>Deed1:</b> /02185/ 00675	<b>Price:</b> \$139,900 <b>Deed2:</b>
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<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

**Exemption Information**

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2025	07/01/2026
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Special Tax Recapture: HOMEOWNERS TAX CREDIT**

**Homestead Application Information**

Homestead Application Status: Approved 12/04/2008

**Homeowners' Tax Credit Application Information**

Homeowners' Tax Credit Application Status: Completed with credit for 2025 Date: 07/19/2025

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](http://www.frederickcountymd.gov/treasury)

Levy Period	Parcel ID	Year	Bill Type	Occupancy	Bill No.	Bill Date
07/01/2025 - 06/30/2026	03-156974	2026	FY	PRINCIPAL RESIDENCE	2736218	07/01/2025

VAN CAMP ROSE VAN  
 304 WASHINGTON ST  
 MIDDLETOWN, MD 21769-8063

**Property Location**  
 304 WASHINGTON ST

**Property Description**  
 LOT 9  
 7631 SQ FT  
 MANOR RIDGE

**Liber** 2594 **Folio** 74

Charges	Assessment/Units	Rate	Amount
STATE TAXES	318,433	.112000	356.64
COUNTY TAXES	318,433	1.110000	3,534.61
MIDDLETOWN TAX	318,433	.232000	738.76
SYSTEM BENEFIT CHG	1	88.000	88.00
HMSTD STATE TAX CR	-17,506	.112000	-19.61
HMSTD COUNTY TAX CR	-44,241	1.110000	-491.08
HMSTD MUN TAX CR	-44,241	.232000	-102.64
<b>TOTAL</b>			<b>4,104.68</b>
<b>TOTAL DUE</b>			<b>4,104.68</b>

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.
03-156974	2026	FY	2736218

**Return this coupon with your payment**

2nd Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
DEC	57.07	2,065.40
JAN	76.09	2,084.42
FEB	95.12	2,103.45

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

VAN CAMP ROSE VAN  
 304 WASHINGTON ST  
 MIDDLETOWN, MD 21769-8063

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

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

2082026302736218500001986751000000000000

**FREDERICK COUNTY MARYLAND**

Parcel ID	Year	Bill Type	Bill No.
03-156974	2026	FY	2736218

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

Annual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-43.16	4,061.52
AUG	-21.58	4,083.10
SEP	0.00	4,104.68
OCT	38.94	4,143.62
NOV	77.86	4,182.54
DEC	116.78	4,221.46
JAN	155.70	4,260.38
FEB	194.64	4,299.32

1st Semiannual Payment Schedule		
If paid in:	Disc/Int	Amount Due
JUL	-21.58	2,074.77
AUG	-10.79	2,085.56
SEP	0.00	2,096.35
OCT	19.91	2,116.26
NOV	39.81	2,136.16

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

VAN CAMP ROSE VAN  
 304 WASHINGTON ST  
 MIDDLETOWN, MD 21769-8063

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

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

2082026302736218500002074771000000000000



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 4/7/2026 ■ ADDENDUM to Contract of Sale dated
between Buyer
and Seller Rose Van Camp
for Property known as 304 Washington Street, 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, Ceiling Fan(s) # 4, Central Vacuum, Clothes Dryer, Clothes Washer, Cooktop, Dishwasher, Drapery/Curtain Rods, Draperies/Curtains, Electronic Air Filter, Exhaust Fan(s) #, Exist. W/W Carpet, Fireplace Screens/Doors, Fireplace Equipment, Freezer, Furnace Humidifier, Garage Opener(s) # 1, Garage remote(s) # 1, Garbage Disposal, Hot Tub, Equipment & Cover, Intercom, Microwave, Playground Equipment, Pool, Equipment & Cover, Refrigerator(s) # 11, w/ Ice Maker(s) #, Satellite Dish, Screens, Shades/Blinds, Storage Shed(s) #, Storm Doors, Storm Windows, Stove or Range, TV Antenna, Trash Compactor, Wall Mount TV Brackets, Wall Oven(s) #, Water Filter, Water Softener, Window A/C Unit(s) #, Window Fan(s) #, Wood Stove

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY): Valances in Master Bedroom

Initial RVC

2. LEASED ITEM(S) INCLUDED:

- Fuel Tank(s), Solar Panels, Alarm System, Water Treatment System, Other

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

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

- Water Supply, Sewage Disposal, Heating, Hot Water, Air Conditioning, Public, Well, Septic, Other, Gas, Electric, Oil, Heat Pump, Other

Utility Service Providers: Potomac Edison

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

Buyer Signature Date Seller Signature Date 4/7/2026

Buyer Signature Date Seller Signature Date

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 304 Washington Street, Middletown, MD 21769

Legal Description: LOT 9 7631 SQ FT MANOR RIDGE

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? since 1999

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 [ ] Heat Pump Age [ ] Other
Air Conditioning [ ] Oil [ ] Natural Gas [X] Electric [ ] Heat Pump Age [ ] Other
Hot Water [ ] Oil [ ] Natural Gas [X] 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: evidence of moisture on one wall from a outdoor spigot that was repaired.

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

Type of Roof: \_\_\_\_\_ Age \_\_\_\_\_

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

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

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

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

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

Any defects (structural or otherwise)?  Yes  No  Unknown

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

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

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

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

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

Is the system in operating condition?  Yes  No  Unknown

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

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

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

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

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

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

Yes  No  Unknown

Comments: GFI's, GFI fuse and wiring replaced March 2025 due to not working

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

**Are the smoke alarms over 10 years old?**  Yes  No

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

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

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

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

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

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

Comments: Home has poly butylene pipes

Home water treatment system:  Yes  No  Unknown

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

Fire sprinkler system:  Yes  No  Unknown  Does Not Apply

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

Are the systems in operating condition?  Yes  No  Unknown

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

11. Insulation:

In exterior walls?  Yes  No  Unknown

In ceiling/attic?  Yes  No  Unknown

In any other areas?  Yes  No Where? \_\_\_\_\_

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

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

Yes  No  Unknown

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

Are gutters and downspouts in good repair?  Yes  No  Unknown

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

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

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

Any treatments or repairs?  Yes  No  Unknown

Any warranties?  Yes  No  Unknown

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

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

If yes, specify below

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

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

Yes  No  Unknown

Comments: not applicable

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) <sup>Signed by:</sup> Rose Van Camp Date 4/7/2026  
2EC61D9D0490467...

Seller(s) \_\_\_\_\_ Date \_\_\_\_\_

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

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

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

### MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

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

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

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

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

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



HOMEOWNER'S INSURANCE DISCLOSURE



Property Address: 304 Washington Street, Middletown, MD 21769
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. X I/We have filed 1 insurance claim(s), or know that there has/have been claims made during the past five (5) years, either by me/us or by the previous owner(s).
3. \_\_\_ I/We are aware of conditions that may lead to a future insurance claim.

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

Patio furniture was damaged in a storm. Claim was filed for replacement.

Multiple horizontal lines for describing the claim details.

The current insurance company is: ERIE

Signed by: Rose Van Camp 4/7/2026
Seller's Signature/Date

Buyer's Signature/Date

Seller's Signature/Date

Buyer's Signature/Date

Updated January 2021

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





**GENERAL ADDENDUM**

Special provisions attached to and hereby made a part thereof, the Contract dated \_\_\_\_\_  
on Lot 9, Block \_\_\_\_\_, Subdivision MANOR RIDGE,  
\_\_\_\_\_ 304 Washington Street, Middletown, MD 21769 \_\_\_\_\_,  
located in FREDERICK County, Maryland between  
(Purchasers) \_\_\_\_\_  
and (Sellers) Rose Van Camp

**ALL PARTIES UNDERSTAND AND AGREE THAT THE BUYER WILL HAVE THEIR LENDER ORDER THE  
APPRAISAL FOR THE ABOVE MENTIONED PROPERTY WITHIN 10 DAYS OF CONTRACT**

**RATIFICATION WITH CONFIRMATION SENT BY EMAIL TO THE LISTING AGENT AT THE FOLLOWING EMAIL  
ADDRESS:**  
BOBBIPRESCOTT@GMAIL.COM

Signed by:  
Rose Van Camp  
Seller  
4/7/2026  
Date

Purchaser  
Purchaser  
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 Rose Van Camp for Property known as 304 Washington Street, 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.

		Signed by: <i>Rose Van Camp</i>	4/7/2026
Buyer's Signature	Date	Seller's Signature	Date

Buyer's Signature	Date	Seller's Signature	Date

		DocuSigned by: <i>Bobbi Prescott</i>	4/7/2026
Agent's Signature	Date	Agent's Signature	Date

**Bobbi Prescott**



# FREDERICK COUNTY NOTICES AND DISCLOSURES

This disclosure statement is attached to and hereby made a part of the Contract dated \_\_\_\_\_ between Rose Van Camp (Buyer) and \_\_\_\_\_ (Seller) for the property located in the County of Frederick, State of Maryland, described as 304 Washington Street, 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.

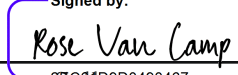
4. **NOTICE ON ZONES OF DEWATERING INFLUENCE:** The property may be located in a “Zone of Dewatering Influence.” Such a zone is defined under Maryland law as the area surrounding a surface pit mine in “karst” terrain (limestone and carbonate rock containing closed depressions, sinkholes, caverns, cavities, 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.

Signed by:			
		4/7/2026	
_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ 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 <sup>Signed by:</sup> Rose Van Camp Date 4/7/2026  
2EC61D9D0490467...

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

Property Address 304 Washington Street, 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.

### Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; \*
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

**\* Dual agents and intra-company agents must disclose material facts about a property to all parties.**

### How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

### Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

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

**Seller** in the sale of the property at: 304 Washington Street, Middletown, MD 21769

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

<small>Signed by:</small> <u>Rose Van Camp</u>	<u>4/7/2026</u>	_____	_____
<small>Signature</small>	<small>Date</small>	<small>Signature</small>	<small>Date</small>

### AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

Property Address \_\_\_\_\_

_____	_____	_____	_____
<small>Signature</small>	<small>Date</small>	<small>Signature</small>	<small>Date</small>

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

Name(s) of Buyer(s) \_\_\_\_\_

_____	_____	_____	_____
<small>Signature</small>	<small>Date</small>	<small>Signature</small>	<small>Date</small>



**NOTIFICATION OF DUAL AGENCY WITHIN A TEAM**

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

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

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

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

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

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

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

**ACKNOWLEDGMENT OF RECEIPT OF NOTICE**

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

Signed by:  
Rose Van Camp  
2EC61D9D0490467...

DATE: 4/7/2026

\_\_\_\_\_

DATE: \_\_\_\_\_



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This form is intended for use by members only.



**BROKER AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT**

**Maryland**

To (Client's Name(s)): Rose Van Camp



Property Address: 304 Washington Street, 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 3<sup>rd</sup> party vendors for Title Abstracts generally range from \$110-\$300 and for Location Surveys generally range from \$250- \$600.

**ACKNOWLEDGMENT**

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

Signed by:

Rose Van Camp

Signature

/ 4/7/2026

Date

Signature

Date





**Most Valuable Plumber Inc**

ESTIMATE	#10
SERVICE DATE	Feb 16, 2026
<b>TOTAL</b>	<b>\$11,100.00</b>

304 Washington St  
 Middletown, MD 21769

☎ (301) 606-9332  
 ✉ rosevancamp@gmail.com

CONTACT US

7485 Utica Rd  
 Thurmont, MD 21788

☎ (301) 748-9177  
 ✉ jason@mvplumber.com

**ESTIMATE**

Services	qty	unit price	amount
Whole house water pipe replacement Remove all polybutylene water pipes from house at 304 Washington St. Middletown, MD 21769 to include the following:  -Remove all polybutylene piping, fittings and valves. -Install new megabloc distribution manifold with isolation valves for each fixture in basement. -Install new hot and cold pex type B piping from manifold in basement to each fixture throughout the entire house. -Install new emergency shut off valves for each fixture.	1.0	\$7,800.00	\$7,800.00
Drywall repair Patch all walls and ceilings where opened for water pipe replacement and paint to match.	1.0	\$3,300.00	\$3,300.00

Services subtotal: \$11,100.00

Subtotal \$11,100.00

**Total \$11,100.00**