



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 dated _____
_____, between Buyer _____
and Seller _____ **Wen Wu Yang, Diane Choy**
_____ **1880 Woodbine Road**
for Property known as _____ **Woodbine, Md 20797**

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; and
 - (ix) Whether the smoke detectors will provide an alarm in the event of a power outage.

Latent defects under Section 10-702 means material defects in real property or an improvement to real property that:

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

OR

- (B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent:

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

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

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

Buyer's Signature Date

Seller's Signature
Wen Wu Yang Date

Buyer's Signature Date

Seller's Signature
Diane Choy Date

Agent's Signature
Ann Joliet Date

Agent's Signature
Ann Joliet Date



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 1880 Woodbine Road, Woodbine, Md 20797

Legal Description: _____

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner 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 owner. 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 owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner 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 OWNERS: 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 Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners 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 Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? _____

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

Water Supply	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Septic System approved for _____ (# bedrooms)	
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Air Conditioning	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Hot Water	<input checked="" type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric Capacity <u>50 Ga</u> Age _____
			<input type="checkbox"/> Heat Pump Age _____
			<input type="checkbox"/> Other _____

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GCAAR Form #912 - MD - Property Disclosure/Disclaimer
(Formerly # 1301J/K)

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10/05

Re/Max / GCAAR 3300 Olney-Sandy Spring Road Olney, MD 20832
Ann Joliet

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Phone: (301) 774 - 1415

Fax: (240) 371 - 0087

Diane & Winston-

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
2. Basement: Any leaks or evidence of moisture?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
3. Roof: Any leaks or evidence of moisture?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Type of Roof: _____ Age: _____			
Comments: _____			
Is there any existing fire retardant treated plywood?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
4. Other Structural Systems, including exterior walls and floors:			
Comments: _____			
Any defects (structural or otherwise)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
5. Plumbing system: Is the system in operating condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
6. Heating Systems: Is heat supplied to all finished rooms?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
Is the system in operating condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
7. Air Conditioning System: Is cooling supplied to all finished rooms?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
Is the system in operating condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
Comments: _____			
Will the smoke detectors provide an alarm in the event of a power outage?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Does Not Apply
Comments: _____			
9. Septic Systems: Is the septic system functioning properly? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply			
When was the system last pumped? Date _____	<input type="checkbox"/> Unknown		
Comments: _____			
10. Water Supply: Any problem with water supply? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
Comments: _____			
Home water treatment system:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
Fire sprinkler system:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown <input type="checkbox"/> Does Not Apply
Comments: _____			
Are the systems in operating condition?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			
11. Insulation:			
In exterior walls?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
In ceiling/attic?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
In any other areas?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Where? _____
Comments: _____			
12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown			
Comments: _____			
Are gutters and downspouts in good repair?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Unknown
Comments: _____			

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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. 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: _____

16. 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: _____

17. 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: _____

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

☐ Yes ☐ No ☐ Unknown

Comments: _____

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

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

Owner See Disclaimer Statement Date _____

Owner See Disclaimer Statement 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 _____

Rev 10-1-05

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MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(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 owner(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 owner(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.

The owner(s) has actual knowledge of the following latent defects: _____

Owner  Date 08/02/07
Wen Wu Yang
Owner  Date 8/2/07
Diane Choy

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 _____

Form: DLLR/REC/P/10-1-01Rev
Rev 10-1-05

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GCAAR Form #912 - MD - Property Disclosure/Disclaimer
(Formerly # 1301J/K)

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MARYLAND LEAD PAINT DISCLOSURE AND NOTICE STATEMENT

(Use with contracts for the sale of property constructed prior to 1979)

RE: 1880 Woodbine Road, Woodbine, Md 20797

Property Address

DISCLOSURE

1. Seller represents that the above described Property may contain lead paint such that said Property may be subject to the Maryland Lead Poisoning Prevention Program Act contained in the Maryland Code, Environment Article, Sections - 6-801et seq. (1996 Repl. Vol) (the "Maryland Lead Act").
2. If Seller has had the subject property inspected pursuant to the Maryland Lead Act, and such inspection revealed conditions which require remedial actions, (i.e., risk reduction obligations), Seller represents as follows:

Seller to check applicable statement(s):

- a) ☐ Seller has the following outstanding risk reduction obligations:

- b) ☐ Seller will complete the outstanding risk reduction obligations prior to settlement.


- c) ☒ Seller will not complete the outstanding risk reduction obligations prior to settlement.

In the event that none of the foregoing boxes have been checked, this shall constitute Seller's representation that either (1) the subject property has not been inspected pursuant to the Maryland Lead Act, or (2) if the subject property has been inspected pursuant to the Maryland Lead Act, either inspection did not result in the imposition of any risk reduction obligations or all risk reduction obligations have been completed.

All outstanding obligations not completed by Seller will become Buyer's responsibility after settlement if the property remains rental property or is converted to rental property.

NOTICE

1. In the event that Buyer intends to occupy the Property, but converts the Property to rental use in the future, Buyer is advised that Buyer must register the property with the Maryland Department of the Environment within 30 days following conversion of the Property to rental Property and will therefore be subject to all requirements of the Maryland Lead Act at the time of such conversion.
2. In the event the Property is currently rented and will continue to be rented, Buyer is advised that Buyer must register the Property with the Maryland Department of the Environment within 30 days of settlement and will be subject to all requirements of the Maryland Lead Act at the time of settlement.

 08/02/07
Seller Wen Wu Yang Date

 8/2/07
Seller Diane Choy Date

By signing below, Buyer acknowledges receipt of the within Disclosure and Notice Statement prior to ratification of a Contract for the purchase of the subject property.

Buyer _____ Date _____

Buyer _____ Date _____

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(Previously form #1301 L.2)

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9/99

Re/Max / GCAAR 3300 Olney-Sandy Spring Road Olney, MD 20832
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Diane & Winston-

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Lead Paint - Federal Disclosure

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

RE: 1880 Woodbine Road, Woodbine, Md 21797

Property Address

LEAD WARNING STATEMENT

Every purchaser/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

SELLER'S/LANDLORD'S DISCLOSURE (initial)

____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☒ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

____ (b) Records and reports available to the seller/landlord (check one below):

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

☒ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S/TENANT'S ACKNOWLEDGMENT (initial)

____ (c) Purchaser/Tenant has read the Lead Warning Statement above

____ (d) Purchaser/Tenant has received copies of all information listed above. ☐ Yes ☐ No ☒ None listed

____ (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. ☐ Yes ☐ No

____ (f) Purchaser has (check one below):

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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial)

ag- (g) Agent has informed the seller/landlord of the seller's/landlord's obligations Under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

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

Wen Wu Yang 08/02/07
Seller/Landlord Date

____ Buyer/Tenant Date

Diane Choy 8/2/07
Seller/Landlord Date

____ Buyer/Tenant Date

Ann H. Joliet
Agent Ann Joliet Date

____ Agent ~~Ann Joliet~~ Date

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GCAAR FORM # 907 Federal Lead Disclosure — MC & DC
(Previously form # 500)

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07/01

HOWARD COUNTY ADDENDUM
(For use with MAR Residential Contract of Sale)

The Residential Contract of Sale between Wen Wu Yang & Diane Choy

(Seller) and _____

(Buyer), dated _____, for the sale
of Property known as 1880 Woodbine Road
_____, located in Howard County, Maryland is hereby
amended by addition of the following which is incorporated in and made a part of the Contract
of Sale. In the event any of the following provisions are inconsistent with other provisions in
the Contract of Sale, the terms and conditions of this Addendum shall supersede such other
provisions and shall control.

1. **GENERAL PLAN MAPS.**

A. **NOTICE TO BUYER:** GENERAL PLAN MAPS AND
GENERALIZED ZONING MAP
FOR HOWARD COUNTY.

1.) If you are purchasing a newly constructed residential dwelling unit ("New Home") or
an existing residential dwelling unit ("Re-Sale Home") which is located in Howard County,
Maryland, the Seller is required by Section 17.502 of the Howard County Code to notify you
that the Property being purchased may be affected by plans for roadway capital improvements
and land use in Howard County. Current plans for roadway capital improvement and land use
in Howard County are contained in the current Howard County General Plan Maps and current
Generalized Zoning Map (the "Maps").

2.) YOU HAVE THE RIGHT TO EXAMINE THE CURRENT HOWARD COUNTY
GENERAL PLAN MAPS AND CURRENT GENERALIZED ZONING MAP.

B. **ACKNOWLEDGEMENT BY BUYER**

Buyer hereby acknowledges that Seller has notified the Buyer of the Buyer's right to
examine the current General Plan Maps and current Generalized Zoning Map for Howard
County and Buyer understands that in order to become fully informed of current and future
roadway improvements and land use plans, Buyer should consult with the Howard County
Department of Planning and Zoning, 3430 Courthouse Drive, Ellicott City, Maryland 21043.

Buyer's Initials

Buyer's Initials

C. AVAILABILITY OF MAPS

If the Property being purchased is a New Home, the Seller is required to have available in a model home or sales office a copy of the current General Plan Maps and Generalized Zoning Map for Howard County. If a model home or sales office is not located in the same subdivision as the Property, the seller of a New Home shall have a copy of the Maps available at the Property. If the Property being purchased is a Re-Sale Home a copy of the Maps is available at the Howard County Department of Planning and Zoning, 3430 Courthouse Drive, Ellicott City, Maryland 21043.

Buyer's Initials

Date

Buyer's Initials

Date

D. RESCISSION RIGHTS OF BUYER:

1.) If notice of the availability of the General Plan Maps and Generalized Zoning Map is provided to you at the time of or within less than two (2) days before entering into this Contract of Sale, you shall have the right, upon written notice to the Seller, to rescind this Contract and, in the event of such rescission, all deposit money paid by you in connection with this Contract will be returned to you. To be effective, your election to rescind this Contract, as herein provided, must be delivered to the Seller not later than 11:59 p.m. on the second Howard County Government business day immediately following the date of Buyer's acknowledgement of the availability of the Maps for Howard County as evidenced by the signature or the Buyer in Section 3 of this Addendum. If notice of the availability is provided to you more than two (2) days before entering into this Contract, then you shall have no right to rescind this Contract for any reason based upon the contents of the Maps.

2.) Buyer hereby acknowledges that Buyer has read this Addendum and is aware of Buyer's rescission rights as set forth in Section 4(a) of this Addendum.

Buyer's Initials

Buyer's Initials

E. FAILURE TO PROVIDE GENERAL PLAN MAPS:

1.) Buyer is advised that Section 17.502(c) of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County shall not cause this Contract to be invalid, void, voidable or otherwise unenforceable by the Seller or Buyer.

Buyer's Initials

Buyer's Initials

2.) Seller is hereby advised that Section 17.504 of the Howard County Code provides that the failure of the Seller to provide notice of the availability of the Maps for Howard County would constitute a violation of Title 24, "Civil Penalties" of the Howard County Code and may result in a Class B offense under Title 24 against the Seller.

2. **RIGHT TO NEW HOME PRE-SETTLEMENT INSPECTION.**

A. Not less than fourteen (14) hours nor more than seventy-two (72) hours prior to the date of actual settlement, a buyer of a new home, or the agent of the Buyer, shall have the right to inspect the new home. If mutually agreed upon in writing, the Buyer and Seller may provide for more than one (1) pre-settlement inspection or for the pre-settlement inspection to occur not less than fourteen (14) hours or more than seventy-two (72) hours prior to the date of actual settlement. Not later than fourteen (14) calendar days prior to the date of actual settlement, the seller shall notify the Buyer, in writing, of the proposed date and time of the pre-settlement inspection. Such written notice shall include three (3) proposed pre-settlement inspection times on at least two (2) different dates. The pre-settlement inspection, unless agreed to otherwise by the Buyer, shall be scheduled to commence between the hours of 10:00 a.m. and 8:00 p.m. The Buyer, upon receipt of the notice of pre-settlement inspection as herein provided from the seller, shall promptly notify the seller or the agent of the seller of which of the pre-settlement inspection dates and times proposed by the seller are accepted by the Buyer. The seller shall make every reasonable effort to designate the dates and times for the pre-settlement inspection reasonably convenient to the Buyer.

B. The seller shall allow a reasonable time for the Buyer or the agent of the Buyer to conduct the pre-settlement inspection and shall provide the Buyer or the agent of the Buyer with reasonable access to the interior and exterior of the new home and the real property being conveyed, if applicable. At the time of the pre-settlement inspection, the seller shall arrange to have all utilities servicing the new home to be connected and turned on in order for the Buyer or the agent of the Buyer to inspect and test all fixtures, electrical, mechanical, including appliance, plumbing, heating and air-conditioning systems as installed in the new home.

C. Both the Buyer and the seller, as well as the agent of the Buyer and the agent of the seller, if requested to do so by their respective clients, may attend the pre-settlement inspection.

D. The right of a buyer to a pre-settlement inspection as provided for in this Subtitle may not be waived in the contract of sale, and any such purported waiver may not be enforced by the seller in a court of law.

3. **ORAL STATEMENTS, REPRESENTATIONS, WARRANTIES AND PROMISES.** (New Homes only)

Any oral statements, representations, warranties or promises made to you prior to your execution of this contract of sale by the seller or agent of the seller may not be enforceable by you against the seller or agent of the seller in any subsequent legal or administrative proceeding unless such statements, representations, warranties or promises are in writing and signed by yourself and the seller, or agent of the seller. Any statements, representations, warranties or promises made to you by the seller or agent of the seller, upon which you rely, and which are not contained in this printed contract of sale form must be stated in a written addendum attached to this contract form which is to be signed by both yourself and the seller in order to make such statements, representations, warranties or promises part of the agreement between yourself and the seller and enforceable in any legal or administrative proceeding.

4. **LEGAL DESCRIPTION OF PROPERTY.** The Property is further described as Lot _____, Block _____, Subdivision _____, or Condominium unit number _____, Condominium Project _____, Parking Space No _____.
PARCEL 131 IMPS 1.076A 1880 Woodbine Rd. Woodbine, MA 01797

5. **FINANCING.** In the event of a financing contingency, Seller and Buyer agree that Buyer shall have no obligation to apply more than once for the financing described herein.

6. **NOTICE AND DISCLOSURE OF AIRPORTS AND HELIPORTS.** Buyer hereby acknowledges that they have been notified, prior to execution of the Contract, of the relative location of any and all airports and heliports located within a five-mile radius of the Property.

7. **SUBDIVISION PLAT.** Prior to or at the time of settlement, the Buyer shall be provided with a copy of the recorded subdivision plat where required. If the property sold herein is an unimproved lot or a new dwelling, the Buyer acknowledges receipt of said subdivision plat prior to execution of the Contract of Sale.

8. **DEFERRED WATER AND SEWER CHARGES.** N/A

A. **DISCLOSURE TO INITIAL BUYER OF IMPROVED RESIDENTIAL REAL PROPERTY OF WATER AND SEWER CHARGES FOR WHICH THE BUYER MAY BECOME LIABLE.**

1.) **Where amount of charge known.**

The Buyer acknowledges that he has been advised that the Property will be subject to deferred water and sewer charges as follows:

Well WATER

water charge: \$ _____ per front foot per year.

sewer charge: \$ _____ per front foot per year.

+

Septic System

The Buyer further acknowledges that, for the purpose of calculating the total amount of each annual charge, the Property has _____ front feet.

2.) **Where amount charge is not known .**

The Buyer acknowledges that he has been advised that the Property will be subject to annual deferred water and sewer charges, but that the appropriate water and sewer authority has not yet established a schedule of charges for the water and sewer projects that benefit the Property.

3.) **Where the Local Jurisdiction has adopted a plan to benefit the Property in the future.**

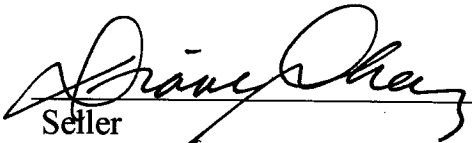
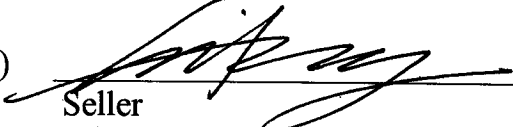
The Buyer acknowledges that he has been advised that the local jurisdiction has adopted a plan for a water and sewer project to benefit the Property in the future, and that the Property may become subject to deferred water and sewer charges for which the Buyer will be responsible.

9. **ADJUSTMENTS.** In the event Buyer will assume Seller's mortgage loan, interest, insurance and escrows on existing encumbrances shall be adjusted at settlement.

10. **FINANCIAL AND CREDIT INFORMATION.** Seller acknowledges receiving, prior to signing the Contract, a written Receipt of Financial Information Sheet and/or Credit Information Sheet.

11. **SETTLEMENT COSTS.** Seller agrees to pay reasonable settlement fees for services rendered to Seller in connection with settlement.

12. **NOTICES.** Unless otherwise provided herein, any notices required to be given to Seller by this Contract of Sale shall be effective as of the date on which such notice is delivered to Seller or an agent of Seller. Notices required to be given to Buyer by this Contract of Sale shall be effective when notice is delivered to Buyer, or an agent of the Buyer. Alternatively, notice shall be effective on the third business day (Monday through Saturday, excluding federal designated holidays) following U.S. Postal mailing of said notice to Buyer or Seller, as appropriate, at the address shown in the Contract of Sale. Notices required under this Contract of Sale shall be in writing including transmission through a wired or electronic medium which produces a tangible record of the transmission (such as a telegram, mailgram, datagram or telecopier "fax").

_____ (SEAL)		_____ (SEAL)
Buyer	Seller	
_____ (SEAL)		_____ (SEAL)
Buyer	Seller	
_____	_____	
Date	Date	

This form has been prepared for the sole use of the Howard County Association of REALTORS®, Inc. and its members. The Association, its members and employees, assume no responsibility if this form fails to protect the interest of any party. Each party should secure its own legal, tax, financial or other advice.

GENERAL ADDENDUM TO CONTRACT OF SALE

FOR USE WITH THE MARYLAND ASSOCIATION OF REALTORS® RESIDENTIAL CONTRACT OF SALE FORM

Addendum Number _____ to Contract of Sale (the "Contract") dated _____

Buyer(s)/Tenant(s): _____

Seller(s)/Owner(s): (Winston) Wen Wu Yang & Diane Choy

Property: 1880 Woodbine Rd. Woodbine Md. 21797

1. LEGAL REQUIREMENT: A Contract for the sale of real property is required to be in writing to be enforceable under the laws of the State of Maryland. Once signed by the parties, the Contract becomes a legally binding agreement. The original terms of the Contract can only be altered thereafter with the agreement of the parties expressed in writing. All parties have the right to be represented by an attorney and are encouraged to seek competent advice if they do not understand any term(s) of the Contract. The broker/agent is required to promptly submit all written Contract offers to the Seller.

2. INTENDED USE: The use of a particular property may be limited or restricted as a result of zoning laws, local ordinances and/or restrictive covenants applicable to the property. The Contract of Sale form provided by the broker/agent is designed and intended for use only in the purchase and sale of single-family residences or unimproved residential property. If Buyer intends to use a property for any other purpose, the standard Contract of Sale form may not adequately serve to protect Buyer's interests without the addition of an appropriate clause or addendum conditioning the Contract offer upon a determination that Buyer's intended use of the Property will be permitted.

3. SETTLEMENT: All persons to be in title and/or responsible where a mortgage is to be created should be present at the time of settlement and may be required to provide proper identification. Prior to settlement, a lender normally requires that Buyer obtain and provide a fully paid homeowner's insurance policy, a termite inspection report, and various certifications which may be applicable to improved properties. Buyer should be prepared at the time of settlement to pay the settlement costs and the balance due under the Contract. Buyer must provide cash, wired funds, bank check or certified check for amounts to be paid at settlement. In some cases, Seller may be required to provide funds in excess of the sales proceeds in order for settlement to occur, in which event, Seller also should be prepared to make payment in an approved form. Any party uncertain of the amount required at settlement should make inquiry of the title company or settlement attorney prior to settlement. Buyer should establish gas, electric and water service in Buyer's name commencing the day of settlement.

4. GROUND RENT: If a Property is subject to an existing ground rent as provided in a lease recorded among the Land Records, or if a ground rent is to be created, Seller will make those disclosures required by law by an appropriate additional clause or addendum to the Contract.

5. RENTAL: If any portion of the Property is to be rented to tenants by Buyer, the local government may require that the Property be registered prior to any rental and a yearly registration fee may be assessed by the local government. You may call the appropriate government office for further information. If the Property is now or has been rented to tenants, local laws may give the tenants certain rights to purchase the Property. These rights are set forth in the Contract. Effective October 1, 1994, certain disclosures are required regarding the presence of lead paint in certain rental properties.

6. PROPERTY LOCATED IN BALTIMORE CITY: Tenant's Right of First Refusal: If the property is, or has been, within six (6) months of the date hereof, a single family residential rental dwelling in Baltimore City, Maryland, the validity of the Contract is contingent upon compliance with the provisions of Title 13, Subtitle 6 of the Baltimore City Code (2004 Edition, as amended). **Transfer Certificate:** The zoning ordinance of Baltimore City, Subtitle 5 of the Baltimore City Code, 2005 Edition, regulates that every person who sells property in Baltimore City (other than a 1 or 2 family dwelling) shall attach to the Contract or instrument of conveyance, a Transfer Certificate issued by the Baltimore City Zoning Administration.

7. EQUAL HOUSING OPPORTUNITY: A REALTOR® is required by federal, state and local law, and the Code of Ethics of the National Association of REALTORS® to treat all parties in a non-discriminatory manner without regard to race, color, creed, age, religion, national origin, sex, marital status, familial status, physical or mental disability, occupation, sexual orientation or preference, or other protected classifications under Fair Housing Laws.

8. HOMEOWNER ASSOCIATIONS/CONDOMINIUMS: If a Property is part of a development subject to the imposition of mandatory fees as defined by the Maryland Homeowners Association Act, and/or a condominium unit, Seller will make the required disclosures by an appropriate addendum to the Contract.

9. COVENANTS AND RESTRICTIONS AFFECTING PROPERTY: A majority of homes, whether new or re-sale, located in a subdivision are subject to certain restrictions applicable to the use of the Property as well as the construction of certain improvements to the Property. Such restrictions are referred to as covenants and, in the case of Property subject to a Homeowners Association or Condominium Association, the covenants are contained in a Declaration of Covenants and Restrictions as well as the Bylaws of the Association. However, many properties are also subject to covenants even though the Property is not subject to a Homeowners Association or Condominium Association. Buyers are encouraged to inquire as to any covenants and restrictions which may be applicable to the Property which is being considered for purchase.

10. PRIVATE AGREEMENTS: Some communities may be subject to agreements, covenants or restrictions relating to the cost of certain maintenance items, restricting the use of properties or dealing with other matters. For example, properties sharing a driveway are often subject to such agreements. These private agreements do not fall within the required disclosures of HOA or condominium laws and may or may not be recorded. Buyer should make inquiries of Seller prior to or at the time of Contract.

11. WETLANDS, WATERWAYS AND/OR FLOOD PLAINS: Buyer is advised that, if all or a portion of the Property has wetlands and/or waterways or is located in a designated flood plain, the approval of the U.S. Army Corps of Engineers (the "Corps"), the Maryland Department of Natural Resources and other federal, state or local agencies may be necessary before a building permit for either new construction or expansion or improvement of the Property can be issued. Additionally, the future use of existing improved property may be restricted due to the presence of waterways, wetlands, and/or flood plains. Information as to wetlands, waterways and/or flood plains can be obtained from the District Office of the Corps at (410) 962-3670, the Maryland Department of Natural Resources at (410) 974-3841 or the Office of Planning and Zoning of the county or city in which the Property is situated. The Buyer expressly assumes the risk that the Property may be subject to restrictions due to the presence of waterways, wetland, and/or flood designations.

12. REFORESTATION: (Note: Applicable to property containing 40,000 or more square feet of land.) Buyer is hereby advised that if Buyer intends to apply for subdivision or site plan approval or a grading or sediment control permit upon the Property, applicable City or County law may require as a condition of such approval that Buyer submit plans acceptable to the City/County for establishing new tree cover, planting trees to replace forest which has been recently removed, and conserving the cutting and clearing of trees in accordance with applicable laws and regulations.

13. CHESAPEAKE BAY CRITICAL AREA: If all or a portion of a Property is located within 1,000 feet of tidal waters of the Chesapeake Bay, there may be restrictions on the use and/or development of the Property. Additional information regarding the Chesapeake Bay Critical Areas is available from the Critical Areas Program established by the local government of each county in Maryland and Baltimore City.

14. BWI AIRPORT NOTICE: Some properties may be located in the Baltimore/Washington International Airport Noise Zone. A Buyer desiring to obtain a copy of Noise Zone Maps may do so by calling the BWI Noise and Abatement Office at (410) 859-7021. Information regarding the location of other airports and their operations may be obtained by calling the local zoning office for the area in which the Property is located.

15. INSURANCE: Buyer acknowledges that, as a condition of making a mortgage loan, lenders may require proof of hazard insurance coverage and may also require flood insurance coverage.

16. PROPERTY CONDITION (HOME INSPECTION): If the appropriate contingency is included in the Contract, home inspection firms may be employed to inspect the condition of the Property, including central heating and cooling systems and components, plumbing and electrical systems and components, the roofing, exterior and interior walls, ceilings and floors, foundation and/or basement (including chronic water penetration). If the Property is part of a condominium, Buyer's rights include access to the common areas to perform the inspection.

17. PRIVATE WATER AND SEWAGE SYSTEMS: Many properties are serviced by wells and/or private water and/or sewage systems. Local laws or lenders may require various tests and/or inspections. If the Property is serviced by any such system, this should be addressed by a separate addendum to the Contract.

18. ENVIRONMENTAL CONSIDERATIONS; HAZARDOUS MATERIALS: There are many hazardous materials that could affect a Property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of the presence or significance of these hazardous materials. Buyer has the right to request, as a condition of an offer and, subject to acceptance by the Seller, the employment of a specialist of Buyer's choice to provide an analysis of hazardous materials which may be present. Hazardous materials inside the home can include, but are not limited to, cleaning chemicals, paint, asbestos, radon, lead paint, petroleum products, lawn and garden chemicals and indoor air pollutants that can accumulate. Hazardous materials outside the home can include, but are not limited to, those found in contaminated land, water, landfills and other disposal sites, industrial air and water emissions, radiation from high tension wires, and those which may be present in underground storage tanks. Generally, additional information pertaining to these materials is available from the Maryland Department of the Environment (MDE) at (410) 537-3000.

19. FIRE-RETARDANT TREATED PLYWOOD: The use of fire-retardant treated (FRT) plywood as roof sheathing may result in the loss of wood strength through thermal degradation. The extent of such degradation depends upon the particular fire-retardant treatment used as well as the temperature levels and the degree of moisture present in the roof and attic systems. Additional information regarding FRT plywood is available from the National Association of Homebuilders at (800) 368-5242. For information as to whether a Property was constructed with FRT plywood, Buyer may contact the local Department of Building Inspections and Permits and/or request that a home inspector determine the condition of FRT plywood if present.

20. RADON: The MDE and the U.S. Environmental Protection Agency (EPA) have found levels of naturally occurring radon in some areas of Maryland that exceed the levels considered acceptable by the EPA. Studies have shown that extended exposure to high levels of radon can adversely affect your health. Radon testing firms in the area have special equipment to detect elevated levels of radon on a Property. They can also recommend actions to be taken to decrease concentrations of radon to an acceptable level. Buyer is advised to contact the Center for Radiological Health at the MDE at (410) 537-3000 for further information on radon.

21. LEAD PAINT: The MDE has found that many homes built before 1978 contain lead paint, the ingestion of which can be particularly dangerous. The potential dangers of lead paint may be greatly exacerbated by repairs and renovations performed without the assistance of a qualified lead paint removal specialist. Buyer is advised to contact the Lead Paint Poisoning Prevention Division of the MDE at (410) 537-3000 for further information on lead paint. Specialists are available to determine if lead paint has been used in a Property. In some cases, lead paint inspection may be mandatory.

22. ASBESTOS: Asbestos has been used in residential property for insulation, fireproofing, acoustical, decorative and other purposes. Common uses of asbestos include insulation around boilers and pipes, surfacing material, ceiling and floor tiles, roofing material, wallboard, and cement pipe. Improper handling or removal of asbestos during renovations or repairs may damage the asbestos and cause asbestos particles to become airborne, potentially causing health risks. Buyer is advised to contact the MDE at (410) 537-3000 for further information on asbestos.

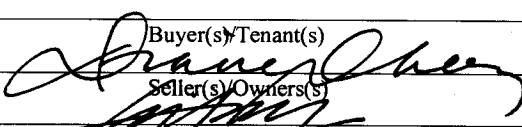
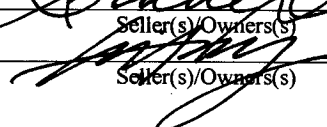
23. AVAILABILITY OF LIMITED WARRANTY: A Limited Warranty may be available for purchase through a Broker. Such a Limited Warranty may provide, subject to the terms and conditions of the Limited Warranty, compensation in the event certain named components and/or appliances become inoperable or fail during a specified period of time (usually one year from settlement).

24. NEWLY CONSTRUCTED RESIDENCES: a) New Home Warranty Plan: If a Property is a newly constructed dwelling, Maryland law requires that Seller/Builder provide Buyer with a written statement concerning the presence or absence of a New Home Warranty (addendum will be attached); b) Insulation: Seller/Builder must inform Buyer of the location, type and thickness (R Factor) of insulation used in the walls and roof of the newly constructed residence; c) Water/Sewer Service: a Property may be subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining all or part of the public water or waste water facilities serving a subdivision. This fee or assessment may be payable annually. Seller will provide Buyer with a detailed written disclosure of the amount of the fee, the duration of the fee, and any right to prepay or discount the fee.

25. CERTIFICATIONS: Depending upon the type of mortgage applied for by Buyer, lenders may require certain certifications that relate to a Property or require inspections/appraisals that certify that a Property is free of specific hazards or conditions.

26. FHA PREPAYMENT: FHA regulations specify that if the loan is paid in full on the first day of a month, interest for that month is not payable, but if the loan is paid in full on any day other than the first day of a month, interest may be payable through the end of that month.

27. NOTICES/FAX TRANSMISSIONS: Unless otherwise provided herein or in another Addendum, any notice to Buyer shall be effective when delivered to Buyer or an agent of Buyer, and any notice to Seller shall be effective when delivered to Seller or an agent of Seller. Notices under the Contract shall be in writing, and may be hand-delivered, mailed or transmitted by an electronic medium which produces a tangible copy, such as telecopier (fax). A telecopy of a signed offer, acceptance, addendum or notice shall be deemed the equivalent of the original document. While not required, it is suggested that documents with original manual signatures of the parties be forwarded to Buyer and Seller in accordance with the Contract.

_____	_____ (SEAL)
Date	Buyer(s)/Tenant(s)
_____	_____ (SEAL)
Date	Buyer(s)/Tenant(s)
8/2/07	 (SEAL)
_____	_____ (SEAL)
Date	Seller(s)/Owners(s)
8/02/07	 (SEAL)
_____	_____ (SEAL)
Date	Seller(s)/Owners(s)

This form has been prepared for the sole use of the following Boards/Associations of REALTORS® and their members. Each Board/Association, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, financial and other advice.

The Greater Baltimore Board of REALTORS®, Inc.
Carroll County Association of REALTORS®, Inc.

Harford County Association of REALTORS®, Inc.
Howard County Association of REALTORS®, Inc.

FORM 3815 REVISED 8/05 ©2005 The Greater Baltimore Board of REALTORS®, Inc.



PRIVATE WATER SYSTEM NOTICE AND ADDENDUM
[Not for use in Baltimore County]

Date _____

ADDENDUM NUMBER _____ to CONTRACT OF SALE dated _____

BUYER(S): _____

SELLER(S): Wen Wu Yang & Diane Choy

PROPERTY: 1880 Woodbine Rd Woodbine, Md.

NOTICE TO BUYER: Buyer is advised and Buyer hereby acknowledges that the Property is served by a private water supply system as the only source of domestic water. The County in which the Property is located, by law, does not require, as condition for the resale of real property, that the existing private water supply system be tested as to water yield, or chemical or bacteriological content or that the private water system meet any type of minimum standards as to the quantity or quality of water provided by such system. Buyer's lender may require, as a condition to making a loan to Buyer, that this private water system be tested. Buyer is further advised that the quantity and quality of water available to the Property is important to the safe and adequate enjoyment and use of the Property.

CONTRACT CONTINGENT ON TEST OF PRIVATE WATER SUPPLY SYSTEM

Unless Buyer has signed the written waiver and release appearing on the reverse of this page, the Buyer, at Buyer's expense, within _____ (_____) days from the date hereof, shall order and cause tests to be conducted on the existing well serving the Property by a qualified well testing company or laboratory. The Contract of Sale is hereby expressly made contingent upon: [check one, or both]

[] (1) a water flow which yields a minimum rate of one (1) gallon per minute measured in accordance with acceptable industry standards and/or

[] (2) the receipt of a certificate from a qualified testing laboratory stating that the chemical and bacteriological content of the water renders it safe for human consumption.

Upon receipt of the results of the required well tests, Buyer shall promptly provide copies to Seller and the Brokers. Should the results of these tests establish that any of the applicable contingencies are not met, then the Contract of Sale shall terminate and be null and void and all deposit monies shall be returned to Buyer upon execution of a disposition of deposit agreement by Buyer and Seller, unless within ten (10) days of the receipt by Buyer and Seller of the results of these tests, either (a) Buyer waives in writing such contingencies, or (b) Buyer and Seller execute an Addendum to the Contract of Sale under which Seller is given a specified period of time within which to attempt to cure the deficiencies and deliver to Buyer, at Seller's expense, the results of new well tests establishing that the deficiency noted in the original well tests has been corrected.

If Buyer and Seller agree to permit Seller to cure the deficiencies in the well, the Seller shall attempt to cure the deficiencies in the well and deliver to Buyer a report of a new well test by a qualified well testing company or laboratory establishing that the deficiencies noted in the original well tests have been corrected. If, at the expiration of the specified time period, Seller has not delivered to Buyer the results of a new well test establishing that the deficiencies noted in the original well tests have been corrected, then the Contract of Sale shall terminate and be null and void and all deposit monies shall be returned to Buyer upon execution of a disposition of deposit agreement by Buyer and Seller.

If Buyer or its agents or contractors damages the Property, the well, any pumps serving the well or any other property of Seller during the exercise of its rights under this Addendum, Buyer shall immediately reimburse Seller for all costs incurred in correcting such damage. If the Contract has been terminated, then the deposit monies may be retained pending payment to Seller of all such costs.

PRIVATE WATER SYSTEM NOTICE AND ADDENDUM

If Buyer proceeds to settlement, Buyer shall be deemed to have waived and relinquished any and all claims or causes of action against Seller or the Brokers arising from the quality or quantity of the water provided by the private water supply system. Buyer further warrants and represents to Seller and the Brokers that Buyer understands that the only reliable and available means of professional testing and that Buyer has not and will not rely upon any representation regarding the quantity or quality of this water, whether made by Seller or the Brokers, except those facts disclosed as a result of such professional testing.

Buyer Seal _____
Date _____

Buyer Seal _____
Date _____

Seller Seal _____
Date 08/02/07

Seller Seal _____
Date 8/2/07

WAIVER AND RELEASE

[To be executed only if Buyer has elected to waive the contingencies]

Buyer hereby acknowledges that Buyer has received, read and understands the above notice and understands the importance of conducting a proper water yield, chemical and bacteriological test of the private water supply system now existing on the Property. Nevertheless, Buyer hereby specifically and voluntarily elects to waive such tests as well as the contingencies set forth above the full knowledge that such waiver may not be in Buyer's best interest. By the execution of this waiver, Buyer agrees and warrants, forever, to release, waive, relinquish and forbear any and all claims or causes of action against the Seller or the Brokers arising from the quantity or quality of water from the private water supply system and shall indemnify and hold Seller and the Brokers harmless from all such claims, causes of action, judgments or damages resulting from any deficiency in the quantity or quality of the water provided by said system.

Buyer Buyer _____

This form has been prepared for the sole use of the following Board/Associations of REALTORS> and their members. Each Board, its members and employees assume no responsibility if this form fails to protect the interests of any party. Each party should secure its own legal, tax, financial or other advice.

The Greater Baltimore Board of REALTORS>, Inc. Harford County Association of REALTORS>, Inc.
Carroll County Association of REALTORS>, Inc. Howard County Association of REALTORS>, Inc.

FORM 1110 (2/91) © 1991 The Greater Baltimore Board of REALTORS>, Inc.



GENERAL ADDENDUM TO CONTRACT OF SALE

FOR USE WITH THE MARYLAND ASSOCIATION OF REALTORS' RESIDENTIAL CONTRACT OF SALE FORM

Addendum Number _____ to Contract of Sale (the "Contract") dated _____

Buyer(s)/Tenant(s): _____

Seller(s)/Owner(s): _____

Property: _____

1. LEGAL REQUIREMENT: A Contract for the sale of real property is required to be in writing to be enforceable under the laws of the State of Maryland. Once signed by the parties, the Contract becomes a legally binding agreement. The original terms of the Contract can only be altered thereafter with the agreement of the parties expressed in writing. All parties have the right to be represented by an attorney and are encouraged to seek competent advice if they do not understand any term(s) of the Contract. The broker/agent is required to promptly submit all written Contract offers to the Seller.

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5. RENTAL: If any portion of the Property is to be rented to tenants by Buyer, the local government may require that the Property be registered prior to any rental and a yearly registration fee may be assessed by the local government. You may call the appropriate government office for further information. If the Property is now or has been rented to tenants, local laws may give the tenants certain rights to purchase the Property. These rights are set forth in the Contract. Effective October 1, 1994, certain disclosures are required regarding the presence of lead paint in certain rental properties.

6. PROPERTY LOCATED IN BALTIMORE CITY: Tenant's Right of First Refusal: If the property is, or has been, within six (6) months of the date hereof, a single family residential rental dwelling in Baltimore City, Maryland, the validity of the Contract is contingent upon compliance with the provisions of Title 13, Subtitle 6 of the Baltimore City Code (2004 Edition, as amended). **Transfer Certificate:** The zoning ordinance of Baltimore City, Subtitle 5 of the Baltimore City Code, 2005 Edition, regulates that every person who sells property in Baltimore City (other than a 1 or 2 family dwelling) shall attach to the Contract or instrument of conveyance, a Transfer Certificate issued by the Baltimore City Zoning Administration.

7. EQUAL HOUSING OPPORTUNITY: A REALTOR® is required by federal, state and local law, and the Code of Ethics of the National Association of REALTORS® to treat all parties in a non-discriminatory manner without regard to race, color, creed, age, religion, national origin, sex, marital status, familial status, physical or mental disability, occupation, sexual orientation or preference, or other protected classifications under Fair Housing Laws.

8. HOMEOWNER ASSOCIATIONS/CONDOMINIUMS: If a Property is part of a development subject to the imposition of mandatory fees as defined by the Maryland Homeowners Association Act, and/or a condominium unit, Seller will make the required disclosures by an appropriate addendum to the Contract.

9. COVENANTS AND RESTRICTIONS AFFECTING PROPERTY: A majority of homes, whether new or re-sale, located in a subdivision are subject to certain restrictions applicable to the use of the Property as well as the construction of certain improvements to the Property. Such restrictions are referred to as covenants and, in the case of Property subject to a Homeowners Association or Condominium Association, the covenants are contained in a Declaration of Covenants and Restrictions as well as the Bylaws of the Association. However, many properties are also subject to covenants even though the Property is not subject to a Homeowners Association or Condominium Association. Buyers are encouraged to inquire as to any covenants and restrictions which may be applicable to the Property which is being considered for purchase.

10. PRIVATE AGREEMENTS: Some communities may be subject to agreements, covenants or restrictions relating to the cost of certain maintenance items, restricting the use of properties or dealing with other matters. For example, properties sharing a driveway are often subject to such agreements. These private agreements do not fall within the required disclosures of HOA or condominium laws and may or may not be recorded. Buyer should make inquiries of Seller prior to or at the time of Contract.

11. WETLANDS, WATERWAYS AND/OR FLOOD PLAINS: Buyer is advised that, if all or a portion of the Property has wetlands and/or waterways or is located in a designated flood plain, the approval of the U.S. Army Corps of Engineers (the "Corps"), the Maryland Department of Natural Resources and other federal, state or local agencies may be necessary before a building permit for either new construction or expansion or improvement of the Property can be issued. Additionally, the future use of existing improved property may be restricted due to the presence of waterways, wetlands, and/or flood plains. Information as to wetlands, waterways and/or flood plains can be obtained from the District Office of the Corps at (410) 962-3670, the Maryland Department of Natural Resources at (410) 974-3841 or the Office of Planning and Zoning of the county or city in which the Property is situated. The Buyer expressly assumes the risk that the Property may be subject to restrictions due to the presence of waterways, wetland, and/or flood designations.

12. REFORESTATION: (Note: Applicable to property containing 40,000 or more square feet of land.) Buyer is hereby advised that if Buyer intends to apply for subdivision or site plan approval or a grading or sediment control permit upon the Property, applicable City or County law may require as a condition of such approval that Buyer submit plans acceptable to the City/County for establishing new tree cover, planting trees to replace forest which has been recently removed, and conserving the cutting and clearing of trees in accordance with applicable laws and regulations.

13. CHESAPEAKE BAY CRITICAL AREA: If all or a portion of a Property is located within 1,000 feet of tidal waters of the Chesapeake Bay, there may be restrictions on the use and/or development of the Property. Additional information regarding the Chesapeake Bay Critical Areas is available from the Critical Areas Program established by the local government of each county in Maryland and Baltimore City.

14. BWI AIRPORT NOTICE: Some properties may be located in the Baltimore/Washington International Airport Noise Zone. A Buyer desiring to obtain a copy of Noise Zone Maps may do so by calling the BWI Noise and Abatement Office at (410) 859-7021. Information regarding the location of other airports and their operations may be obtained by calling the local zoning office for the area in which the Property is located.

15. INSURANCE: Buyer acknowledges that, as a condition of making a mortgage loan, lenders may require proof of hazard insurance coverage and may also require flood insurance coverage.

16. PROPERTY CONDITION (HOME INSPECTION): If the appropriate contingency is included in the Contract, home inspection firms may be employed to inspect the condition of the Property, including central heating and cooling systems and components, plumbing and electrical systems and components, the roofing, exterior and interior walls, ceilings and floors, foundation and/or basement (including chronic water penetration). If the Property is part of a condominium, Buyer's rights include access to the common areas to perform the inspection.

17. PRIVATE WATER AND SEWAGE SYSTEMS: Many properties are serviced by wells and/or private water and/or sewage systems. Local laws or lenders may require various tests and/or inspections. If the Property is serviced by any such system, this should be addressed by a separate addendum to the Contract.

18. ENVIRONMENTAL CONSIDERATIONS; HAZARDOUS MATERIALS: There are many hazardous materials that could affect a Property. The Brokers and their agents will generally have no knowledge of these hazardous materials and do not have the technical expertise to ascertain or advise you of the presence or significance of these hazardous materials. Buyer has the right to request, as a condition of an offer and, subject to acceptance by the Seller, the employment of a specialist of Buyer's choice to provide an analysis of hazardous materials which may be present. Hazardous materials inside the home can include, but are not limited to, cleaning chemicals, paint, asbestos, radon, lead paint, petroleum products, lawn and garden chemicals and indoor air pollutants that can accumulate. Hazardous materials outside the home can include, but are not limited to, those found in contaminated land, water, landfills and other disposal sites, industrial air and water emissions, radiation from high tension wires, and those which may be present in underground storage tanks. Generally, additional information pertaining to these materials is available from the Maryland Department of the Environment (MDE) at (410) 537-3000.

19. FIRE-RETARDANT TREATED PLYWOOD: The use of fire-retardant treated (FRT) plywood as roof sheathing may result in the loss of wood strength through thermal degradation. The extent of such degradation depends upon the particular fire-retardant treatment used as well as the temperature levels and the degree of moisture present in the roof and attic systems. Additional information regarding FRT plywood is available from the National Association of Homebuilders at (800) 368-5242. For information as to whether a Property was constructed with FRT plywood, Buyer may contact the local Department of Building Inspections and Permits and/or request that a home inspector determine the condition of FRT plywood if present.

20. RADON: The MDE and the U.S. Environmental Protection Agency (EPA) have found levels of naturally occurring radon in some areas of Maryland that exceed the levels considered acceptable by the EPA. Studies have shown that extended exposure to high levels of radon can adversely affect your health. Radon testing firms in the area have special equipment to detect elevated levels of radon on a Property. They can also recommend actions to be taken to decrease concentrations of radon to an acceptable level. Buyer is advised to contact the Center for Radiological Health at the MDE at (410) 537-3000 for further information on radon.

21. LEAD PAINT: The MDE has found that many homes built before 1978 contain lead paint, the ingestion of which can be particularly dangerous. The potential dangers of lead paint may be greatly exacerbated by repairs and renovations performed without the assistance of a qualified lead paint removal specialist. Buyer is advised to contact the Lead Paint Poisoning Prevention Division of the MDE at (410) 537-3000 for further information on lead paint. Specialists are available to determine if lead paint has been used in a Property. In some cases, lead paint inspection may be mandatory.

22. ASBESTOS: Asbestos has been used in residential property for insulation, fireproofing, acoustical, decorative and other purposes. Common uses of asbestos include insulation around boilers and pipes, surfacing material, ceiling and floor tiles, roofing material, wallboard, and cement pipe. Improper handling or removal of asbestos during renovations or repairs may damage the asbestos and cause asbestos particles to become airborne, potentially causing health risks. Buyer is advised to contact the MDE at (410) 537-3000 for further information on asbestos.

23. AVAILABILITY OF LIMITED WARRANTY: A Limited Warranty may be available for purchase through a Broker. Such a Limited Warranty may provide, subject to the terms and conditions of the Limited Warranty, compensation in the event certain named components and/or appliances become inoperable or fail during a specified period of time (usually one year from settlement).

24. NEWLY CONSTRUCTED RESIDENCES: a) New Home Warranty Plan: If a Property is a newly constructed dwelling, Maryland law requires that Seller/Builder provide Buyer with a written statement concerning the presence or absence of a New Home Warranty (addendum will be attached); b) Insulation: Seller/Builder must inform Buyer of the location, type and thickness (R Factor) of insulation used in the walls and roof of the newly constructed residence; c) Water/Sewer Service: a Property may be subject to a fee or assessment which purports to cover or defray the cost of installing or maintaining all or part of the public water or waste water facilities serving a subdivision. This fee or assessment may be payable annually. Seller will provide Buyer with a detailed written disclosure of the amount of the fee, the duration of the fee, and any right to prepay or discount the fee.

25. CERTIFICATIONS: Depending upon the type of mortgage applied for by Buyer, lenders may require certain certifications that relate to a Property or require inspections/appraisals that certify that a Property is free of specific hazards or conditions.

26. FHA PREPAYMENT: FHA regulations specify that if the loan is paid in full on the first day of a month, interest for that month is not payable, but if the loan is paid in full on any day other than the first day of a month, interest may be payable through the end of that month.

27. NOTICES/FAX TRANSMISSIONS: Unless otherwise provided herein or in another Addendum, any notice to Buyer shall be effective when delivered to Buyer or an agent of Buyer, and any notice to Seller shall be effective when delivered to Seller or an agent of Seller. Notices under the Contract shall be in writing, and may be hand-delivered, mailed or transmitted by an electronic medium which produces a tangible copy, such as telecopier (fax). A telecopy of a signed offer, acceptance, addendum or notice shall be deemed the equivalent of the original document. While not required, it is suggested that documents with original manual signatures of the parties be forwarded to Buyer and Seller in accordance with the Contract.

_____	_____ (SEAL)
Date	Buyer(s)/Tenant(s)
_____	_____ (SEAL)
Date	Buyer(s)/Tenant(s)
_____	_____ (SEAL)
Date	Seller(s)/Owners(s)
_____	_____ (SEAL)
Date	Seller(s)/Owners(s)

This form has been prepared for the sole use of the following Boards/Associations of REALTORS® and their members. Each Board/Association, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party. Each party should seek its own legal, tax, financial and other advice.

The Greater Baltimore Board of REALTORS®, Inc.
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Tax ID: 1404328728

County: HOWARD

Metropolitan Regional Information Systems, Inc.

Full Tax Record

Page 1 of 1

05-Jul-2007

1:00 pm

Property Address: 1880 WOODBINE RD, WOODBINE MD 21797 8504

Legal Subdiv/Neighborhood:

Incorporated City:

Owner Name: DIANE CHOY

Addtnl: YANG, WEN WU T/E

MAILING ADDRESS: PO BOX 400, BARNESVILLE, MD 20838 0400

LEGAL DESCRIPTION: IMPS1.076 A 1880 WOODBINE RD WOODBINE

Mag/Dist #: 4

Election District: 4

Section:

Map Suffix:

Historic ID:

Lot:

Legal Unit #:

Subdiv Ph:

Suffix:

Agri Dist:

Condo/Coop Project:

Phone #:

Company Owner:

Care of Name:

Absent Owner: No

City Tax:

Refuse: \$175

Homestd/Exempt Status:

Mult. Class:

Tax Map:

Map: 7

Sub-Parcel:

Plat Liber:

Tax Levy Yr: 2006

Tax Rate: 1.13

TOTAL TAX BILL: \$3,504

State/County Tax: \$3,044

Spec Tax Assmt: \$285

Front Foot Fee:

Exempt Class: 000

Tax Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2004	\$318,150	\$230,700	\$87,450	
2003	\$270,300	\$90,700	\$83,900	
2002	\$222,450	\$70,700	\$61,340	

DEED

Deed Liber: 10573

Deed Folio: 358

Transfer Date

15-Mar-2007

05-Mar-2001

31-Mar-1986

Price

\$349,900

\$0

\$0

Grantor

STEVENS, EARLE RICHARD

STEVENS, C ISABELLE

STEVENS C ISABELLE

Grantee

CHOY, DIANE & YANG, WEN WU T/E

STEVENS EARLE RICHARD SEIBERT

STEVENS C ISABELLE

PROPERTY DESCRIPTION

Year Built: 1948

Irregular Lot:

Land Use Code: Residential

Property Class: R

Zoning Desc:

Prop Use: RESIDENTIAL

Building Use:

Lot Description:

Zoning Code: RCDEO

Square Feet: 46,609

Plat Liber/Folio: /

Quality Grade: AVERAGE

Xfer Devel.Right:

Site Influence:

Census Trct/Blck: 604,001/2

Acreage: 1.07

Property Card:

Road Description:

Road Frontage:

Topography:

Sidewalk:

Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:	1B				
Description:					
Dimensions:					
Area:	1,323				

Foundation:

Ext Wall: Siding - Alum/Viny

Stories: 1B

Total Building Area:

Patio/Deck Type:

Balcony Type:

Attic Type:

Sq Ft:

Sq Ft:

Sq Ft:

Roofing: Shingle - Composite

Style: Standard Unit

Units: 1

Living Area: 1,323

Porch Type: 1 Story-Open

Pool Type:

Roof Type:

of Dormers: 1

Year Remodeled: 1948

Model/Unit Type: STANDARD UNIT

Base Sq Ft: 1,323

Sq Ft: 96

Sq Ft:

Rooms:

Bedrooms:

Full Baths: 1

Half Baths: 0

Baths: 1.00

Fireplace Type:

Bsmt Type: Fully Finished

Bsmt Tot Sq Ft: 1,323

Bsmt Fin Sq Ft: 235

Bsmt Unfin Sq Ft: 1,088

Fireplaces:

Garage Type: Detached

Garage Const.: FRAME

Garage Sq Ft: 480

Garage Spaces:

Other Rooms: 235 SQ FT CLUB ROOM

Other Amenities:

Appliances:

Gas:

Heat: Forced Air

Electric:

Water: Private

Air Conditioning: Combined System

Interior Floor:

Outbuildings: STABLE

Sewer: Private

Underground:

Fuel:

Walls:

Update Date : 25-Apr-2007

Courtesy of: Ann Joliet

Home: (301) 774-1415

Cell: (301) 518-0305

Company: RE/MAX Realty Centre, Inc.

Office: (301) 774-5900

Office: (301) 774-1415

Email: ann@move2olney.com

Company: RE/MAX Realty Centre, Inc.

Fax: (301) 774-8302

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



Real Estate Property Taxes

[Home](#) > [Citizen Self Service](#) > [Real Estate Property Taxes](#) > [Charges Exemptions Credits](#)

Charges, Exemptions, Credits

Owner	CHOY DIANE
Parcel ID	04328728
Fiscal Year	2007

Tax Charges

	Assessed Value	Tax Rate	Amount
STATE BAY RESTOR FEE			\$30.00
COUNTY TAX	318,150	1.014000	\$3,226.04
FIRE TAX - RURAL	318,150	0.115500	\$367.46
OVERPAYMENT	318,150		\$0.00
STATE PROPERTY TAX	318,150	0.112000	\$356.33
TRASH FEE			\$175.00
Total			\$4,154.83

Tax Exemptions/Credits

No Tax Exemption/Credit information available for this bill.

2007 Tax	\$4,154.83
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Maryland Department of Assessments and Taxation
HOWARD COUNTY
Real Property Data Search (2007b)

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[GroundRent](#)

Account Identifier: District - 04 **Account Number -** 328728

Owner Information

Owner Name:	CHOY DIANE YANG WEN WU T/E	Use:	RESIDENTIAL
Mailing Address:	1880 WOODBINE RD WOODBINE MD 21797-8504	Principal Residence:	YES
		Deed Reference:	1) /10573/ 358 2)

Location & Structure Information

Premises Address	Legal Description
1880 WOODBINE RD	1.076 A
WOODBINE 21797	1880 WOODBINE RD
	WOODBINE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
7	16	131						2	Plat Ref:

Special Tax Areas	Town	
	Ad Valorem	NO A/V, NO M/P, RURAL FIRE TAX
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1948	1,323 SF	1.07 AC	
Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2005	07/01/2006	07/01/2007
Land	90,700	230,700		
Improvements:	83,900	87,450		
Total:	174,600	318,150	270,300	318,150
Preferential Land:	0	0	0	0

Transfer Information

Seller: STEVENS EARLE RICHARD	Date: 03/15/2007	Price: \$349,900
Type: IMPROVED ARMS-LENGTH	Deed1: /10573/ 358	Deed2:
Seller: STEVENS C ISABELLE	Date: 03/05/2001	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5367/ 174	Deed2:
Seller: STEVENS C ISABELLE	Date: 03/31/1986	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 1457/ 488	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



Maryland Department of Assessments and Taxation
HOWARD COUNTY
Real Property Data Search (2007b)

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Type: NOT ARMS-LENGTH	Deed1: / 1457/ 488	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *

186766.2mN
389053.0mE

186766.2mN
394539.4mE

2

552



549

546

543

540

183108.5mN
389053.1mE

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SCALE IN FEET



13

COMPILED BY
MARYLAND DEPARTMENT OF PLANNING
PROPERTY MAPPING SECTION

The information shown on this map has been compiled from deed
descriptions and plans and is not an actual survey. It should not be
used for legal descriptions. Users noting errors are urged to notify
the Maryland Department of Planning, Property Mapping Section,
Room 1101, 301 W. Preston St., Baltimore, MD 21201-2305.

PROPERTY LINE
SUBDIVISION BOUNDARY
TOWN BOUNDARY
PRIVATE ROAD
STREAM LINE

CONTINUING OWNERSHIP -
PARCEL NUMBERING - P.M. (ASSIGNED TO IDENTIFY OWNERSHIP, MUST BE PRECEDED BY
A MAP NUMBER.)
SCALE 1"=600' (RF 1:7200)

REVISED TO: DATE BY LIBER

LAST P. NO. QUARTER-QUADRANGLE DATE OF PHOTO SHA GRID



HOWARD COUNTY,
MARYLAND

183108.6mN
394539.5mE

764-540
MAP NO.
7

782

779

764

767

770

773