



New Home Warranty Disclosure Addendum for Maryland

(Required for use with Form #1602 when a builder participates in a new home warranty security plan and will provide Buyer with a new home warranty)

The Contract of Sale dated _____ Address 5915 Lone Oak Drive
 Unit # _____, City Bethesda, State MD Zip: 20814 between
 Seller MAB of Melody Farms, LLC and
 Buyer _____ is hereby
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Builder DOES PARTICIPATE in a new home warranty security plan. Maryland law requires a builder who participates in a new home warranty security plan to make the following disclosure as part of the Contract of Sale:

Your new home will be covered by a new home warranty that meets the minimum requirements established under Title 10, Subtitle 6 of the Real Property Article of the Annotated Code of Maryland. Before you sign this Contract, your builder is required to give you a copy of the warranty coverage you will receive.

The name of the new home warranty security plan in which your builder is currently a participant is

RWC, Inc.

You are strongly encouraged to call the new home warranty security plan at _____ to verify (i) that your builder is in good standing with this company, and (ii) that your new home will be covered by a warranty from this company.

If the builder is not a participant in good standing with this company on the date of this contract, or if the new home has not been registered in the plan on or before the warranty date, then it is a material breach of the contract and you are entitled to whatever remedies are provided by law, including, but not limited to, rescission or cancellation of this contract and, except in the case of a construction contract for a new home built on your own property, a refund of any money paid to the builder for your new home.

On the day that you first occupy the new home, settle on the new home, make the final payment to the builder on your new home, or obtain an occupancy permit for a new home if the new home is built on your own property, whichever is earlier, you will be provided with evidence that a new home warranty exists for your new home and that coverage begins on that date. You will be provided with a signed new home warranty within 60 days from the date the coverage begins.

The terms used in this notice shall have the same meanings as provided in Title 10, Subtitle 6 of the Real Property Article of the Annotated Code of Maryland.

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Maryland law further requires the builder to make the following disclosure. Builder will provide Buyer with a New Home Warranty which meets the requirements of Maryland law.

The Plan provides the following minimum warranty coverage beginning on the warranty date:


- ONE YEAR free from any defects in materials and workmanship.
- TWO YEARS free from any defect in the electrical, plumbing, heating, cooling, and ventilating systems, except that the following appliances, fixtures, and items of equipment are only covered for the length and scope of the warranty offered by the manufacturer:

- FIVE YEARS free from any structural defects.

Items excluded under the Plan are:

1. Damage to real property that is not part of the home covered by the warranty or that is not included in the purchase price of the home;
2. Bodily injury or damage to personal property;
3. Any defect in materials supplied or work performed by anyone other than the builder or the builder's employees, agents, or subcontractors;
4. Any damage that the owner has not taken timely action to minimize or for which the owner has failed to provide timely notice to the builder;
5. Normal wear and tear or normal deterioration;
6. Insect damage, except where the builder has failed to use proper materials or construction methods designed to prevent insect infestation;
7. Any loss or damage that arises while the home is being used primarily for nonresidential purposes;
8. Any damage to the extent it is caused or made worse by negligence, improper maintenance or improper operations by anyone other than the builder or its employees, agents, or subcontractors;
9. Any damage to the extent it is caused or made worse by changes of the grading of the ground by anyone other than the builder, its employees, agents, or subcontractors; and
10. Any loss or damage caused by acts of God.

By signing this Addendum, the Buyer acknowledges that the Buyer has read and understood the above disclosure.

DocuSigned by: <i>Michael Rubinfeld, COB</i> 		1/12/2023		
Seller - 564E902ECD354E1...	Date	Buyer	Date	
MAB of Melody Farms, LLC				
_____	_____	_____	_____	
Seller	Date	Buyer	Date	

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Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

PROPERTY ADDRESS: 5915 Lone Oak Drive, Bethesda, MD 20814

PERSONAL PROPERTY AND FIXTURES: The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, central vacuum system (with all hoses and attachments); shutters; window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items is noted in the blank.

KITCHEN APPLIANCES

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

ELECTRONICS

- Security Cameras
- Alarm System
- Intercom
- Satellite Dishes
- Video Doorbell

RECREATION

- Hot Tub/Spa, Equipment, & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

LIVING AREAS

- Fireplace Screen/Door
- Gas Log
- Ceiling Fans
- Window Fans
- Window Treatments

OTHER

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System
- Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)

LAUNDRY

- Washer
- Dryer

WATER/HVAC

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window A/C Units

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: _____

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.


9/27/2022
 Seller: MAB of Melody Farms, LLC. _____ Date _____ Seller _____ Date _____

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer)

The Contract of Sale dated _____ between Seller **Mid-Atlantic Custom Builders, LLC** and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer) _____ Date _____ Buyer _____ Date _____
 MAB of Melody Farms, LLC.

Seller (sign only after Buyer) _____ Date _____ Buyer _____ Date _____



Regulations, Easements and Assessments (REA) Disclosure and Addendum

(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 5915 Lone Oak Drive
 City Bethesda, State MD Zip 20814 between
 Seller MAB of Melody Farms, LLC, and
 Buyer _____ is hereby
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

Notice to Seller and Buyer: This Disclosure/Addendum to be completed by the Seller shall be available to prospective buyers prior to making a purchase offer and will become a part of the sales contract for the sale of the Property. The information contained herein is the representation of the Seller. The content in this form is not all-inclusive, and the Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties. Please be advised that web site addresses, personnel and telephone numbers do change and GCAAR cannot confirm the accuracy of the information contained in this form. When in doubt regarding the provisions or applicability of a regulation, easement or assessment, information should be verified with the appropriate government agency. Further information may be obtained by contacting staff and web sites of appropriate authorities:

- Montgomery County Government, 101 Monroe Street, Rockville, MD, 20850.
- Main Telephone Number: 311 or 240-777-0311 (TTY 240-251-4850). Web site: www.MC311.com
- Maryland-National Capital Area Park and Planning Commission (M-NCPPC),
2425 Reedy Drive, 14th Floor, Wheaton, MD 20902. Main number: 301-495-4600. Web site:
<https://montgomeryplanningboard.org>
- City of Rockville, City Hall, 111 Maryland Ave, Rockville, MD 20850.
Main telephone number: 240-314-5000. Web site: www.rockvillemd.gov
- State Department of Assessments & Taxation (SDAT), 301 W Preston Street, Baltimore, MD, 21201
Main Telephone Number: 410-767-1184. Website: sdattax.dat.maryland.gov

1. **DISCLOSURE/DISCLAIMER STATEMENT:** A property owner may be exempt from Maryland Residential Property Disclosure Act as defined in the Maryland Residential Property Disclosure and Disclaimer Statement. Is Seller exempt from the Maryland Residential Property Disclosure Act? [] Yes [] No. If no, see attached Maryland Residential Disclosure and Disclaimer Statement. If yes, reason for exemption:
_____.
2. **SMOKE DETECTORS:** Maryland law requires that ALL smoke alarms be less than 10 years from date of manufacture. Also, BATTERY-ONLY operated smoke alarms must be sealed units incorporating a silence/hush button and long-life batteries. Pursuant to Montgomery County Code, the Seller is required to have working smoke alarms. Requirements for the location of the alarms vary according to the year the Property was constructed. For a matrix of the requirements see: www.montgomerycountymd.gov/mcfrs-info/resources/files/laws/smokealarmmatrix_2013.pdf. In addition, Maryland law requires the following disclosure: This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will NOT provide an alarm. Therefore, the Buyer should obtain a dual-powered smoke detector or a battery-powered smoke detector.
3. **MODERATELY-PRICED DWELLING UNIT:** Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County, the City of Rockville, or the City of Gaithersburg? [] Yes [] No. If yes, Seller shall indicate month and year of initial offering: _____ . If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.
4. **RADON DISCLOSURE:** A radon test must be performed on or before the Settlement Date of a "Single Family Home" in accordance with Montgomery County Code Section 40-13C (see <https://www.montgomerycountymd.gov/green/air/radon.html> for details) **A Single Family Home means a single family detached or attached residential building. Single Family home does not include a residential unit that is part of a condominium regime or a cooperative housing corporation.** The Seller of a Single Family Home (unless otherwise exempt below) is required to provide the Buyer, on or before Settlement Date, a copy of radon test results performed less than one year before Settlement Date, or to permit the Buyer to perform a radon test, but regardless, a radon test MUST be performed and both Seller and Buyer MUST receive a copy of the radon test results. **If Buyer elects not to or fails to perform a radon test, the Seller is mandated to perform the test and provide the results to the Buyer on or before Settlement Date.**

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Is Seller exempt from the Radon Test disclosure? [] Yes [X] No. If yes, reason for exemption: _____.

Exemptions:

- A. Property is NOT a "Single Family Home"
- B. Transfer is an intra-family transfer under MD Tax Property Code Section 13-207
- C. Sale is by a lender or an affiliate or subsidiary of a lender that acquired the home by foreclosure or deed in lieu of foreclosure
- D. Sale is a sheriff's sale, tax sale or sale by foreclosure, partition or by a court appointed trustee
- E. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship or trust.
- F. A transfer of a home to be converted by the buyer into a use other than residential or to be demolished.
- G. Property is located in the Town of Barnesville, Town of Kensington, Town of Poolesville, or City of Rockville.

If not exempt above, a copy of the radon test result is attached [] Yes [X] No. If no, Seller will provide the results of a radon test in accordance with Montgomery County Code Section 40-13C unless the Contract includes a radon contingency.

NOTE: In order to request Seller to remediate, a radon contingency must be included as part of the Contract.

5. AVAILABILITY OF WATER AND SEWER SERVICE:

- A. **Existing Water and Sewer Service:** Refer to the Seller's Water Bills or contact WSSC at 301-206-4001 or City of Rockville at 240-314-8420.
- B. **Well and Septic Locations:** Contact the **Department of Permitting Services "DPS", Well and Septic**, or visit <http://permittingervices.montgomerycountymd.gov/DPS/general/Home.aspx>. For well and/or septic field locations, visit <http://permittingervices.montgomerycountymd.gov/DPS/online/eInformationRequest.aspx>, or for homes built before 1978, request an "as built" drawing in person using DPS's "Septic System Location Application" form. Homes built prior to 1960 may be filed on microfiche, and, if outside a subdivision, the name of the original owner may be required. An original owner's name can be found among the Land Records at the County Courthouse. Allow two weeks for the "as built" drawing.
- C. **Categories:** To confirm service area category, contact the **Montgomery County Department of Environmental Protection ("DEP") Watershed Management Division** or visit waterworks@montgomerycountymd.gov.

- A. **Water: Is the Property connected to public water?** [X] Yes [] No
If no, has it been approved for connection to public water? [] Yes [] No [] Do not know
If not connected, the source of potable water, if any, for the Property is: _____
- B. **Sewer: Is the Property connected to public sewer system?** [X] Yes [] No
If no, answer the following questions:
 1 **Has it been approved for connection to public sewer?** [] Yes [] No [] Do not know
 2 **Has an individual sewage disposal system been constructed on Property?** [] Yes [] No
Has one been approved for construction? [] Yes [] No
Has one been disapproved for construction [] Yes [] No [] Do not know
If no, explain: _____
- C. **Categories: The water and sewer service area category or categories that currently apply to the Property is/are (if known)** _____
This category affects the availability of water and sewer service as follows (if known) _____
- D. **Recommendations and Pending Amendments (if known):**
 1. **The applicable master plan contains the following recommendations regarding water and sewer service to the Property:** _____
 2. **The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property:** _____
- E. **Well and Individual Sewage System: When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.**

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By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer

Date

Buyer

Date

6. **CITY OF TAKOMA PARK:** If this Property is located in Takoma Park, the Takoma Park Sales Disclosure must be attached. See GCAAR Takoma Park Sales Disclosure - Notice of Tree Preservation Requirements and Rental Housing Laws.

7. **HOMEOWNER'S, CONDOMINIUM OR COOPERATIVE ASSOCIATION ASSESSMENTS:** The Property is located in a [] Homeowners Association with mandatory fees (HOA) (refer to GCAAR HOA Seller Disclosure / Resale Addendum for MD, attached), and/or [] Condominium Association (refer to GCAAR Condominium Seller Disclosure / Resale Addendum for MD, attached) and/or [] Cooperative (refer to GCAAR Co-operative Seller Disclosure / Resale Addendum for MD & DC, attached) and/or [] Other (ie: Homeowners Association/Civic Association WITHOUT dues):

8. **UNDERGROUND STORAGE TANK:** For information regarding Underground Storage Tanks and the procedures for their removal or abandonment, contact the Maryland Department of the Environment or visit www.mde.state.md.us Does the Property contain an UNUSED underground storage tank? [] Yes [] No [X] Unknown. If yes, explain when, where and how it was abandoned:

9. **DEFERRED WATER AND SEWER ASSESSMENT:**

A. **Washington Suburban Sanitary Commission (WSSC) or Local Jurisdiction:**

Are there any potential Front Foot Benefit Charges (FFBC) or deferred water and sewer charges for which the Buyer may become liable which do not appear on the attached property tax bills? [X] Yes [] No

If yes, EITHER [X] the Buyer agrees to assume the future obligations and pay future annual assessments in the amount of \$ 2007.60 per year, OR [] Buyer is hereby advised that a schedule of charges has not yet been established by the water and sewer authority, OR [] a local jurisdiction has adopted a plan to benefit the Property in the future.

B. **Private Utility Company:**

Are there any deferred water and sewer charges paid to a Private Utility Company which do NOT appear on the attached property tax bills? [] Yes [X] No. If yes, complete the following:

EFFECTIVE OCTOBER 1, 2016: NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

This Property is subject to a fee or assessment that purports to cover or defray the cost of installing or maintaining during construction all or part of the public water or wastewater facilities constructed by the developer. This fee or assessment is \$ _____ payable annually in _____ (month) until _____ (date) to _____ (name and address) (hereafter called "lienholder"). There may be a right of prepayment or a discount for early prepayment, which may be ascertained by contacting the lienholder. This fee or assessment is a contractual obligation between the lienholder and each owner of this Property, and is not in any way a fee or assessment imposed by the county in which the Property is located.

If a Seller subject to this disclosure fails to comply with the provisions of this section:

(1) Prior to Settlement, the Buyer shall have the right to rescind the Contract and to receive a full refund of all deposits paid on account of the Contract, but the right of rescission shall terminate 5 days after the Seller provides the Buyer with the notice in compliance with this section.

(2) Following Settlement, the Seller shall be liable to the Buyer for the full amount of any open lien or assessment.

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10. SPECIAL PROTECTION AREAS (SPA):

Refer to montgomeryplanning.org/planning/environment/water-and-wetlands/special-protection-areas/ or montgomerycountymd.gov/water/streams/spa.html for explanations of the "SPA" legislation and a map detailing protected areas. To determine if a particular property (which is located close to protected areas as designated on this map) is located within the boundaries of a "SPA," contact: MaryJo.Kishter@montgomeryplanning.org, or call 301-495-4701.

Is this Property located in an area designated as a Special Protection Area? [] Yes [X] No.

If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply.

Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
- B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls. An SPA may be designated in:
- (1) a land use plan;
 - (2) the Comprehensive Water Supply and Sewer System Plan;
 - (3) a watershed plan; or
 - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Maryland-National Capital Area Park and Planning Commission (M-NCPPC).

Buyer

Buyer

11. PROPERTY TAXES: Each property in Montgomery County, MD is assessed for annual real property taxes based on several different components. A copy of the tax bill will reflect which categories and components are applicable to this Property, including, whether the Property is located in a municipality, a special taxing district, a development district, a proposed development district, and/or whether this Property is subject to a special area tax or any WSSC front foot benefit charges. Definitions and explanations of each of these categories can be obtained at the Montgomery County Department of Finance website in the "**Frequently Asked Questions**" section located at <https://www.montgomerycountymd.gov/finance/taxes/faqs.html> and select "FAQ". Additional information relating to taxes and the assessment and appeal process can be located at <https://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx> - this provides tax information from the State of Maryland.

- A. **Current Tax Bill:** IN ACCORDANCE WITH MONTGOMERY COUNTY CODE SECTION 40-12C, THE SELLER(S) MUST ATTACH HERETO A COPY OF THE CURRENT REAL PROPERTY TAX BILL FOR THIS PROPERTY. A copy of the tax bill for this Property can be obtained at <https://apps.montgomerycountymd.gov/realpropertytax/>.
- B. **Estimated Property Tax & Non-Tax Charges:** IN ADDITION, SELLER(S) ARE REQUIRED TO PROVIDE POTENTIAL BUYERS WITH THE ESTIMATED PROPERTY TAX AND NON-TAX CHARGES FOR THE FIRST FULL FISCAL YEAR OF OWNERSHIP. Information relative to this estimate, including how it was calculated and its significance to Buyers can be obtained at www.montgomerycountymd.gov/estimatedtax.

Buyer acknowledges receipt of both tax disclosures.

Buyer's Initials

12. DEVELOPMENT DISTRICT DISCLOSURE - NOTICE OF SPECIAL TAX OR ASSESSMENT:

A Development District is a special taxing district in which owners of properties pay an additional tax or assessment in order to pay for public improvements within the District. Typically, the Development District Special Tax will increase approximately 2% each July 1. For more information, please contact the Montgomery County Department of Finance. FAQs regarding Development Districts can be viewed at <https://www2.montgomerycountymd.gov/estimatedtax/FAQ.aspx#3607>. Seller shall choose one of the following:

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[] **The Property is located in an EXISTING Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. As of the date of execution of this disclosure, the special assessment or special tax on this Property is \$ _____ each year. A map reflecting Existing Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/Existing_DevDistricts.pdf/ .

OR

[] **The Property is located in a PROPOSED Development District:** Each year the Buyer of this Property must pay a special assessment or special tax imposed under Chapter 14 of the Montgomery County Code, in addition to all other taxes and assessments that are due. The estimated maximum special assessment or special tax is \$ _____ each year. A map reflecting Proposed Development Districts can be obtained at https://www2.montgomerycountymd.gov/estimatedtax/map/dev_districts.pdf .

OR

[X] **The Property is not located in an existing or proposed Development District.**

13. **RECORDED SUBDIVISION PLAT:**

Plats are available at the [MNCPPC](#) or at the Judicial Center, Room 218, 50 Maryland Avenue, Rockville, MD or at 240-777-9477. In order to obtain a plat you will be required to supply the Lot, Block, Section and Subdivision, as applicable, for the Property. Plats are also available online at http://www.montgomeryplanning.org/info/plat_maps.shtm or at www.plats.net. Buyers shall check **ONE** of the following:

A. Unimproved Lot and New Construction: If the Property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

OR

[] **B. Improved Lot/Recorded Subdivision Plat:** If the Property is not an unimproved lot or a newly constructed house and a subdivision plat has been recorded, the Buyer may, in writing, waive receipt of a copy of such plat at the time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. **NOTE: This is for resale properties only.**

[] 1. **Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.**

- OR -

[] 2. **Buyer hereby waives receipt of a copy of such plat at time of execution of the Contract, but shall, prior to or at the time of Settlement, be provided a copy of the subdivision plat.**

OR

[] **C. Parcels With No Recorded Subdivision Plat:** For improved and unimproved resale properties only (i.e. properties that are not newly constructed), Buyer acknowledges that there is no recorded subdivision plat. **This Paragraph shall not be checked if a recorded subdivision plat exists for the improved resale lot.**

_____/_____
Buyer's Initials

14. TAX BENEFIT PROGRAMS:

The Property may currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:

- A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? Yes No. If yes, taxes assessed shall be paid by the Buyer OR the Seller.
- B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes? Yes No. If yes, taxes assessed as a result of the transfer shall be paid by the Buyer OR the Seller. Confirm if applicable to this Property at <https://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>.
- C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program? Yes No. If yes, explain: _____.

15. AGRICULTURAL RESERVE DISCLOSURE NOTICE:

This Property is is not subject to the Agricultural RESERVE Disclosure Notice requirements. These disclosure requirements are contained in GCAAR Agricultural Zone Disclosure Notice, which must be provided to potential buyers prior to entering into a contract for the purchase and sale of a property that is subject to this Agricultural Reserve Disclosure requirement. Additional information can be obtained at SDAT and Montgomery County Zoning Layer (MC Atlas).

16. NOTICE CONCERNING CONSERVATION EASEMENTS:

This Property is is not subject to a Conservation Easement. If applicable, GCAAR Conservation Easements Addendum is hereby provided. See <https://mcatlas.org/FCE/> for easement locator map.

17. GROUND RENT:

This Property is is not subject to Ground Rent. See Property Subject to Ground Rent Addendum.

18. HISTORIC PRESERVATION:

Check questionable properties' status with the **Montgomery County Historic Preservation Commission** (301-563-3400) or go to <http://www.montgomeryplanning.org/historic/index.shtm>, to check applicability. Buyers of property located in the City of Rockville should be advised that structures that are 50 years old or older, or which may be otherwise significant according to criteria established by the Rockville Historic District Commission, should be notified prior to purchase that demolition and building permit applications for substantial alteration will trigger an evaluation and approval process. This process may result in the property being designated a historic site, and if so, any exterior alterations must be reviewed and approved.

- A. **City of Rockville:** Montgomery County Code §40-12A has been adopted by the City of Rockville.
- B. **City of Gaithersburg:** Montgomery County Code §40-12A has been adopted by the City of Gaithersburg at City Code §2-6.
- C. **Other:** Contact the local municipality to verify whether the Property is subject to any additional local ordinance.

<p>Has the Property been designated as an historic site in the master plan for historic preservation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.</p> <p>Is the Property located in an area designated as an historic district in that plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.</p> <p>Is the Property listed as an historic resource on the County location atlas of historic sites? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No.</p> <p>Seller has provided the information required of Sec 40-12A as stated above, and the Buyer understands that special restrictions on land uses and physical changes may apply to this Property. To confirm the applicability of this County Code (Sec 40-12A) and the restrictions on land uses and physical changes that may apply, contact the staff of the County Historic Preservation Commission, 301-563-3400. <u>If the Property is located within a local municipality, contact the local government to verify whether the Property is subject to any additional local ordinances.</u></p>	
<p>_____</p> <p>Buyer</p>	<p>_____</p> <p>Buyer</p>

19. MARYLAND FOREST CONSERVATION LAWS:

- A. **Forest Conservation Law:** The Buyer is notified that the cutting, clearing, and grading of more than 5,000 square feet of forest or any champion tree on the Property is subject to the requirements of the **Forest Conservation Law**. The Buyer is required to comply with the Forest Conservation Law, Chapter 22A of the Montgomery County Code. In order to assure compliance with the law, the Buyer is notified of the need to contact the **Countywide Environmental Planning Division** of the Maryland-National Capital Park and Planning Commission (**M-NCPPC**), whether it means obtaining a written exemption from the Forest Conservation Laws from **M-NCPPC** or

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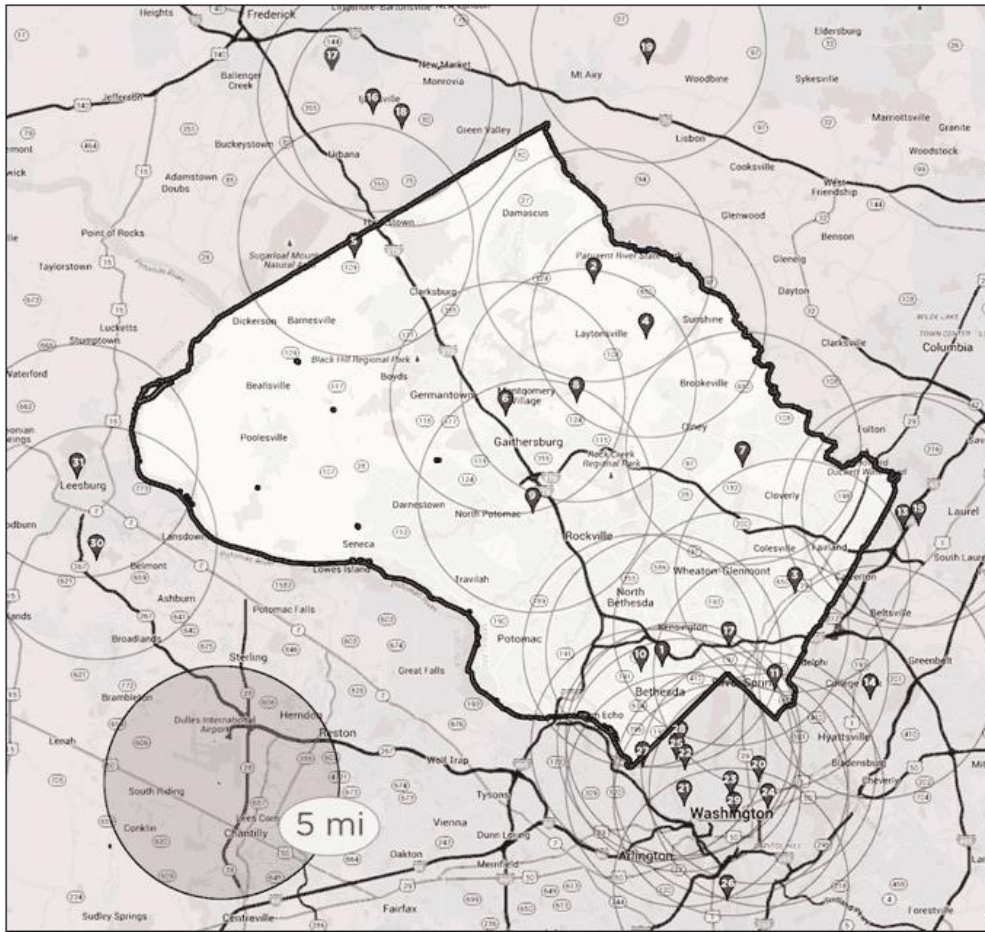
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obtaining approval of a Natural Resource Inventory/Forest Stand Delineation Plan, Forest Conservation Plan, or Tree Save Plan prior to cutting, clearing, and grading of more than 5,000 square feet of forest, obtaining a grading or sediment control permit, or developing the Property. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the Forest Conservation Law and that if such activities have occurred in violation of the applicable law, that Seller has paid all of the penalties imposed and taken all of the corrective measures requested by **M-NCPPC**.

B. Forest Conservation Easements: Seller represents and warrants that the Property [] is [] is **not** currently subject to a recorded Category I or Category II Forest Conservation Easement, Management Agreement or an approved Forest Conservation Plan, Tree Save Plan, or any other plan requiring the protection of natural areas, or any other pending obligation binding the owner of the Property under Forest Conservation Law requirements. If the Property is encumbered by any such easement or plan, attach a copy of the plat or recorded document (if available).

20. AIRPORTS AND HELIPORTS: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 8/1/2018. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list:

http://www.faa.gov/airports/airport_safety/airportdata_5010.



MONTGOMERY COUNTY

1. **Walter Reed National Medical Center Heliport**, 8901 Rockville Pike, Bethesda, MD 20889
2. **Davis Airport**, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
3. **Dow Jones & Company, Inc.**, 11501 Columbia Pike, Silver Spring, MD 20904
4. **Federal Support Center Heliport**, 5321 Riggs Road, Gaithersburg, MD 20882
5. **Flying M Farms**, 24701 Old Hundred Road, Comus, MD 20842
6. **IBM Corporation Heliport**, 18100 Frederick Avenue, Gaithersburg, MD 20879
7. **Maryland State Police Heliport**, 7915 Montrose Road, Rockville, MD 20854
8. **Montgomery County Airpark**, 7940 Airpark Road, Gaithersburg, MD 20879
9. **Shady Grove Adventist Hospital**, 9901 Medical Center Drive, Rockville, MD 20850

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- 10. **Suburban Hospital**, 8600 Old Georgetown Road, Bethesda, MD 20814
- 11. **Washington Adventist Hospital**, 7600 Carroll Avenue, Takoma Park, MD 20912
- 12. **Holy Cross Hospital**, 1500 Forest Glen Road, Silver Spring, MD, 20910
- 13. **Holy Cross Germantown**, 19801 Observation Dr, Germantown, MD, 20876

PRINCE GEORGE'S COUNTY

- 14. **Citizens Bank Helipad**, 14401 Sweitzer Lane, Laurel, MD 20707
- 15. **College Park**, 1909 Cpl Frank Scott Drive, College Park, MD 20740
- 16. **The Greater Laurel Beltsville Hospital**, 7100 Contee Road, Laurel, MD 20707

FREDERICK COUNTY

- 17. **Faux-Burhams Airport**, 9401 Ball Road, Ijamsville, MD 21754
- 18. **Ijamsville Airport**, 9701C. Reichs Ford Road, Ijamsville, MD 21754
- 19. **Stol-Crest Airfield**, 3851 Price's Distillery Road, Urbana, MD 21754

CARROLL COUNTY

- 20. **Walters Airport**, 7017 Watersville Road, Mt. Airy, MD 21771

DISTRICT OF COLUMBIA

- 21. **Bolling Air Force Base**, 238 Brookley Avenue, SW, 20032

- 22. **Children's National Medical Center**, 111 Michigan Avenue, NW, 20010
- 23. **Washington Hospital Center**, 110 Irving Street, NW, 20010
- 24. **Georgetown University Hospital**, 3800 Reservoir Road, NW, 20007
- 25. **Metropolitan Police**, Dist.2, 3320 Idaho Avenue, NW, 20007
- 26. **Metropolitan Police**, Dist.3, 1620 V Street, NW, 20007
- 27. **Metropolitan Police**, Dist.5, 1805 Bladensburg Road, NE, 20002
- 28. **National Presbyterian Church**, 4101 Nebraska Avenue, NW, 20016
- 29. **Sibley Memorial Hospital**, 5255 Loughboro Road, NW, 20016
- 30. **Police Harbor Patrol Branch**, Water St, SW, 20024
- 31. **Steuart Office Pad**, Steuart Petroleum Co., 4640 40th Street, NW, 20016
- 32. **Former Washington Post Building**, 1150 15th Street, NW, 20017

VIRGINIA

- 33. **Ronald Reagan Washington National Airport**, Arlington County 20001
- 34. **Leesburg Executive**, 1001 Sycolin Road, Leesburg, 22075
- 35. **Loudoun Hospital Center**, 224 Cornwall, NW, Leesburg, 22075
- 36. **Dulles International Airport**, 1 Saarinen Cir, Dulles, VA 20166

21. ENERGY EFFICIENCY DISCLOSURE NOTICE: Before signing a contract for the sale of a single-family home (single-family attached, including condominiums or detached residential building), Sellers of Montgomery County properties must provide Buyers with the following:

- A. Information Disclosure:** Information about home energy efficiency improvements, including the benefit of conducting a home energy audit. Buyers should visit the following websites for this information:
<http://www.montgomerycountymd.gov/green/Resources/Files/energy/Home-Sales-Disclosure.pdf>
- B. Usage History:** Has the home been owner-occupied for the immediate prior 12 months? [] Yes [] No If property has been owner-occupied for any part of the past 12 months, Seller must provide copies of electric, gas and home heating oil bills **OR** cost and usage history for the single-family home for that time. Sellers may use **GCAAR Utility Cost and Usage History Form** to disclose the utility costs and usage history.

22. SCHOOL BOUNDARY NOTICE: The Montgomery County Board of Education periodically reviews and amends school boundaries for each school within the Montgomery County Public Schools (MCPS) system. School boundaries designated for this Property are subject to change and Buyer is advised to verify current school assignments with MCPS.

By signing below, Seller acknowledges he has carefully examined this form, and that the information is complete, accurate, and current to the best of his knowledge at the time of entering into a contract. Buyer agrees he has read this Addendum carefully and understands the information that has been disclosed.

DocuSigned by:
 3/6/2023
 Seller 564E002E6D354E1 MAB of Melody Farms, LLC. Date

Buyer Date

Seller Date

Buyer Date

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STATE OF MARYLAND
REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has an agency relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-agency capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent 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 strategies.

If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written buyer brokerage agreement with a different broker/company. Alternatively, 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.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

>Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.

>Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.

>All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.

>You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6205

We, the Sellers/Landlord Buyers/Tenants acknowledge receipt of a copy of this disclosure and that **Remax Realty Services** (firm name) and **Jeremy Lichtenstein** (salesperson) are working as:

(You may check more than one box but not more than two)

- seller/landlord's agent
- subagent of the Seller
- buyer's/tenant's agent

Michael Rubinfeld, 1/19/2022

Signature _____ (Date) _____
564E902ECD354E1...
MAB of Melody Farms, LLC.

Signature _____ (Date) _____

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)



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

Remax Realty Services

act as a Dual Agent for me as the

(Firm Name)

5915 Lone Oak Drive

Seller in the sale of the property at: **Bethesda, MD 20814**

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

*DocuSigned by:
Michael Rubinfeld, 9/27/2022*

Signature

Date

Signature

Date

MAB of Melody Farms, LLC.

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

5915 Lone Oak Drive, Bethesda, MD 20814

Property Address

Signature

Date

Signature

Date

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

Name(s) of Buyer(s)

Signature

Date

Signature

Date

MAB of Melody Farms, LLC.

5915 LONE OAK DRIVE

INCLUDED FEATURES

Interior Features

- Approx. 4,864 SF of Total Finished Space
- 6 Bedrooms, 5 Full Baths
- 9' First Floor and Second Floor Ceiling
- 9' Foundation Wall in Lower Level (Approx. 8'9" Ceiling)
- Finished Lower Level with Rec Room, Bedroom with Full Bath Accessibility, and Finished Storage Room
- 6" 'Vintage Industrial' Baseboard Molding Throughout
- 4" 'Vintage Industrial' Casing around Windows, Doors and Openings (Additional Plinth Blocks for Doors and Openings)
- Wainscot Molding in Dining Room (White)
- Mud Room Accented with Built-In Cubbies and Painted Shiplap Accent Backing (White)
- Cove Crown Molding throughout First Floor, Second Floor Hallway/Loft, and Owner's Suite
- Tray Ceilings with Cove Crown Molding in Entry Foyer, Dining Room, and Owners Suite
- Coffered Ceiling in Family Room
- 1-³/₈" 2-Panel Shaker Interior Doors (White)
- *Schlage Custom Collection* 'Latitude' Lever with Collins Trim in Matte Black Finish for Interior Doors
- 4" Sand and Finish 'Jacobean' Red Oak Hardwood Floors Throughout First Floor, Second Floor Hallways and Bedrooms (Excl. Tile Locations and Lower Level)
- 7" Wide LVP Flooring in Lower Level Rec Room, Bedroom, Full Bath, Finished Storage and Flex Room
- Open Red Oak Main Stairs Stained to Match Flooring with 1" Square Treads, Painted Risers, Square Newel Posts, Painted White Balusters and Flat Stained Handrail
- *Decora* Rocker Light Switches and Plugs Throughout
- 5" LED Recessed Lights Throughout
- Professionally Applied Paint on Walls, Ceilings and Trim in Two-Tone Color Package ('Bright White' Semi-Gloss on Trim, 'City Center' Flat Finish on Walls and 'Bright White' Flat on Ceilings)
- MDF Wood Closet Shelving System with Wood Dowel Hanger Rods in Closets (White, Stained Wood Rods)
- 42" *Heatilator* 'Novus' Family Room Gas Fireplace with Mescott Mantle (White) and Slate Surround

Kitchen Features

- Gourmet Kitchen Specifically Designed for Entertaining and Everyday Functionality
- Large Gathering Island accented with *Q Premium Quartz* Countertop (Remnant Selection - TBD)
- *Q Premium Quartz* Perimeter Countertop (Remnant Selection - TBD)
- St. Tropez 2.5" x 5" Horizontal Stacked Backsplash in Kitchen and Butler's Pantry
- LED Undercabinet Lighting and Outlet Package
- *JennAir* Stainless Steel Appliances
- *JennAir* 48" 'RISE' Built-in Side-by-Side Stainless Steel Refrigerator with 29.2 cu. ft. capacity, Obsidian Interior, Precision Temperature Management System, Advanced Climate Control Drawer (JS48NFXDE, JBSFS48NHL)
- *JennAir* 'RISE' 36" Professional-Style 6-Burner Gas Range with 5.1 cu. ft. Oven Capacity (JGRP436HL)
- *Zephyr* 'Siena Pro' 36" Chimney Style Stainless Steel Wall Mount Range Hood and Cover (ZZSPE36BS, ZZ1C00SP)
- *JennAir* 'RISE' 30" Built-in Single Wall Oven with 5.0 cu. ft. Capacity and Microwave (JMC3415ES, MKC3150ES, JJW2430LL)
- *JennAir* 'RISE' 24" Built-In Stainless Steel Dishwasher with 38 dBA Performance (JDPSS244LL)
- *Homecrest* 'Bexley' Shaker Cabinets in Kitchen with Soft Close Doors/Drawers
- Decorative Cabinet Hardware (Warm Brass Finish)
- *Moen* 'Align' Single Bore Faucet with Pull-Down Spray Head (Spot Resist Stainless Finish)
- *Franke* 'Cube' 31.5" Single Bowl Stainless Steel Sink with Garbage Disposal and Stainless-Steel Rack (CUX11030)
- Butler's Pantry with Undercabinet Beverage Refrigerator (UHBV024SG01A)

Bath Features

- Acclaimed Mid-Atlantic Owner Suite Spa Bath featuring Frameless Glass Shower Enclosure, Dual Showerheads, and Wall Mount Hand Shower
- *Signature Hardware* 67" Acrylic Freestanding Tub in Owner's Suite Bath with Deck Mounted Faucet
- Decorative Mirrors and Lighting Over Vanities
- *Homecrest* 'Bexley' Full-Overlay Cabinetry with Soft Close Hardware in all Baths
- Designer Tile in All Baths, Family Foyer, and Laundry Room
- Designer *Q Premium Quartz* Countertops in All Baths
- *Kohler* 'Irvine' Elongated Bowl Toilets in All Baths
- Raised Height Vanities in All Baths

5915 LONE OAK DRIVE

INCLUDED FEATURES

Exterior Features

- 13,600 SF Homesite
- 8' Solid Fir *Simpson* Front Entry Door
- 12" Front, Side and Rear Gable Overhangs
- 30-Year Designer Asphalt Shingles (CertainTeed Landmark)
- Architecturally Coordinated Exterior Colors with Maryland Blend Stone Accents and *James Hardie* 'Aged Pewter' Cement Fiber Lap Siding (7" Exposure)
- Front Porch with *Trex* 'Enhance' Floor, White PVC Beaded Ceiling, and White Assembled Vinyl Rails
- Rear Deck with *Trex* 'Enhance' Floor
- Gas Grill Stub-Out Located on Rear Deck
- Professionally Designed Landscaping Package with Fully Sodded Yard to Limits of Disturbance (See Site Plan and Foundation Landscape Plan)
- 8' Tall *Clopay* Bridgeport Steel Collection Garage Doors with Top Mount Glass Windows (White)
- Two Car Garage with Concrete Driveway
- White *Anderson 200 Series* Double-Hung Low-E Windows with Simulated Divided Light
- 6' Board-On-Board, Pressure Treated Wood Privacy Fence with (2) Gates

Quality Construction Features

- High-Capacity Structured Wiring Connection Center for Audio, Video, Computer & Phone
- Technology Package Featuring *Skybell* Video Doorbell, Commercial Grade Wireless Network, and Upgraded Cat 6 Wiring (Per *Vintage* Selection Sheet)
- *Vintage* Security System (3-Year Monitoring Agreement Req.)
- 400 Amp Electrical Service
- 240V Rough-In Located in Garage
- 240V Pre-Wire for Future Outdoor Infrared Heating on Rear Deck
- *Flowguard* Gold® Water Supply Lines
- Interior Fire Sprinkler Suppression and Safety System with Concealed Sprinkler Heads
- Front and Rear Waterproof Electrical Outlets (Per Code)
- Front and Rear Hose Bib Locations
- Battery Back-up System on Sump Pump
- Sealed Passive Radon Ventilation System
- Smoke and Carbon Monoxide Detectors on all Levels
- Smoke Detectors in all Bedrooms
- Washer and Dryer Hook Ups with Overflow Pan (Both Gas and Electric Rough-In Included)
- Engineered Floor Joist System
- Premium Water-Resistant Floor Panels (Subflooring)
- Lower Level Safety Egress Basement Window
- Rear Areaway Exit from Lower Level Rec Room (Concrete Steps, Per Plan)

Our Personal Touch

- Conference with Home Technology Consultant
- Vintage Security Home Technology Walkthrough
- Pre-Closing Home Orientation
- Vintage Security Home Technology Demonstration
- 1-Year Drywall Appointment (per Homeowners Journal)

Energy\$mart Features

- Mid-Atlantic Builder's *Healthy Home Package*
- *Trane* Variable Speed 96% AFUE Gas Furnace (S9V2) with 2 Stage Heating Operation & 14 SEER Rated Air Conditioning System (4TTR4060N1)
- Mastic Seal at all Duct Joints
- All Ductwork Designed in Conditioned Space
- Fresh Air Exchange Fan and MERV 11 Air Quality Filter, Transfer Grills in Each Bedroom and *Aprilaire* 800 Steam Humidifier System
- EZ Attic Access Door Back Built with a Tight Fit Gasket & R-42 Insulation
- 2nd Floor Damper Zone Control with Programmable Thermostat (2 - Honeywell T6 PRO Prog. Thermostats)
- 75 Gallon High Efficiency, Natural Gas Power Vent Hot Water Heater (*Rheem* Professional 'Classic Plus' Heavy Duty Power Direct Vent, 75,100 BTU/h)
- Digital Programmable Thermostats
- Energy Efficient Adjustable Thresholds
- *Dupont Tyvek* Housewrap and *Andersen* Low-E Windows
- Advanced Fire Stop and Air Seal Package in All Exterior Gaps, Electrical Receptacles and Other Areas
- Closed Cell Spray Foam Insulation Installed Around all Exterior Walls, Floor Band Boards, Garage Ceilings, Cantilevered Bays and Fireplaces (Approx. 1" Thick Application)
- R-13 Foil Insulation for Foundation Walls
- R-13 High Density Batt Insulation + Closed Cell Foam in All Exterior Framed Walls
- R-49 Blown Insulation in Attic
- Water Saving Faucets with Scald Protection

Peace of Mind Warranties

- 10-Year Transferable RWC Major Structural Warranty
- 1-Year Comprehensive Warranty
- 2-Year Mechanical Systems Warranty
- 5-Year Peace of Mind Extended Materials Warranty on Heating and Cooling Systems
- Various Additional Manufacturer Extended Warranties

Mid-Atlantic Custom Builders Peace of Mind Warranties

- **1 Year** Mid-Atlantic Builders General Limited Warranty
- **2 Year** Warranty on specified portions of HVAC, electrical, plumbing, low-voltage wiring (security and audio), and fire suppression systems
 - **10 Year** RWC® Major Structural Warranty

Manufacturer Warranties

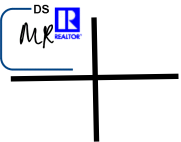
- **6 Year** Manufacturer Warranty on Bradford White® Water Heater
- **10 Year** Manufacturer Warranty on Watchdog Waterproofing™ Foundation Waterproof System by Tremco®
 - **10 Year** Manufacturer Warranty on Clopay® Garage Doors
 - **30 Year** Fire Suppression Sprinkler PVC Pipe Warranty
 - **30 Year** FlowGuard Gold® Plumbing Supply Line Limited Warranty
- **30 Year** Manufacturer Warranty on Nichiha® NichiBoard™ Smooth Lap Siding & NichiStraight™ Accent Siding
 - **50 Year** Limited LP® TopNotch® 350 Subfloor Panel Warranty
 - **Limited Lifetime** Manufacturer on Kleer® Trimboard Synthetic Exterior Trim
 - **Limited Lifetime** Manufacturer Warranty on Cabinetry
 - **Limited Lifetime** Manufacturer Warranty on CertainTeed® Landmark® Roof Shingle (Material)
- **Limited Lifetime** Warranty on Kohler®/Sterling®, Schlage®, Therma-Tru® & Fiberglass Insulation Products

Andersen® Window & Door Warranty

- **20-Year Limited** Manufacturer Warranty on Insulated Glass
- **10-Year Limited** Manufacturer Warranty on Frame and Hardware



*Warranties subject to change. Please see Manufacturer warranty for complete up to date details.

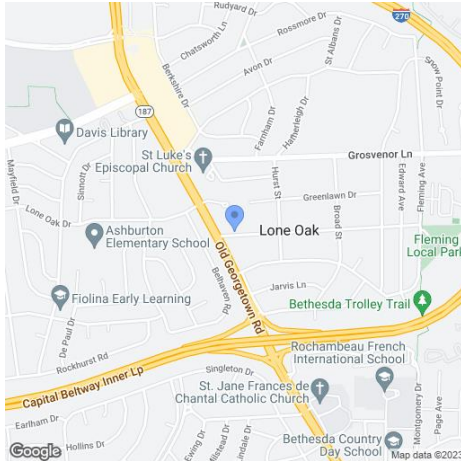


Client 360

5915 Lone Oak Dr, Bethesda, MD 20814-1845

Unincorporated

Tax ID 160703868097



Mid-Atlantic Custom Builders

FINISH ELEVATION
1st FLOOR: 6'00" 5'00"
2nd FLOOR: 9'00" 5'00"
FINISHED FLOOR: 6'00" 5'00"
TOTAL FINISHED: 5'00" 5'00"
DATE: 08/17/22

Summary Information

Owner:	Mab Of Melody Farms Llc	Property Class:	Residential
Owner Address:	11611 Old Georgetown Rd Fl 2	Record Date:	08/17/22
Owner City State:	Rockville Md	Sale Amount:	\$850,000
Owner Zip+4:	20852-2708	Book:	66151
No Mail(P):	No	Page:	192
Owner Carrier Rt:	C081	Tax Record Updated:	04/19/23

Geographic Information

County:	Montgomery, MD	Lot:	72
Municipality:	Unincorporated	Sub District:	0
High Sch Dist:	Montgomery County Public Schools	Legal Subdivision:	LONE OAK
Tax ID:	160703868097		
Tax Map:	GP62		
Tax ID Alt:	0703868097		
Tax Act Num:	03868097		
City Council Dist:	07		

Assessment & Tax Information

Tax Year:	2023	Taxable Land Asmt:	\$428,400	Taxable Total Asmt:	\$428,400
Asmt As Of:	2023			Class Code:	38

Lot Characteristics

SQFT:	13,600	Zoning:	R60
Acres:	0.3120	Zoning Desc:	Residential, One-Family

Building Characteristics

Fireplace Total:	Family Room:	0
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Codes & Descriptions

Land Use: R Residential
County Legal Desc: LONE OAK

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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Search Criteria

Street Number is 5915

Street Name is like 'lone oak*'

Selected 1 of 1 result.

	A	B
1	WORKSHEET FOR PROPERTY TAX CALCULATIONS	
2	5915 Lone Oak	
3		
4		
5		
6	IMPORTANT NOTE TO USERS: Start entering numbers in the first shaded box below	
7	(the phase-in value). Enter numbers in shaded area only. The spreadsheet will do the calculations.	
8		
9	PIV = phase in value	
10	SDAT = State (Maryland) Department of Assessments and Taxation	
11		
12		
13	Assume new owner buys home in FY2022.	
14	How much would the bill be in FY2023 for taxes and non-tax charges?	
15	Assume FY22 tax rates, FY22 amounts for other charges, and no credits.	
16		
17	THE FY2023 BILL FOR TAXES AND NON-TAX CHARGES IS ESTIMATED AS FOLLOWS:	
18	FY2023 phase-in value if available, otherwise use the FY2022 PIV, from SDAT	2,395,000
19	If you use the FY2022 PIV, you must update this calculation in January 2023, as soon as SDAT	
20	specifies the FY2023 PIV.	
21		
22	FY2022 tax rates, from County tax bill:	
23	State property tax rate	0.112
24	County property tax rate	0.992
25	Municipal tax rate, if any	
26	Total tax rate	1.104
27		
28	FY2023 total tax = PIV times Total tax rate divided by 100	26,429
29	Plus non-tax charges if any, from FY2022 tax bill:	
30	Solid waste	534
31	Bay Restoration Fund	
32	Water Quality Protection Fund	239
33	WSSC Connection Fee	
34	WSSC Front Foot Benefit	
35	Rockville Refuse Charge	
36	Other - Rockville Storm Water Mgmt Fee	
37	FY2023 estimated bill for taxes and non-tax charges	27,202
38		
39	You must update this calculation every July 1, because the tax rates and PIV may change,	
40	and probably will.	

Plot No. 1496

ENGINEERS' CERTIFICATE

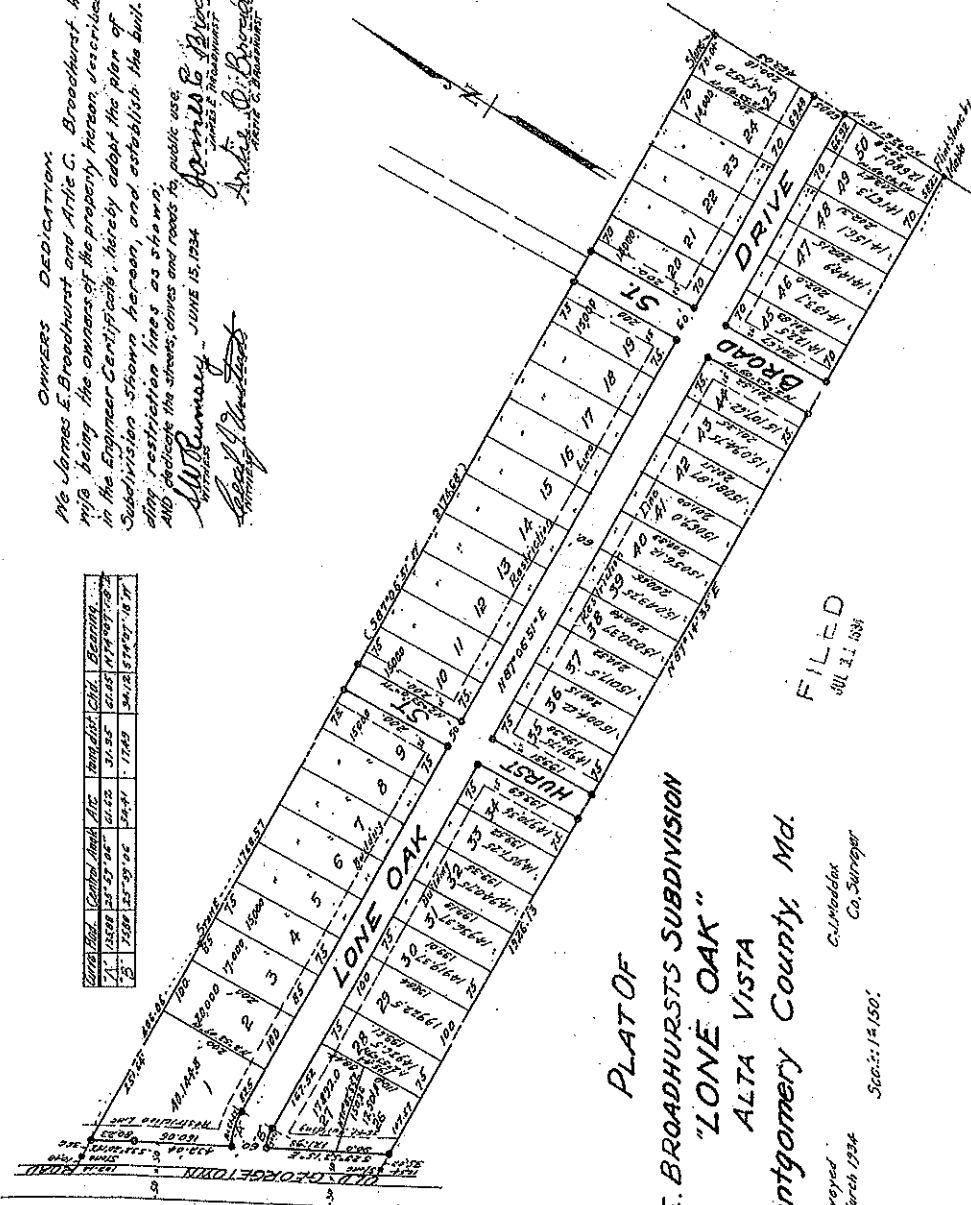
I Charles J. Meador hereby certify that the plat herein delineated is correct. That it is a subdivision of part of a tract of land called "Dan" containing 22 acres of land more or less conveyed by Edward C. Stalwagen and wife to James E. Broadhurst and wife the 18th day of November 1919 and recorded in Liber No 208 of folios 915 &c. one of the land records of Montgomery County, Maryland. THAT stakes marked thus * and iron pipes marked thus o have been placed as shown June 15th 1934

Charles J. Meador
County Surveyor

OWNERS' DEDICATION
We James E. Broadhurst and Arlie C. Broadhurst, Inc. being the owners of the property herein described in the Engineer Certificate, hereby adopt the plan of Subdivision shown thereon, and establish the building restriction lines as shown, and dedicate the streets, drives and roads to public use.

Witness my hand and seal this 15th day of June 1934
James E. Broadhurst
Arlie C. Broadhurst
James E. Broadhurst & Arlie C. Broadhurst, Inc.

Lot No.	Area	Area	Area	Area	Area
1	12.00	12.00	12.00	12.00	12.00
2	12.00	12.00	12.00	12.00	12.00



PLAT OF
"LONE OAK"
ALTA VISTA
Montgomery County, Md.

Surveyed
March 1934
C. W. Meador
Co. Surveyor

FILED
JUL 11 1934

Montgomery Surveyors' and Districts
APPROVED - JUNE 19, 1934
By Surveyor for Waters & Sons
Robert B. Waters

Montgomery Public Works & Planning Commission
Approved: July 25, 1934
By Planning Commissioner
W. B. P. C. RECORD FILE NO. 323



Property Information

Owner Name: MAB OF MELODY F Address: 005915 LONE OAK DR
 SubDivision: LONE OAK Block/Lot: NONE/72
 Sub Code: 0114 Parcel: 0
 Electoral District: 07 Tax Account: 03868097
 County: Montgomery

The following is the requested information with regard to the above mentioned property:

Charge Number	Water/Sewer	Type of Charge	Effective Year	Final Pay Year	Annual Charge	Amt To Pay	Full Charge	Status
1	WATER	FFBC	1948	1987	0.00	0.00		Paid in Full
2	SEWER	FFBC	1949	1988	0.00	0.00		Paid in Full
3	WATER	H-C	0	0	789.60	17,011.63		Estimated
4	SEWER	H-C	0	0	1218.00	26,232.66		Estimated
Total:					\$2,007.60	\$43,244.29		

NOTES.

1. "Pay in Full" quotations are valid through May 31,2023. Remittances must be received by May 31, to remove this year's annual charge from the July property tax bill.
2. Actual "Pay in Full" amount may be lower if acquirer is a government agency. For more information, please contact Property Assessments at **301-206-8032**
3. Please attach a copy of this form with your payment if you wish to pay in full one or more of the assessment charges and mail to:
14501 Sweitzer Lane, Laurel, MD 20707-5902. Attention: Property Assessments.

LOCATION OF WORK			
ELECTION DISTRICT 07	PROPERTY TAX ID 03868097		PERMIT NUMBER
LOT 72	BLOCK N/A	SUBDIVISION LONE OAK	TOWN BETHESDA
STREET ADDRESS 5915 LONE OAK DR		ZIP CODE 20814	COUNTY PG (M)

Deferred Payment Plan (For Qualifiable Residential Property Only)

— Owner's Affidavit —

I hereby certify that I am the current owner of the property described hereon; and, as such, desire to elect the deferred payment option for the service connection requested under the above Permit Number.

I elect the **Deferred Payment Plan** for the connection charges as attested by my signature below. I understand the charge will be at the rate in effect the year following the completion of the service connection construction and that the deferred amount including interest is a benefit charge assessed against the property. The deferred amount will be billed with County Property Taxes in annual installments along with the other WSSC benefit assessment charge(s), if any.

Michael Rubinfeld

(Owner's Signature)

MICHAEL RUBINFELD, CO - PRESIDENT & COO

(Owner's Name Printed)

301-231-0009

(Owner's Daytime Telephone)

STATE OF Maryland :
COUNTY OF Montgomery : : SS

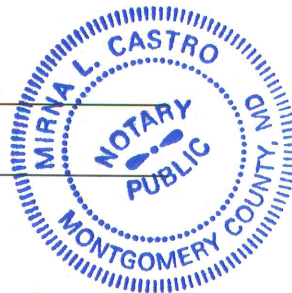
On this 1st day of NOVEMBER, 2022, before me a Notary Public in and for the State and County aforesaid, personally appeared MICHAEL RUBINFELD who acknowledged HIMSELF to be the person whose name subscribed to the within instrument and that HE executed the same for the purposes therein contained.

WITNESS My Hand and Notarial Seal.

Mirna L. Castro

MIRNA L. CASTRO

(Notary's Name Printed)



My Commission expires JULY 26, 2023