

Welcome To

34 Sugarberry Drive
Ridgely Forest



Welcome to this beautiful Twin home located in Ridgely Forest. This spacious property features 4 bedrooms, 2.1 bathrooms, and is spread over 2 levels. As you step inside, you will be greeted by a light-filled interior with NEW LVP flooring throughout most of the home. The main level boasts a combination kitchen/living area with a kitchen island, pantry, and stainless steel appliances. The kitchen also features recessed lighting and an eat-in area, perfect for entertaining. Upstairs, you will find an owner's suite with a walk-in closet and en-suite bathroom with tile flooring. The three additional bedrooms are generously sized and share a full bathroom. Outside, this home offers a premium lot with a deck perfect for outdoor gatherings. The community amenities include an in-ground pool, playground, and picnic pavilion for residents to enjoy. Additional features of this home include ceiling fans, window treatments, exterior lighting, 12 month average electric bill is just \$60, thanks to the OWNED SOLAR PANELS (no lease fees), gutter guards, whole house water treatment system and rough-in for future bath and egress in the basement, ready for your finishing. Don't miss out on this fantastic opportunity to own one the best values in Cecil County. Located in the desirable North East school district (buyer to verify), this home has it all and more so why wait for new construction? Schedule your showing today!



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Nancy Husfelt-Price
Team Landon
302-218-4192 direct
302-733-7000 office
nhusfeltprice@gmail.com
landon.psre.com



**34 Sugarberry Drive, Elkton, MD, 21921****Active****\$369,999**

MLS #: MDCC2012158
Type: Residential
Struct Type: Twin/Semi-Detached
Style: Colonial
Lvls/Stories: 2
Ownership: Fee Simple
Garage: Yes

Beds: 4
Baths: 2 / 1
YearBuilt: 2021 / Estimated
NewConstr: No
Basement: Yes
Central Air: Yes

LOCATION

County:	CECIL	School District:	Cecil County Public Schools
MLS Area:	Cecil County (42700)	High School:	North East
Subdiv/Neigh:	Ridgely Forest	Middle School:	North East
In City Limits:	Y	Elementary School:	North East

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$40 / Monthly **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **HOA Name:** Ridgely Forest HOA **Assoc Amenities:** Common Grounds, Pool - Outdoor

TAXES AND ASSESSMENT

Tax ID#: 08-05-139464 **Tax Annual/Year:** \$4,758 / 2023 **City/Town Tax:** \$1,423 **County Tax:** \$3,275 **Tax Assessment:** \$296,500

ROOMS

				BED	BATH
Living Room:	Main	17 x 26	Flooring - Luxury Vinyl Plank	Main:	1 part
Kitchen:	Main	20 x 13	Flooring - Luxury Vinyl Plank, Island, Kitchen - Electric Cooking, Pantry, Walk-In Closet(s)	Upper 1:	4
Primary Bedroom:	Upper 1	13 x 14	Attached Bathroom, Ceiling Fan(s), Double Sink, Flooring - Luxury Vinyl Plank, Walk-In Closet(s)		2 full
Bedroom 2:	Upper 1	10 x 10	Flooring - Luxury Vinyl Plank, Walk-In Closet(s)		
Bedroom 3:	Upper 1	11 x 10	Ceiling Fan(s), Flooring - Luxury Vinyl Plank, Walk-In Closet(s)		
Bedroom 4:	Upper 1	11 x 10	Ceiling Fan(s), Flooring - Luxury Vinyl Plank, Walk-In Closet(s)		

BUILDING INFORMATION

Property Condition: Excellent **AboveGrFinSF:** 1,660 / Assessor **Total Finished SF:** 1,660 / **Total SF:** 1,660 / **Foundation:** Concrete Perimeter **Basement:** Rough Bath Plumb, Unfinished **Constr Materials:** Vinyl Siding **Flooring Type:** Ceramic Tile, Luxury Vinyl Plank

LOT AND PARKING

Lot Acres/SQFT: 0.09a / 3,790sf / Estimated **Zoning:** TH **Federal Flood Zone:** No **Ground Rent:** No **Lot Features:** Backs to Trees **Parking:** Attached Garage, Driveway | Paved Parking | Garage - Front Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 2

INTERIOR FEATURES

Ceiling Fan(s), Combination Kitchen/Living, Kitchen - Eat-In, Kitchen - Island, Pantry, Recessed Lighting, Walk-in Closet(s), Window Treatments | No fireplace | Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range - Electric, Refrigerator, Stainless Steel Appliances, Washer, Water Heater | **Laundry:** Upper Floor | **Door:** Sliding Glass | **Accessibility Features:** None

EXTERIOR FEATURES

Exterior Lighting | **Patio/Porch:** Deck(s) | Community Pool: Yes, In Ground

UTILITIES

Cooling: Central A/C, Heat Pump(s), Electric | *Heating:* Heat Pump - Electric BackUp, Electric | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Electric | *Water Source:* Public | *Sewer:* Public Sewer

GREEN FEATURES

Energy Generation: PV Solar Array(s) Owned

REMARKS

Public: Welcome to this beautiful Twin home located in Ridgely Forest. This spacious property features 4 bedrooms, 2.1 bathrooms, and is spread over 2 levels. As you step inside, you will be greeted by a light-filled interior with NEW LVP flooring throughout most of the home. The main level boasts a combination kitchen/living area with a kitchen island, pantry, and stainless steel appliances. The kitchen also features recessed lighting and an eat-in area, perfect for entertaining. Upstairs, you will find an owner's suite with a walk-in closet and en-suite bathroom with tile flooring. The three additional bedrooms are generously sized and share a full bathroom. Outside, this home offers a premium lot with a deck perfect for outdoor gatherings. The community amenities include an in-ground pool, playground, and picnic pavilion for residents to enjoy. Additional features of this home include ceiling fans, window treatments, exterior lighting, 12 month average electric bill is just \$60, thanks to the OWNED SOLAR PANELS (no lease fees), gutter guards, whole house water treatment system and rough-in for future bath and egress in the basement, ready for your finishing. Don't miss out on this fantastic opportunity to own one the best values in Cecil County. Located in the desirable North East school district (buyer to verify), this home has it all and more so why wait for new construction? Schedule your showing today!

Inclusions: Refrigerator, Washer, Dryer, Water Filter, Water Softner, Solar Panels and Gutter Guards

Exclusions: Master Bedroom Curtains



Team Landon

Office: 302-733-7000

Fax: 302-733-7046

For More Information Contact:

Nancy Husfelt-Price

Direct: 302-218-4192

Cell: 302-218-4192

e-mail: nprice@psre.com

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 4/25/2024 by Nancy Husfelt-Price



34 Sugarberry Drive



Living Room



Living Room



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen



Kitchen Eat-in Area



Powder Room



Primary Bedroom



Primary Bath

Information set forth is deemed reliable, but there is no guarantee as to its accuracy and no warranties are made.

Printed on 4/25/2024 by Nancy Husfelt-Price



Bedroom



Bedroom



Bedroom



Hall Bath



2nd Floor Laundry



Basement with egress & bath rough-in



Rear of home



Rear of home



Composite Deck



Aerial View



Aerial View of the Owned Solar Panels



34 Sugarberry Drive



Yard

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DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN **ADDENDUM** TO THE CONTRACT OF SALE
SELLER'S DISCLOSURE made on _____, ■ **ADDENDUM** to Contract of Sale dated _____
between Buyer Alan Schwarzel and Mary Brenneman
and Seller Patterson-Schwartz-Newark
for Property known as 34 Sugarberry Drive, Elkton, MD 21921

1. INCLUSIONS/EXCLUSIONS. Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked.**

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

ADDITIONAL INCLUSIONS (SPECIFY): SOLAR PANELS, "GUTTER GUARDS", WATER FILTER, WATER SOFTENER

ADDITIONAL EXCLUSIONS (SPECIFY): MASTER B/R, FIRST FLOOR CURTAINS

2. LEASED ITEM(S) INCLUDED:

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

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

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

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

Utility Service Providers:

DELMARVA POWER

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

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____

Date _____

Seller Signature _____

Date _____



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 34 Sugarberry Drive, Elkton, MD 21921

Legal Description: Lot 3042 - .087 Acre - 34 Sugarberry Drive - Ridgely Forest

NOTICE TO SELLER AND PURCHASER

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

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

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

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

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

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

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

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

How long have you owned the property? 2 YEARS

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

Water Supply	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____ (# bedrooms) Other Type _____	
Garbage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric Capacity <u>36</u> Age <u>2</u>

Please indicate your actual knowledge with respect to the following:

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

Comments: _____

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

Comments: _____

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

Type of Roof: _____ Age _____

Comments: _____

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

Comments: _____

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

Comments: _____

Any defects (structural or otherwise)? ☐ Yes ☐ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

Is the system in operating condition? ☐ Yes ☐ No ☐ Unknown

Comments: _____

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

Comments: _____

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

Comments: _____

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

☐ Yes ☐ No ☐ Unknown

Comments: _____

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

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

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

Comments: _____

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

When was the system last pumped? Date _____ ☐ Unknown

Comments: _____

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

Comments: _____

Home water treatment system: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Fire sprinkler system: ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply

Comments: _____

Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown

Comments: _____

11. Insulation:

In exterior walls? ☐ Yes ☐ No ☐ Unknown

In ceiling/attic? ☐ Yes ☐ No ☐ Unknown

In any other areas? ☐ Yes ☐ No Where? _____

Comments: _____

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

☐ Yes ☐ No ☐ Unknown

Comments: _____

Are gutters and downspouts in good repair? ☐ Yes ☐ No ☐ Unknown

Comments: _____

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

Comments: _____

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments: _____

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

☐ Yes ☐ No ☐ Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☐ No ☐ Unknown

If yes, specify below

Comments: _____

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

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District?

☐ Yes

☐ No

☐ Unknown

If yes, specify below

Comments: _____

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

☐ Yes

☐ No

☐ Unknown

If yes, specify below

Comments: _____

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

☐ Yes

☐ No

☐ Unknown

Comments: _____

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

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

Seller(s) _____ Date _____

Seller(s) _____ Date _____

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

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

Seller Mary Breuninger

Date 1/6/24

Seller Steph Schapel

Date 1/6/24

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 _____

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

Property Address: 34 Sugarberry Drive, Elkton, MD 21921

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

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

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):
 (i) ____/____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
 (ii) NHP Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 (b) Records and reports available to the seller (initial (i) or (ii) below):
 (i) ____/____ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
 (ii) NHP Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

- (c) ____/____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.
 (d) ____/____ Buyer/Tenant has received the pamphlet Protect Your Family from Lead In Your Home.
 (e) Buyer has (initial (i) or (ii) below):
 (i) ____/____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 (ii) ____/____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

Maria Purgator 3/7/24
 Seller/Landlord Date
[Signature] 3/7/24
 Seller/Landlord Date
Mary Hupert Price 3/7/24
 Seller's/Landlord's Agent Date

 Buyer/Tenant Date

 Buyer/Tenant Date

 Buyer's/Tenant's Agent Date





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

ADDENDUM dated _____ to the Contract of Sale
between Buyer _____
and Seller Alan Schwarzel and Mary Brenneman
for Property known as 34 Sugarberry Drive, Elkton, MD 21921.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 13-207(a)(12) of the Tax-Property Article; (3) a sale by a lender or an affiliate or subsidiary of a lender that acquired the real property by foreclosure or deed in lieu of foreclosure; (4) a sheriff's sale, tax sale, or sale by foreclosure, partition or by court appointed trustee; (5) a transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; (6) a transfer of single family residential real property to be converted by the buyer into a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
 - (ii) Insulation;
 - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
 - (iv) Plumbing, electrical, heating, and air conditioning systems;
 - (v) Infestation of wood-destroying insects;
 - (vi) Land use matters;
 - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
 - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
 - (ix) Whether the required permits were obtained for any improvements made to the property;
 - (x) Whether the smoke alarms:
 - 1. will provide an alarm in the event of a power outage;
 - 2. are over 10 years old; and
 - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
 - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

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

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

OR

- (B) A written disclaimer statement providing that:
- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and



- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.

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

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

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

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

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



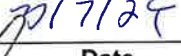

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

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

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

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

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

 Buyer's Signature	_____ Date	 Seller's Signature	<u>3/17/24</u> Date
_____ Buyer's Signature	_____ Date	 Seller's Signature	<u>3/7/24</u> Date
_____ Agent's Signature	_____ Date	 Agent's Signature	<u>3/7/24</u> Date

**ADDENDUM TO CONTRACT OF SALE
HAZARDOUS WASTE SITES - CECIL COUNTY, MARYLAND**

ADDENDUM to Contract of Sale ("the Contract"), by and between

SELLER(S): Alan Schwarzel and Mary Brenneman

BUYER(S): _____

PROPERTY: 34 Sugarberry Drive, Elkton, MD 21921

THE PURPOSE OF THIS ADDENDUM IS TO NOTIFY BUYERS THAT THERE ARE HAZARDOUS WASTE SITES IN CECIL COUNTY, AS THERE ARE IN MOST COUNTIES. THIS IS NOT INTENDED TO IMPLY THAT THE PROPERTY BEING PURCHASED BY BUYERS IS OR IS NOT IN CLOSE PROXIMITY TO ANY SUCH HAZARDOUS WASTE SITE. IT IS BUYERS' DUTY TO INVESTIGATE SUCH MATTER TO BUYERS' SATISFACTION.

1. **Notice to Buyer.** The United States Environmental Protection Agency ("EPA") and the Maryland Department of the Environment ("MDE") have identified properties in Cecil County, Maryland, that have been impacted by materials that are hazardous to human health ("Sites"). One or more of such Sites may be in close proximity to the Property. Information regarding the Sites may be obtained from EPA and MDE at the following websites: www.epa.gov and www.mde.state.md.us.
2. **Acknowledgment by Buyers.** Buyers understand that the Property may or may not be in close proximity to one or more of the Sites, and that the proximity of the Property to any of the Sites could affect the Property and the health and safety of the occupants of the Property.
3. **Investigation by Buyers.** Buyers represent that Buyers have either i.) investigated the Property as to its proximity to any of the Sites and are satisfied that such Sites do not adversely affect the Property or pose a hazard to the health and safety of future occupants of the Property, OR, ii) executed a separate addendum to the Contract to make the Contract and Buyers' obligations under the Contract expressly contingent upon such investigation by Buyers.
4. **Acceptance by Buyers.** Buyers expressly assume the risk of any hazards resulting from the proximity of the Property to one or more of the Sites.
5. **Release of Liability.** Buyers hereby release and discharge Sellers and all real estate brokers, real estate agents, loan officers and lenders involved in the transaction from any and all liabilities, claims and legal actions, known or unknown, now or hereafter arising, related to the proximity of the Property to any of the Sites.

Buyer

Date

Buyer

Date



Seller

3/7/24

Date



Seller

3/7/24

Date



MARYLAND HOMEOWNERS ASSOCIATION ACT
DISCLOSURES TO BUYER AND TRANSMITTAL OF DOCUMENTS

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE

BUYER(S): _____

SELLER(S): Alan Schwarzel and Mary Brenneman

PROPERTY: 34 Sugarberry Drive, Elkton, MD 21921

The following disclosures are provided by the Vendor ("Seller") to the Buyer who intends to occupy or rent the lot for residential purposes pursuant to 11B-106 of the Maryland Homeowners Association act ("the Act"):

(1). The lot which is the subject of the contract of sale is located within the development known as RIDGELY FOREST

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ 40 per month payable on a MONTHLY basis.

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association was: \$ 480 (40x12)

(iii). The fees, assessments, or other charges imposed by the homeowners association against the lot are _____ or are not delinquent (Seller to initial applicable provision) delinquent. If any of the foregoing are delinquent, Seller to explain, giving amounts and dates of delinquency:

(3). Seller to initial (i) or (ii) and complete as appropriate:

MS (i). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development is:

Name: ASPEN PROPERTY MANAGEMENT

Address: 14 S MAIN ST NORTH EAST MD 21901

Telephone: 410 620 2598

____ (ii). No agent or officer is presently so authorized by the homeowners association.

(4). Seller to initial (i) or (ii) and complete as appropriate:

____ (i). Seller has actual knowledge of: (Seller to initial all which apply)

____ A. The existence of any unsatisfied judgments or pending lawsuits against the homeowners association: If (A) is initialed, explain: _____

____ B. Any pending claims, covenant violations actions, or notices of default against the lot. If (B) is initialed, explain: _____



(5) (i). Attached are copies of the following documents relating to the development and the homeowners association to which the Buyer shall become obligated upon becoming the owner of the lot: (Seller to initial all applicable items.)

- (ii). Obligations contained in the attached copies of documents: (Seller to initial any applicable provision.)

- The information contained in this Addendum issued pursuant to Section 11B-106(b) of the Maryland Homeowners Association Act is based on the Seller's actual knowledge and belief and is current as of the date hereof.

Mary Bremner 1/6/24
Seller Date

Ray Schwarz 1/6/24
Seller Date

Buyer	Date
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Buyer	Date
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MARYLAND HOMEOWNERS ASSOCIATION ACT
NOTICE TO BUYER

For resale of a lot within a development of ANY size
OR for the initial sale of a lot within a development containing 12 or fewer lots,
to a person who intends to occupy or rent the lot for residential purposes.

ADDENDUM DATED _____ TO CONTRACT OF SALE
BUYER(S): _____
SELLER(S): Alan Schwarzel and Mary Brenneman
PROPERTY: 34 Sugarberry Drive, Elkton, MD 21921

The following notice applies to members of the public who intend to occupy or rent a lot for residential purposes. Under the Maryland Homeowners Association Act (Act), "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development.

This sale is subject to the requirements of the Maryland Homeowners Association Act ("the Act"). The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 20 calendar days of entering into the contract, certain information concerning the development in which the lot you are purchasing is located. The content of the information to be disclosed is set forth in Section 11B-106(b) of the Act ("the MHAA information") as follows:

(1). A statement as to whether the lot is located within a development;

(2). Fees:

(i). The current monthly fees or assessments imposed by the homeowners association upon the lot;

(ii). The total amount of fees, assessments, and other charges imposed by the homeowners association upon the lot during the prior fiscal year of the homeowners association; and

(iii). A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;

(3). The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association;

(4). A statement as to whether the owner has actual knowledge of:

(i). The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and

(ii). Any pending claims, covenant violations actions, or notices of default against the lot; and



(5). A copy of:

- (i). The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable; and
- (ii). The bylaws and rules of the primary development, and of other related developments to the extent reasonably available, to which the buyer shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable.

If you have not received all of the MHAA information 5 calendar days or more before entering into the contract, you have 5 calendar days to cancel the Contract after receiving all of the MHAA information. You must cancel the contract in writing, but you do not have to state a reason. The seller must also provide you with notice of any changes in mandatory fees exceeding 10 percent of the amount previously stated to exist and copies of any other substantial and material amendment to the information provided to you. You have 3 calendar days to cancel this contract after receiving notice of any changes in mandatory fees, or copies of any other substantial and material amendments to the MHAA information which adversely affect you.

If you do cancel the contract, you will be entitled to a refund of any deposit you made on account of the contract. However, unless you return the MHAA information to the seller when you cancel the contract, the seller may keep out of your deposit the cost of reproducing the MHAA information, or \$100, whichever amount is less. If the deposit is held in trust by a licensed real estate broker, the return of the deposit to you shall comply with the procedures set forth in Section 17-505 of the Business Occupations and Professions Article of the Maryland Code.

By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot you are purchasing may have restrictions on:

- A. Architectural Changes, Design, Color, Landscaping, Or Appearance;
- B. Occupancy Density;
- C. Kind, Number, Or Use Of Vehicles;
- D. Renting, Leasing, Mortgaging Or Conveying Property;
- E. Commercial Activity; Or
- F. Other Matters.

You should review the MHAA information carefully to ascertain your rights, responsibilities, and obligations within the development.

Buyer Date

Buyer Date

Mary Brennan 1/6/24

Seller Date

Jeff Schwager 1/6/24

Seller Date



SOLAR PANEL ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT

ADDENDUM dated _____ to Exclusive Right to Sell Residential Brokerage Agreement between
Seller Alan Schwarzel and Mary Brennehan
and Broker Patterson-Schwartz-Newark
for Property known as 34 Sugarberry Drive, Elkton, MD 21921

1. **ACKNOWLEDGMENT OF SOLAR SYSTEM ON THE PROPERTY.** Seller discloses that the Property contains a solar panel system ("Solar System") manufactured by the following solar energy company:

Solar System Manufacturer: Solar Energy World

Phone: 410 375 1900, 410 579 2004

Address: 14880 SWEITZER LANE, LAUREL MD 20707

Email Address: PANTOSHAK@SOLARENERGYWORLD.COM

2. **OWNERSHIP.** The Seller owns ☒ OR does not own ☐ the Solar System.

3. **LESSOR/LIENHOLDER.** The term "Lessor," as used herein, shall refer to the company that leases the Solar System to Seller, or the servicer of the unpaid loan used by Seller to purchase the Solar System.

4. **FINANCING.** In the event Seller does not own the Solar System, Seller acknowledges that the Solar System is subject to a ☐ lease OR ☐ power purchase agreement OR ☐ unpaid loan. Payments under such lease, agreement, or loan are payable to:

Lessor: N/A

Phone: _____

Address: _____

Email Address: _____

5. **FEES.** The **present fee**, if applicable, is \$ N/A per _____ with a current outstanding balance of approximately \$ 0.

A **transfer fee** in the amount of \$ 0 ("Transfer Fee") will be charged by the Lessor upon transfer of the property from Seller to Buyer. Any such Transfer Fee is payable by:

☐ Seller OR ☐ Buyer.

If any additional fees or increases in costs are known to Seller, please provide an explanation of any such fees and/or costs, including the date upon which any such increase would take effect:

6. **SOLAR SYSTEM DOCUMENTS.** Copies of any documentation pertaining to the Solar System are attached and shall be provided to Buyer pursuant to the terms of the Solar Panel Addendum to the Residential Contract of Sale.
(Seller to initial): AMH / CH

7. **SOLAR SYSTEM WARRANTY TRANSFER.** Seller acknowledges that there is ☒ OR is not ☐ a solar system warranty. In the event that there is a solar system warranty, Seller acknowledges that it is ☒ OR is not ☐ transferrable.

Seller

Date

Broker (Company Name)

Seller

Date

Broker or Authorized Representative

Date



10/21





NOTICE AND DISCLOSURE OF DEFERRED WATER AND SEWER CHARGES

Contract of Sale between Buyer _____
and Seller Alan Schwarzel and Mary Brenneman
for Property known as 34 Sugarberry Drive, Elkton, MD 21921

Pursuant to Section 14-117(a)(5) of the Real Property Article of the Annotated Code of Maryland, the following Notice applies to the resale of residential real property that is served by public water or wastewater facilities for which deferred water and sewer charges have been established by a recorded covenant or declaration. **This law does not apply in a county that has adopted a disclosure requirement that is substantially similar to the disclosure requirements under this law.**

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. THE FEE OR ASSESSMENT IS \$325, PAYABLE (annually, quarterly, monthly, etc.) ANNUALLY
* UNTIL (DATE) 12/30/61
TO (NAME & ADDRESS) HALP RIDGELY WATER + SEWER UTILITY CO, LLC
100 PRINTERS MILL RD #200 OWINGS MILLS MD 21117 410-653-3100 X277
(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 law fails to comply:

- Prior to settlement, Buyer is entitled to rescind in writing the sales contract without penalty or liability. On rescission, Buyer is also entitled to the full return of any deposits made on account of the sales contract. If any deposits are held in trust by a licensed real estate broker, the return of the deposits to a Buyer under this law shall comply with the procedures under § 17-505 of the Business Occupations and Professions Article of the Annotated Code of Maryland. Buyer's right of rescission shall terminate five days after Seller provides to Buyer written notice in accordance with this requirement; and
- After settlement, Seller shall be liable to Buyer for the full amount of any fee or assessment not disclosed, unless Seller was never charged a fee or assessment to defray the costs of public water or wastewater facilities by the developer, a successor of the developer, or a subsequent assignee.

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

Buyer Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____

Date _____

Seller Signature _____

Date _____

