

Welcome To

102 Patton Way
Club at Patriots Glen



Welcome to 102 Patton Way in the desirable golf course community of Patriots Glen! Open concept floor plan, 3900+ sf colonial including the finished lower level, 4 bedrooms (3 with walk-in closets), 3.1 baths, 2 story foyer, formal living and dining rooms, wainscoting & 9' ceilings. Neutral decor throughout, engineered hardwoods on the main level. Kitchen with updated stainless appliances, large island/breakfast bar plus table space, Corian counters, and pantry. Open to family room with gas fireplace; sliders to 2 tier composite deck, backs to wooded buffer, water view of 5-acre pond on 17th hole! Spacious Master Suite upstairs with cathedral ceiling, huge walk-in closet, private 4-piece bath with updated vanity. 13x11 loft could be an office/study area. Finished lower level includes a full bathroom and egress to the back yard. HOA \$162/qtr includes swimming pool, clubhouse, tennis courts, tot lot. Golf membership available. Easy access to Elkton, Newark, University of Delaware, shopping and I-95, both north and south of the 896 toll facilities.



Team Landon
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate
Team Landon
302-218-8473 direct
302-733-7000 office
davelandon@gmail.com
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be inde-



102 Patton Way, Elkton, MD, 21921

Coming Soon

\$565,000



MLS #: MDCC2017674
Type: Residential
Struct Type: Detached
Style: Colonial
Lvls/Stories: 2
Ownership: Fee Simple
Garage: Yes

Beds: 4
Baths: 3 / 1
YearBuilt: 2005 / Estimated
NewConstr: No
Basement: Yes
Central Air: Yes

LOCATION

County:	CECIL	School District:	Cecil County Public Schools
MLS Area:	Cecil County (42700)	High School:	Elkton
Subdiv/Neigh:	Club At Patriots Glen	Middle School:	Elkton
In City Limits:	Y	Elementary School:	Thomson Estates

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$162 / Quarterly **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **Assoc Amenities:** Club House, Golf Course Membership Available, Pool - Outdoor

TAXES AND ASSESSMENT

Tax ID#: 08-03-117839 **Tax Annual/Year:** \$5,937 / 2024 **City/Town Tax:** \$2,159 **County Tax:** \$3,718 **Tax Assessment:** \$374,133

ROOMS

				BED	BATH
Living Room:	Main	13 x 11	Crown Molding, Flooring - Laminated	Main:	1 part
Kitchen:	Main	21 x 14	Flooring - Laminated, Island, Kitchen - Eat-in, Kitchen - Gas Cooking, Pantry, Walk-In Closet(s)	Upper 1:	4
				Lower 1:	1 full
Dining Room:	Main	13 x 11	Crown Molding, Flooring - Laminated		
Family Room:	Main	22 x 14	Fireplace - Gas, Flooring - Laminated		
Laundry:	Main	14 x 6	Flooring - Vinyl		
Primary Bedroom:	Upper 1	20 x 19	Attached Bathroom, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - Carpet, Soaking Tub, Walk-In Closet(s)		
Bedroom 2:	Upper 1	13 x 11	Ceiling Fan(s), Flooring - Carpet		
Bedroom 3:	Upper 1	12 x 11	Ceiling Fan(s), Flooring - Carpet		
Bedroom 4:	Upper 1	12 x 11	Ceiling Fan(s), Flooring - Carpet		
Loft:	Upper 1	14 x 11	Ceiling Fan(s), Flooring - Carpet		
Recreation Room:	Lower 1	32 x 31			

BUILDING INFORMATION

AboveGrFinSF: 3,036 / Assessor **BelowGrFinSF:** 864 / Assessor **BelowGrFinSF:** 864 / Assessor **Total Finished SF:** 3,900 / **Total SF:** 3,900 / **Wall & Ceiling:** 9'+ Ceilings, Vaulted Ceilings **Foundation:** Concrete Perimeter **Basement:** Fully Finished, Outside Entrance, Poured Concrete **Constr Materials:** Stone, Vinyl Siding **Flooring Type:** Carpet, Laminated, Vinyl

LOT AND PARKING

Lot Acres/SQFT: 0.27a / 11,761sf / Estimated **Zoning:** R2 **Federal Flood Zone:** No **Road:** Paved **Parking:** Attached Garage, Driveway | Paved Parking | Garage - Front Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Crown Moldings, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Soaking Tub, Upgraded Countertops, Walk-in Closet(s) | **Fireplace(s):** 1, Gas/Propane | Built-In Microwave, Dishwasher, Disposal, Oven/Range - Gas, Refrigerator, Stainless Steel Appliances, Water Heater | **Laundry:** Main Floor | **Accessibility Features:** None

EXTERIOR FEATURES

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

UTILITIES

Cooling: Central A/C, Electric | *Heating:* Forced Air, Natural Gas | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Natural Gas |
Water Source: Public | *Sewer:* Public Sewer

REMARKS

Expected On Market Date: June 1, 2025

Public: Welcome to 102 Patton Way in the desirable golf course community of Patriots Glen! Open concept floor plan, 3900+ sf colonial including the finished lower level, 4 bedrooms (3 with walk-in closets), 3.1 baths, 2 story foyer, formal living and dining rooms, wainscoting & 9' ceilings. Neutral decor throughout, engineered hardwoods on the main level. Kitchen with updated stainless appliances, large island/breakfast bar plus table space, Corian counters, and pantry. Open to family room with gas fireplace; sliders to 2 tier composite deck, backs to wooded buffer, water view of 5-acre pond on 17th hole! Spacious Master Suite upstairs with cathedral ceiling, huge walk-in closet, private 4-piece bath with updated vanity. 13x11 loft could be an office/study area. Finished lower level includes a full bathroom and egress to the back yard. HOA \$162/qtr includes swimming pool, clubhouse, tennis courts, tot lot. Golf membership available. Easy access to Elkton, Newark, University of Delaware, shopping and I-95, both north and south of the 896 toll facilities.

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Office: 302-733-7000

Toll-free: 800-220-7028

Fax: 302-733-7046

e-mail: dlandon@psre.com

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



102 Patton Way



102 Patton Way



Welcome Home!



Foyer



Living Room



Kitchen

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Kitchen



Kitchen



Dining Room



Dining Room



Family Room



Powder Room

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Loft



Loft



Primary Bedroom



Primary Bedroom



Primary Bath



Bedroom

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Bedroom



Bedroom



Full Bath



Finished Basement



Finished Basement



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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.

MLS#: MDCC2017674

102 Patton Way, Elkton



Rear of home



Rear Deck



Aerial View

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



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 _____
and Seller Amanda Bessicks and Andrew Bessicks
for Property known as 102 Patton Way, 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 type="checkbox"/> Exist. W/W Carpet	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>5</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 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 type="checkbox"/> Clothes Washer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Cooktop	<input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u>	<input type="checkbox"/> Screens	<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage remote(s) # <u>2</u>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Window A/C Unit(s) # _____
<input type="checkbox"/> Drapery/Curtain Rods	<input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Window Fan(s) # _____
<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Hot Tub, Equipment & Cover	<input 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): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

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

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

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

Water Supply	<input 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 checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Heat Pump
Hot Water	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		<input type="checkbox"/> Other _____

Utility Service Providers:

Water: Town of Elkton; Gas: Chesapeake Elkton Gas; Electric: Delmarva Power

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

Buyer Signature _____ Date _____

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____ Date _____



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 102 Patton Way, Elkton, MD 21921

Legal Description: Lot 237 - .2695 Acre - 102 Patton Way - Club at Patriots Glen

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? 7 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 checked="" type="checkbox"/> Natural Gas	<input 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 checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____ Age ⁰ _____

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: Sump pump stopped working and basement flooded in 2021; ServPro was brought in immediately to remediate and remove carpet and trim.

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

Type of Roof: Asphalt Shingle Age 19 years

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: 3 smoke alarms have been replaced: Laundry room, primary bedroom, and first floor hallway. Age of remaining smoke alarms is unknown.

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: Patriots Glen Home Owner's Association

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

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

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

Seller(s) _____ Signed by: Amanda Bessicks Date 5/30/25

Seller(s) _____ Andrew Bessicks Date 5/30/2025 | 10:44 AM EDT
800BB7776BE8493...

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 
Signed by:

Date 5/30/25

Seller 
800BB7776BE8493...

Date 5/30/2025 | 10:44 AM EDT

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: 102 Patton Way, 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) DS Initial AB / AB 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) DS Initial AB / AB 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) DL 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.

Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT

Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT

David Landon 5/30/2025 | 2:58:58 PM EDT

Seller's/Landlord's Agent **Date** **Buyer's/Tenant's Agent** **Date**





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): Amanda Bessicks and Andrew Bessicks
PROPERTY: 102 Patton Way, 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**

DocuSigned by:
Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT

Seller **Date**
EE0F2B5845D44A7...
Signed by:
Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT

Seller **Date**
DD9BB7776BE8493...



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): Amanda Bessicks and Andrew Bessicks

PROPERTY: 102 Patton Way, 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 Patriots Glen

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ 54.00 per month payable on a quarterly 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:

\$ _____

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

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

^{DS} AB ^{Initial} AB (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 South 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: _____



DS Initial _____
 AB AB (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(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.)

- _____ A. Articles of incorporation;
- _____ B. Declaration of covenants and restrictions;
- _____ C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
- _____ D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

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

- A. Are _____ or Are Not _____ enforceable against an owner;
- B. Are _____ or Are Not _____ enforceable against the owner's tenants.

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.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

DocuSigned by: <i>Amanda Bessicks</i>	5/30/2025 5:09:19 PM PDT	Signed by: <i>Andrew Bessicks</i>	5/30/2025 6:18:18 PM EDT
Seller	Date	Seller	Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

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

ADDENDUM to Contract of Sale (“the Contract”), by and between
SELLER(S): Amanda Bessicks and Andrew Bessicks
BUYER(S): _____
PROPERTY: 102 Patton Way, 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
<div>DocuSigned by: <i>Amanda Bessicks</i></div>	5/30/2025 5:09:19 PM PDT
Seller	Date
<div>Signed by: <i>Andrew Bessicks</i></div>	5/30/2025 6:18:18 PM EDT
Seller	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 Amanda Bessicks and Andrew Bessicks
for Property known as 102 Patton Way, 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
Buyer's Signature	Date
Agent's Signature	Date

DocuSigned by:	
<i>Amanda Bessicks</i>	5/30/2025 5:09:19 PM PDT
Seller's Signature	Date
Signed by:	
<i>Andrew Bessicks</i>	5/30/2025 6:18:18 PM EDT
Seller's Signature	Date
DocuSigned by:	
<i>David Landon</i>	5/30/2025 2:58:58 PM EDT
Agent's Signature	Date



EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT

DATE: May 30, 2025

1. SELLER(S) (List all): Amanda Bessicks and Andrew Bessicks

Mailing Address: Andrew - 108 Chessman Circle, Elkton, MD 21921

Office Telephones: / **Office/Home Fax:** /

Home Telephones: / **Cell Phones:** /

Email Addresses: ambessicks@gmail.com abessicks@aol.com

2. BROKER: Patterson-Schwartz-Newark

Office Address: 680 S College Ave, Newark, DE 19713-1306

Office Telephone: (302) 733-7000 **Office Fax:** (302) 733-7046

Listing Agent: Dave Landon **Direct Line:** (302) 733-7000

Home Phone: / **Cell Phone:** (302) 218-8473

Email Address: davelandon@gmail.com

3. PROPERTY LISTING: Patterson-Schwartz-Newark ("Broker") is

hereby authorized by the undersigned Seller(s) or by the authorized representative of Seller(s) ("Seller") to sell, as the exclusive real estate broker, the property known as: 102 Patton Way, Elkton, MD 21921

("Property"). Seller acknowledges that the Property is being conveyed (**initial** one selection) / / **IN FEE SIMPLE**, or / / **SUBJECT TO AN ANNUAL GROUND RENT**, now existing, in the amount of \$ / /, payable semi-annually.

4. AGREEMENT TERM AND RIGHTS OF PARTIES FOLLOWING EXPIRATION OR TERMINATION OF AGREEMENT:

This Agreement shall be effective on May 30, 2025 (mm/dd/yyyy) and shall continue until 11:59:59 p.m. on May 29, 2026 (mm/dd/yyyy), unless terminated in accordance with the provisions of this section. Pursuant to Maryland Code, Real Property, Section 14-903, this Agreement may not be longer than a year in duration.

As required under Section 17-534(b)(5) of the Maryland Real Estate Brokers Act, the parties agree to the following provision for the termination of this Agreement (**Broker to insert terms of termination**):

AGREEMENT CAN BE CANCELED AT ANY TIME WITH 24 HOUR WRITTEN NOTICE.

An expiration or termination of this Agreement by Seller or Broker shall be subject to the provisions of Paragraph 14 of this Agreement, and Paragraph 14 of this Agreement shall survive the expiration or termination of this Agreement. Notwithstanding the rights of the parties to terminate this Agreement as provided herein, Broker, in Broker's sole and absolute discretion, may terminate this Agreement at any time and effective immediately in the event Seller provides any false information, misrepresents any fact to Broker or other third-party, or violates or indicates any intention to discriminate in violation of any applicable federal, state or local fair housing law(s). If a Contract of Sale is entered into by Seller during this Agreement, which provides for settlement to occur after the expiration of this Agreement, this Agreement shall be automatically extended until settlement has occurred or until the Contract of Sale is released in writing by the parties, but in no event shall the duration of this Agreement, including any extension, extend beyond one year in duration.

5. LISTING PRICE: The listing price of the Property is \$ 565,000 and shall be the price advertised by Broker. If Seller desires to change the listing price, Seller shall immediately inform Broker in writing of the changed listing price, and such changed listing price shall thereafter be the price advertised by Broker.



6. SHOWING INSTRUCTIONS (for LOCK BOX see addendum): _____

SentryLock Lockbox

7. MARKETING/MLS/INTERNET ADVERTISEMENT:

(a) Broker is authorized to and shall market the Property including, but not limited to, entering the Property into the applicable multiple listing service(s) ("MLS"), installing a sign, photographing the Property and installing a lock box. Seller acknowledges that Broker is bound by the bylaws, policies and procedures, and rules and regulations governing the MLS and the lock box system owner. Upon the execution of this Agreement, Seller and Broker shall establish the date and status upon which the Property will be entered into the MLS by executing the MLS Disclosures and Residential Seller/Landlord Options form. Broker is hereby granted the right to report to the MLS for dissemination, in accordance with the MLS rules and policies, any contract of sale and sales price (including the other terms upon which any sale of the Property is made). Except as otherwise provided in paragraphs (b), (c), (d), and (e) below and in accordance with the directions therein, Broker, upon election by Broker and in Broker's sole and absolute discretion, is hereby authorized by Seller to submit and market the Property (including street name and house number) by and through:

1. Broker's internet website;
2. The Internet websites of licensed real estate salespersons or associate real estate brokers affiliated with Broker;
3. Any other Internet website in accordance with applicable MLS rules and regulations;
4. Print media; and/or
5. Any available MLS Program(s) that enable participants to display aggregated MLS active listing information on participants' public websites. Seller further consents to and authorizes Broker, in accordance with the MLS rules and regulations, to allow other MLS participants and authorized users to market the Property by and through the internet website of other such MLS participants and authorized users.

If the Property is scheduled for an open house by Broker, Seller authorizes Broker to advertise the Property as an open house together with other properties listed with Broker and advertised as an open house in the same advertisement, whether by print media or by internet advertisement.

(b) OFFICE EXCLUSIVE:

Seller may elect not to have the Property listing distributed on the MLS at all. (Seller to initial if Seller does not authorize Broker to distribute Property listing on the MLS at all):

_____/_____**Broker may not market the Property by and through distribution on the MLS during the listing period.**

Seller hereby acknowledges that, having selected not to distribute the Property listing on the MLS at all:

(1) real estate licensees from other companies and their buyer clients who have access to the MLS may not be aware that Seller's Property is for sale and the terms and conditions under which Seller is marketing the Property;
(2) Seller's Property will not be included in the MLS's download to various real estate internet sites that are used by the public to search for property listings; and (3) any reduction in the exposure of the Property may lower the number of offers made and negatively impact the sales price. (Seller to initial): ____/____

(c) Seller may elect not to have the Property listing or the Property address displayed on the internet. Seller hereby directs Broker that (Seller to initial all that apply):

_____/_____**Broker may not submit and market the Property by and through display on any internet website.**

_____/_____**Broker may submit and market the Property by and through display on any internet website, but Seller elects not to permit display of the Property address on any internet website.**

Seller hereby acknowledges that, having selected either or both of the above option(s) not to allow information on internet websites, a consumer who conducts searches for listings on the internet will not see the corresponding information about the Property in response to a search. (Seller to initial): ____/____

(d) Certain features may be displayed on the websites of MLS participants, including:

- (1) Unedited comments or reviews of the Property (or display a hyperlink to such comments or reviews); or



- (2) An automated estimate of the market value of the Property (or a hyperlink to such estimate).

(Seller to initial):

Seller _____ / _____ authorizes or _____ / _____ does not authorize the display of unedited comments or reviews of the Property (or display a hyperlink to such comments or reviews) on MLS participants' websites.

Seller _____ / _____ authorizes or _____ / _____ does not authorize the display of an automated estimate of the market value of the Property (or a hyperlink to such estimate) on MLS participants' websites.

During the term of this Agreement, Seller, by written request to Broker, may authorize Broker to enable or disable use of either feature as described in (1) or (2) above. Broker agrees to transmit promptly the request to the MLS.

(e) COMING SOON LISTING STATUS: The "Coming Soon" listing status is an option for properties listed in the MLS that are not available but will be in the future. Sellers who choose this option must have executed a listing agreement. Listings under the "Coming Soon" status are given a MLS number. All MLS subscribers may view listings under this status. However, properties listed under the "Coming Soon" status may not be shown.

Seller, by Seller's ^{DS}initials, ^{Initial}authorizes Broker to list the Property under the "Coming Soon" listing status in the MLS. (Seller initials): AB / AB

(f) SELLER CONCESSIONS ON THE MLS: Concessions in the MLS may not be limited to or conditioned on the retention of or payment to a cooperating/buyer broker: they are subject to negotiation between a buyer and seller. Bright has a zero-tolerance policy for misuse of these fields.

Does the seller want to signal they will consider offers requesting concessions/credits towards a buyer's closing costs and service providers?

☐ YES ☒ NO

Seller acknowledges that Seller has read and understands the provisions of Paragraph 7(f). (Seller initials): AB / AB

8. CONSENT TO DISCUSS OTHER PROPERTIES WITH BUYERS AT SELLER'S OPEN HOUSE: Seller ^{DS}authorizes or ^{Initial}AB / AB does not authorize Broker to discuss other properties with buyers at Seller's open house.

Broker's responsibility to market the Property is suspended upon Seller's acceptance of a written offer to purchase the Property, unless otherwise agreed by Broker.

9. GRANT/RELEASE OF PROPERTY DATA TO BROKER: Seller grants to Broker the unlimited right to use, publish, disseminate, sell, and license to others all text, graphics, photos, virtual tours, documents, and any other types of data entered into the MLS, and Seller hereby releases to Broker all of the Seller's interests and all intellectual property rights therein. If Seller elects to allow dissemination of Property data on the internet, Seller understands and agrees that public websites determine their own content and use of data, and therefore Broker has no control over public websites and no obligation to remove any of the above content from public websites at any time.

10. HOME SECURITY SYSTEMS THAT RECORD AUDIO: Seller is advised that Maryland law prohibits audio recording of private conversations without the consent of all parties. Seller may view the penalties for violating the law which are contained in Section 10-402 of the Courts and Judicial Proceedings Article, Annotated Code of Maryland at: <http://mgaleg.maryland.gov/mgaweb/Laws/StatuteText?article=gj§ion=10-402&enactments=false>.

Seller acknowledges that Seller has read and understands the provisions of Paragraph 10. (Seller to initial): AB / AB



11. FAIR HOUSING: Federal, State, and Local Fair Housing laws grant broad protections from discrimination in housing. **It is unlawful to discriminate based upon certain protected characteristics, which include, but are not limited to, race, color, religion, sex, national origin, disability, familial status, marital status, sexual orientation, gender identity, and source of income.** Seller agrees to comply with all such Federal, State, and Local Fair Housing laws. Some buyers attempt to stand out to a seller by submitting a letter, photo, or video to describe why the seller should select their offer. Such conduct may raise fair housing concerns, and could expose Seller and Broker to possible violation of Fair Housing laws. To avoid consideration of such characteristics when selecting an offer, Seller instructs and directs Broker to remove from any offer, counter-offer, or any other communication exchanged during the transaction, any letters, photographs, videos or any other similar items other than the contract documents submitted by a buyer or buyer's agent.

12. SELLER RESPONSIBILITY/INSURANCE: Broker shall not be responsible for the care, or physical condition of the Property. Seller shall remain solely responsible for the care and physical condition of the Property, including, but not limited to, cost of all utilities, maintenance, the physical security of the premises and all personal property and maintaining adequate property and personal injury insurance during the term of this Agreement; and, Broker shall have no liability for such matters.

13. REPAIRS: Seller is hereby notified that repairs of the Property may require that the individuals engaged to perform such repairs be duly licensed.

14. BROKER'S COMPENSATION:

NOTICE: Real estate commission rates are not fixed by law or established by any membership organization with which Broker is affiliated. Each real estate brokerage independently sets their own commission rates. Commission rates are negotiable between the Seller and Broker.

In the event of a sale, exchange, or transfer, the Compensation to be paid by Seller to Broker shall be (Select only one):

<input type="checkbox"/>	_____ percent (%) of the sales price.	295.00
<input checked="" type="checkbox"/>	2.5 percent (%) of the sales price AND \$ 295	295.00
<input type="checkbox"/>	\$ _____	295.00

The Compensation shall be deemed to have been earned by Broker and shall be due and payable by Seller to Broker if:

A. During the term of this Agreement, or any extension thereof:

(i) Broker produces a ready, willing and able buyer to purchase the Property at the listing price and/or at such other price as shall be accepted by Seller or agreed upon in writing between Seller and Broker (the "Sale Price"); or

(ii) Seller shall enter into a written agreement to sell, exchange, convey or transfer the Property to any person or entity whether such person or entity shall have been procured by Broker, by Seller or by any other person or entity, in which event Seller, within seventy-two (72) hours thereof, shall furnish Broker a copy of such written agreement; or

(iii) if during the period of 60 days following the expiration or termination of this Agreement, Seller shall enter into a written agreement to sell, exchange, convey or transfer the Property to any person who or to any entity which, with knowledge of Seller or any agent of Seller, inspected or made inquiry about the Property or negotiated to purchase or exchange the Property during the term of this Agreement or any extension thereof, in which event Seller, within seventy-two (72) hours thereof, shall furnish Broker a copy of such written agreement;

B. Seller defaults or voluntarily agrees to terminate a sale; or

C. Seller breaches this Agreement.



The Compensation due Broker shall be a charge against the Property and shall be paid at settlement as a convenience to Seller. However, Seller acknowledges and agrees that settlement on the Property shall not be a condition precedent to Seller's obligation to Broker as herein provided.

If Broker prevails in any action brought to obtain payment of the Compensation, Broker shall also be entitled to recover in such action Broker's reasonable attorney's fees and court costs.

If a deposit made on any contract of sale or other transfer of the Property is forfeited to Seller, or if all or part of the deposit is received by Seller as a settlement made by and between Seller and buyer, \$0 or % of the amount forfeited or received as settlement shall be paid to Broker for Broker's services, but in no event shall the amount exceed an amount equal to the full Compensation specified herein.

Seller shall have no obligation to pay the Compensation to Broker if the Property is listed by any other licensed real estate broker following the expiration of this Agreement, or any extension thereof, or following the termination of this Agreement as herein provided, unless such termination by Seller is for the purpose of avoiding the obligation of Seller to pay the Compensation to Broker.

Seller acknowledges that Seller has read and understands the provisions of Paragraph 14.
(Seller to initial): DS
AB Initial
AB

15. AUTHORITY TO COOPERATE WITH AND COMPENSATE OTHER BROKERS: Broker is authorized to cooperate with other brokers as subagents of Broker ("Subagents") and/or brokers retained by prospective buyers to represent buyer's interests ("Buyer Brokers"). In this paragraph, "cooperate" means sharing information on the Property and making the Property available to other brokers for showing to prospective purchasers. Seller consents to Broker's cooperation with and compensation of Subagents or Buyer Brokers.

Broker shall pay to any Subagent who has earned and is entitled to compensation, \$ _____ or _____ % of the Sales Price, plus _____ () month(s) ground rent, if any.

Broker shall pay to any Buyer Broker who has earned and is entitled to compensation \$ _____ or 1.5 % of the Sales Price, plus _____ () month(s) ground rent, if any.

Seller understands that compensating Subagents or Buyer Brokers is optional.

Seller acknowledges that Seller has read and understands the provisions of Paragraph 15.
(Seller to initial): DS
AB Initial
AB

16. MINISTERIAL ACTS: Seller hereby consents to and authorizes Broker and Broker's agents to provide ministerial acts as defined by law on behalf of Seller to third persons in connection with the sale of the Property.

17. DEPOSIT HELD BY ESCROW AGENT: Seller is advised that an escrow agent, other than a Maryland licensed real estate broker, is not subject to the same legal requirements that Maryland licensed real estate brokers are under the Maryland Real Estate Brokers Act concerning the holding and the release of deposit monies. If the deposit is going to be held by a third party other than by a Maryland licensed real estate broker involved in the transaction, the Buyer and Seller are required to enter into a separate written escrow agreement, binding upon the Buyer and Seller and the escrow agent that complies with Section 10-802 of the Real Property Article, Annotated Code of Maryland.

18. SMOKE ALARM NOTICE: Seller is hereby notified of changes in Maryland law regarding smoke alarms and smoke detectors (Section 9-101 et seq. of the Public Safety Article, Annotated Code of Maryland). The type of smoke alarm required in a dwelling depends upon the age of the property. As of January 1, 2018, among other changes, no alarm—battery powered or hard-wired—may be older than 10 years from the date of manufacture, and if battery powered, be sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries. There are penalties for non-compliance. Additionally, some jurisdictions have more stringent rules for new construction or for rentals. Seller is advised to verify compliance with the city or county in which the Property is located. Seller may view the smoke alarm requirements at:

<https://www.mdrealtor.org/Portals/22/adam/Content/qwFxfjogaUC-uVz5Mbaz9g/Link/Smoke%20Alarm%20Flyer%202024.pdf>

Seller acknowledges that Seller has read and understands the provisions of Paragraph 18. (Seller to initial):

DS
AB Initial
AB



19. LEAD-BASED PAINT:

A. LEAD-BASED PAINT HAZARD: Seller acknowledges that the Property, if constructed before 1978, is subject to Federal law (Title X) as to the presence of lead-based paint and/or lead-based paint hazards.

Seller represents and warrants to Broker, Broker's agents and Subagents/Buyer's Agents intending that they rely upon such warranty and representation that the Property was constructed: *(Seller to initial one)*:

OR AB prior to 1978;
OR AB during or after 1978;
OR _____ Seller is uncertain as to the date of construction.

If Seller is uncertain as to the date the Property was constructed, Seller agrees that, for the purpose of the sale contemplated by this Agreement, the Property will be treated as though it had been constructed prior to 1978. If Title X applies to the Property, Seller agrees to comply fully with the requirements as set forth in the EPA and HUD Real Estate Notification and Disclosure Rule. Accordingly, if applicable, Seller is required to disclose to buyer, based upon Seller's actual knowledge, all known lead-based paint hazards in the Property and provide buyer with any available reports in Seller's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. Additionally, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards shall be attached and made a part of the Contract of Sale. For detailed information regarding the EPA and HUD Real Estate Notification and Disclosure Rule, Seller should visit:

<https://www.epa.gov/lead/epa-and-hud-real-estate-notification-and-disclosure-rule-questions-and-answers>.

B. RENOVATION, REPAIR AND PAINTING OF PROPERTY: In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the Environmental Protection Agency ("the EPA"), effective April 22, 2010, if the improvements on the Property were built before 1978, contractor(s) engaged by Seller to renovate, repair or

paint the Property must be certified by the EPA where such work will disturb more than six square feet of paint per room for interior projects; more than 20 square feet of paint for any exterior project; or includes window replacement or demolition ("Covered Work"). Before and during any Covered Work project, contractor(s) must comply with all requirements of the RRP. A Seller who personally performs any Covered Work on a rental property is required to be certified by the EPA prior to performing such Covered Work. No certification is required for a Seller who personally performs Covered Work on the Seller's principal residence. However, Seller has the ultimate responsibility for the safety of Seller's family or children while performing such Covered Work. For detailed information regarding the RRP, Seller should visit <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program>.

Seller acknowledges that Seller has read and understands the provisions of Paragraph 19.B.
(Seller to initial): AB ..

20. NOTICE REGARDING DISCLOSURE OF DEFERRED WATER AND SEWER ASSESSMENTS: Pursuant to Section 117(a)(5) of the Real Property Article of the Annotated Code of Maryland, a contract for 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 shall contain a notice disclosing information about the deferred water and sewer charges. **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 and § 10-803 of the Real Property Article, Annotated Code of Maryland. The 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.



This law does *not* apply in a county that has adopted a disclosure requirement that is substantially similar to this law. (If the Property is served by public water or wastewater facilities for which deferred water and sewer charges have been established by a recorded covenant or declaration, Seller to complete Notice & Disclosure of Deferred Water and Sewer Charges.)

Seller acknowledges that the Property is (Seller to initial one) AB ^{DS} AB ^{Initial} OR is not _____ / _____ served by public water or wastewater facilities for which deferred water and sewer charges have been established by a recorded covenant or declaration.

21. OFFERS:

A. AUTHORITY TO DISCLOSE EXISTING OFFERS: Seller is advised that prospective buyers or cooperating Brokers may inquire of Broker or Broker's Agents as to whether existing written offer(s) have been received for the purchase of the Property. The disclosure of the existence of written offer(s) could be either beneficial or detrimental to Seller. On the one hand, such disclosure could result in the interested buyer making the highest and best offer as promptly as possible. On the other hand, such disclosure could result in the interested buyer electing not to make an offer.

Seller: (Seller to initial one) AB ^{DS} AB ^{Initial} Authorizes; OR _____ / _____ Does Not Authorize

Broker or Broker's agents to disclose the existence of other written offers on the Property in response to inquiries from buyers or cooperating brokers. If disclosure is authorized, Broker or Broker's agents shall also disclose, if asked, whether an offer was obtained by the listing agent, another agent in Broker's firm, or by a cooperating broker. Such authority does not include the disclosure of the terms and conditions of such offer(s).

B. PRESENTATION OF OFFERS: Broker shall present to Seller in a timely manner all written offers and counter-offers, even if the Property is subject to an existing Contract of Sale unless Seller has waived the obligation in writing.

22. HOME WARRANTY: Broker ☒ does or _____ does not offer the opportunity for Seller to purchase a home warranty to be in force during the listing period and which will transfer to the buyer upon settlement. (Seller to initial one):

AB ^{DS} AB ^{Initial} Warranty desired. For policy to be effective, Seller must complete the necessary paperwork.
AB ^{DS} AB ^{Initial} Warranty Declined

23. NOTICE OF PROPERTY CONDITION DISCLOSURE/DISCLAIMER: Seller is advised that under Maryland Law (Real Property Article 10-702), the buyer is entitled to receive the Maryland Residential Property Disclosure And Disclaimer Statement ("Disclosure/Disclaimer Statement"), a form provided by the Maryland Real Estate Commission, from the Seller. Seller must deliver the completed Disclosure/Disclaimer Statement to the buyer on or before the buyer's entering into a Contract of Sale (offer to purchase) (with the exception of a Land Installment Contract, an Option to Purchase Agreement and a Lease Agreement containing an Option to Purchase provision, in which case the Disclosure/Disclaimer Statement must be delivered to the buyer before the execution of the Contract by the buyer). A buyer who does not receive the Disclosure/Disclaimer Statement on or before the execution of the offer by the buyer has the unconditional right upon written notice to the Seller or Seller's agent, to rescind the Contract of Sale at any time before the receipt of the Disclosure/Disclaimer Statement or within five (5) days following receipt of the Disclosure/Disclaimer Statement and to the immediate return of any deposit. However a buyer's right to rescind the Contract terminates if not exercised (A) before making a written application to a lender for a loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates upon submission of the application, or (B) within five (5) days following receipt of a written disclosure from a lender who has received the buyer's application for a mortgage loan, if the lender's disclosure states that the buyer's right to rescind terminates at the end of that five (5) day period. Maryland Law (Real Property Article 10-702) exempts certain transfers or sales from its application: A) the initial sale of a new home: (1) that has never been occupied; or (2) for which a certificate of occupancy has been issued within one year before the buyer and Seller enter into a Contract of Sale; B) certain transfers that are exempt from the state transfer tax; C) a sale by a lender acquiring real property by a foreclosure or deed- in-lieu of foreclosure; D) a sheriff sale, tax sale or sale by foreclosure, partition or by 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 single family residential real estate to be converted by the buyer into a use other than residential use or to be demolished; or G) a sale of unimproved property. Seller: (Seller to initial one) AB ^{DS} AB ^{Initial}

_____ / _____ is exempt

OR

AB ^{DS} AB ^{Initial} is not exempt



24. VIOLATION NOTICES: Seller is advised that the Contract of Sale may require that Seller convey the Property free and clear of all violation notices, requirements noted or issued by any governmental authority (including without limitation, any permit violation notices), and actions in any court, against or affecting the Property.

25. CONSERVATION EASEMENTS:

A. Seller is advised and acknowledges that if the Property is encumbered by one or more Conservation Easements or other restrictions limiting or affecting uses of the Property, Maryland law requires that Seller deliver to the buyer the required notice and copies of the easement(s). A buyer who does not receive the notice and copies of the easement(s) on or before entering into the contract for sale has the unconditional right upon written notice to the Seller or Seller's agent, to rescind the Contract of Sale at any time before the receipt of the notice and copies of the easement(s) or within five (5) days following receipt of the notice and copies of the easement(s) and to the immediate return of any deposit.

B. Seller hereby represents to Broker, and upon which representation Broker is entitled to rely; that: (Seller initials one):

1. The Property **IS NOT** subject to one or more Conservation Easement(s) or other restrictions limiting or affecting uses of the Property; **OR**
2. The Property **IS** subject to one or more Conservation Easement(s) or other restrictions limiting or affecting uses of the Property, as follows: (Seller to check applicable Conservation Easement(s))
- Maryland Environmental Trust
- Maryland Historical Trust
- Maryland Agricultural Land Preservation Trust
- Maryland Department of Natural Resources
- A County or Municipal Corporation, funded by the Maryland Department of Natural Resources, the Rural Legacy Program, or a local Agricultural Preservation Program
- Land Trust
- Required by a permit issued by the Department of the Environment

If paragraph B.2. is initialed by Seller, Seller ☐ has **OR** ☐ has not (check one) provided a copy of the Conservation Easement(s) to Broker, and Seller acknowledges that it is Seller's sole obligation to obtain and deliver copies of the Conservation Easement(s) to buyer.

26. INSURABILITY: An informational brochure published by the Maryland REALTORS® titled "Property Insurance Basics" is available to explain current issues relative to obtaining insurance coverage for the Property.

27. FLOOD DISCLOSURE NOTICE: Seller is advised that the Property or part of the Property may be located in an area established by the government as a "flood plain" or otherwise in an area where flood insurance could be required. The National Flood Insurance Program ("NFIP") establishes flood insurance policy premiums based on the risk of flooding in the area where properties are located. Due to amendments to federal law governing the NFIP, those premiums are increasing, and in some cases will rise by a substantial amount over the premiums previously charged for flood insurance. As a result, premiums paid for flood insurance on the Property may not be indicative of premiums that will apply after the Property is purchased. Also, the State of Maryland in conjunction with the Federal Emergency Management Agency has been systematically updating flood insurance rate maps. The Property may be affected.

28. MARYLAND NON-RESIDENT SELLER: Seller acknowledges, pursuant to Section 10-912 of the Tax-General Article, Annotated Code of Maryland, that if Seller is: 1) a non-resident individual of the State of Maryland or is 2) a non-resident entity which is not formed under the laws of the State of Maryland and is not qualified by or registered with the Maryland State Department of Assessments and Taxation to do business in the State of Maryland, the deed or other instrument of writing that effects a change of ownership to the Property may not be recorded with the clerk of the court for a county or filed with the Maryland State Department of Assessments and Taxation unless payment is first made by the Seller in an amount equal to

- a) 8% of the total payment to a non-resident Seller; **OR**
- b) 8.25% of the total payment to a non-resident entity;

(NOTE: The amount of the payment for a non-resident individual is subject to adjustment on a recurring basis by the Comptroller of Maryland. The amount of the payment for a non-resident entity is subject, from time to time, to change by an Act of the Maryland General Assembly. Seller acknowledges that the amount(s) as set forth in a) and b) above may be greater or lesser than the actual amount(s) due by Seller at time of settlement.

UNLESS each Seller:





1. Certifies, in writing, under the penalties of perjury, that the Seller is a resident of the State of Maryland or is a resident entity of the State of Maryland; **OR**
2. Presents to the clerk of the circuit court for a county or the Maryland State Department of Assessments and Taxation a certificate issued by the Comptroller of the State of Maryland stating that: i) there is no tax due in connection with the sale or exchange of the Property; or ii) a reduced amount of tax is due from the Seller and the reduced amount is collected by the clerk of the circuit court for a county or the Maryland Department of Assessments and Taxation before recording or filing; (**NOTE:** If Seller intends to obtain a certificate from the Comptroller's office, Seller should immediately contact the Comptroller at 1-800-MDTAXES. Obtaining the certificate requires a MINIMUM of three (3) weeks); **OR**
3. Has satisfied the tax liability or has provided adequate security to cover such liability; **OR**
4. Certifies, in writing, under the penalties of perjury, that the Property being transferred is the Seller's principal residence. As defined under Maryland law and as used in a) and b) above, the term "total payment" means the net proceeds paid to the Seller for the Property and associated tangible personal property, less: 1) debts owed by the Seller and secured by a mortgage or other lien against the Property being paid upon the sale or exchange of the Property and 2) other expenses of the Seller arising out of the sale or exchange of the Property and disclosed on a settlement statement prepared in connection with the sale or exchange of the Property. "Total payment" includes the fair market value of any property transferred to the Seller.

29. FOREIGN INVESTMENT TAXES – FIRPTA (Foreign Investment in Real Property Tax Act): Section 1445 of the United States Internal Revenue Code of 1986 and applicable Treasury Department regulations adopted thereunder (the "Act") provide that a buyer of residential real property located in the United States must withhold federal income taxes from the payment of the purchase price under certain circumstances. Seller agrees to comply with the Internal Revenue Service reporting requirements. If applicable, Seller agrees to complete, sign, and deliver to the appropriate party a certificate indicating whether Seller is a foreign person or non-resident alien under the Act.

30. PROPERTIES WITH PRIVATE OR DOMESTIC WATER SUPPLY WELL: Pursuant to Section 10-713(B)(1) of the Real Property Article of the Annotated Code of Maryland, a contract for the sale of real property on which a private or domestic water supply well is located shall include a provision requiring, as a condition of the sale, that the buyer ensure that water quality testing of the well be conducted. Settlement on the contract for the sale of real property may not occur until seller and buyer have each received and reviewed the results of the water quality testing. The buyer may waive their right to have the well tested for water quality.



Seller hereby represents to Broker, and upon which representation Broker is entitled to rely; that: (Seller to initial one):

DS Initial
 

1. There is a private or domestic water supply well located on the Property; **OR**
2. There is not a private or domestic water supply well located on the Property.

31. NATIONAL PRIORITIES LIST (NPL) SUPERFUND SITE: A National Priorities List (NPL) Superfund Site is a site of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. Sellers of real property that is located within one (1) mile of a National Priorities List (NPL) Superfund Site must disclose the existence of the National Priorities List (NPL) Superfund Site to a buyer. Information about the location of Superfund Sites throughout the State of Maryland and across the United States can be found at the Environmental Protection Agency's Search for Superfund Sites Where You Live Website.

Seller hereby represents to Broker, and upon which representation Broker is entitled to rely; that: (Seller to initial one):

DS Initial
 

1. The Property is located within one (1) mile of a National Priorities List (NPL) Superfund Site; **OR**
2. The Property is not located within one (1) mile of a National Priorities List (NPL) Superfund Site.

32. FHA LOAN NOTICE: If the current loan on the property is insured by the Federal Housing Administration, the loan shall be paid in full at settlement in accordance with FHA rules and regulations.

33. WIRE FRAUD NOTICE: Seller is advised to never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Seller should always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Seller should never wire money without double-checking that the wiring instructions are correct.

34. LEGAL CONSTRUCTION: This Agreement is binding upon the parties hereto, and their personal representatives, successors, heirs, and assigns. If this Agreement is signed by more than one person, it shall constitute the joint and several obligations of each. This Agreement contains the entire Agreement of the parties and cannot be changed except by the written agreement of the parties hereto. Seller warrants that there are no other existing agreements or conditions other than as set forth herein. This is a legally binding Agreement; if not understood, seek competent legal, tax or other professional advice. Seller has not relied upon any statement or representation of Broker except as set forth in this Agreement. This Agreement shall be interpreted and construed in accordance with the laws of the State of Maryland.



35. **ADDENDA:** The Addenda marked below, which are hereby attached, are made a part of this Agreement.

☒ Consent for Dual Agency

☒ Disclosure of Inc./Ex., Leased Items, Utilities

☐ Disclosure of Licensee Status

☒ Federal Lead-Based Paint Disclosure

☐ Financial Condition of Property Disclosure

☐ FIRPTA

☒ Lock Box

☐ MD Lead Poisoning Prevention Program Disclosure

☒ MD Residential Property Disclosure/Disclaimer Statement

☐ MD Non-Resident Seller Transfer Withholding Tax

☐ Notice & Disclosure of Deferred Water and Sewer Charges

☐ NPL Superfund Site Disclosure

☐ Protect Your Family from Lead in Your Home

☐ Solar Panel

☒ Other Addenda/Special Conditions: Gore Special Addendum

RECEIPT OF COPY: Seller acknowledges receipt of a copy of this Agreement at time of signing hereof.

DocuSigned by:

Amanda Bessicks

5/30/2025 | 5:09:19 PM PDT

Patterson-Schwartz Real Estate

Seller Signature

Date

Broker (Company Name)

DocuSigned by:

Andrew Bessicks

5/30/2025 | 6:18:18 PM EDT

Seller Signature

Date

Broker/Authorized Representative Signature

Date

David Landon

5/30/2025 | 2:58:58 PM EDT



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

Property Address: 102 Patton Way, 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) DS Initial AB / AB 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) DS Initial AB / AB 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) DL 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.

Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT

Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT

David Landon 5/30/2025 | 2:58:58 PM EDT

Seller's/Landlord's Agent **Date** **Buyer's/Tenant's Agent** **Date**



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

ADDENDUM to Contract of Sale (“the Contract”), by and between
SELLER(S): Amanda Bessicks and Andrew Bessicks
BUYER(S): _____
PROPERTY: 102 Patton Way, 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
<div>DocuSigned by: <i>Amanda Bessicks</i></div>	5/30/2025 5:09:19 PM PDT
Seller	Date
<div>Signed by: <i>Andrew Bessicks</i></div>	5/30/2025 6:18:18 PM EDT
Seller	Date



**ADDENDUM TO EXCLUSIVE RIGHT TO SELL AND TO AGREEMENT OF SALE
W. L. GORE, CHERRY HILL, ELKTON, MD FACILITY LAWSUIT DISCLOSURE**

PROPERTY ADDRESS: 102 Patton Way, Elkton, MD 21921

SELLER: Amanda Bessicks and Andrew Bessicks

BUYER: _____

THE PURPOSE OF THIS DISCLOSURE IS TO NOTIFY POTENTIAL PURCHASERS OF THE EXISTENCE OF A CLASS ACTION LAWSUIT WHICH ALLEGES GROUNDWATER MAY BE CONTAMINATED IN AN AREA DESCRIBED AS UP TO 3.5 MILES IN RADIUS FROM THE W. L. GORE FACILITY LOCATED IN CHERRY HILL, ELKTON, MARYLAND 21921. THIS DISCLOSURE IS NOT INTENDED TO IMPLY THE LAWSUIT DOES OR DOES NOT HAVE MERIT.

On February 1, 2023, a class action lawsuit was filed against W.L. Gore & Associates, Inc. ("Gore"), alleging that manufacturing activities at Gore's Cherry Hill facility, located at 2401 Singerly Road, Elkton, Maryland (the "Gore Facility"), contaminated the groundwater of surrounding properties with poly-fluoroalkyl substances (PFAS). According to the U.S. Center for Disease Control and Prevention, scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. The lawsuit claims that properties within a 3.5 mile radius of Gore's Cherry Hill facility are potentially affected by the contamination.

NOTICE TO BUYER: Seller hereby is giving notice that Seller has knowledge of a current class action lawsuit being brought against W L Gore, Cherry Hill Facility, Elkton, MD 21921 for possible contamination of water in an area which may or may not extend in a 3.5 mile radius from the plant.

INVESTIGATION BY BUYER: It is the Buyer's responsibility to conduct due diligence about the lawsuit prior to entering into the Agreement of Sale. By executing this Addendum, Buyer represents it has made its own investigation into the class action lawsuit and is satisfied with the results of such investigation. Buyer is not entitled to any further due diligence concerning the lawsuit; provided, however, Buyer shall be entitled to such further inspections as expressly contained in any inspection addenda executed by Buyer and Seller, if any.

ACKNOWLEDGEMENT BY BUYERS: Buyer(s), by signature below, acknowledge the existence of a class action lawsuit brought against W L Gore, Cherry Hill Facility, Elkton, MD 21921.

RELEASE OF LIABILITY: Buyers hereby release and discharge Sellers, 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, relating to the proximity of the Property to the site.

DocuSigned by:

Amanda Bessicks

Signed by:
F10F2B5845D44A7...

Seller

Andrew Bessicks

Seller

800BB7776BE8493...

Buyer

Buyer

5/30/2025 | 5:09:19 PM PDT

Date 5/30/2025 | 6:18:18 PM EDT

Date

Date

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 the 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's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own 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

Patterson-Schwartz-Newark act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 102 Patton Way, Elkton, MD 21921.

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

DocuSigned by:		Signed by:	
<u>Amanda Bessicks</u>	5/30/2025 5:09:19 PM PDT	<u>Andrew Bessicks</u>	5/30/2025 6:18:18 PM EDT
Signature	Date	Signature	Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

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
-----------	------	-----------	------



AFFILIATED BUSINESS ARRANGEMENT BROKER FEE DISCLOSURE NOTICE



CLIENT NAME: Amanda Bessicks and Andrew Bessicks

Patterson-Schwartz & Associates, Inc. is pleased to endorse financing through Pike Creek Mortgage Services, Inc.; title and/or escrow closing services through The Kirsh Law Firm or Ward & Taylor, LLC; insurance services through Poland & Sullivan Insurance Services, Inc.; and home warranty services through 2-10 Home Buyers Resale Warranty Corporation.

PIKE CREEK MORTGAGE SERVICES, INC.

Patterson-Schwartz & Associates, Inc. (PSA) does not have a direct or indirect ownership in any mortgage service providers; however, PSA receives earnings via a marketing service agreement ("MSA") with Pike Creek Mortgage Services, Inc. ("PCMS"). You are not required to use PCMS as a condition for purchase or sale of the subject property. There are other mortgage service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

ATTORNEY/TITLE SERVICES – The Kirsh Law Firm; Ward & Taylor, LLC; T. Carney Sussex Law

Patterson-Schwartz & Associates, Inc. ("PSA") does not have a direct or indirect ownership in any attorney and/or title organizations; however, PSA receives earnings via a marketing service agreement ("MSA") with The Kirsh Law Firm ("KLF"), Ward & Taylor, LLC ("WT") and T. Carney Sussex Law ("TCSL"). You are not required to use KLF, WT, or TCSL as a condition for purchase or sale of the subject property. There are several companies that provide similar legal services. You may be able to obtain these services at a lower rate by shopping with other legal service providers.

INSURANCE SERVICES – Poland & Sullivan Insurance Services, Inc.

Patterson-Schwartz & Associates, Inc. ("PSA") does not have a direct or indirect ownership in any insurance service organizations; however, PSA receives earnings via a marketing service agreement ("MSA") with Poland & Sullivan Insurance Services, Inc. ("PSIS"). You are not required to use PSIS as a condition for purchase or sale of the subject property. There are several companies that provide similar insurance services. You may be able to obtain these services at a lower rate by shopping with other insurance providers.

HOME WARRANTY SERVICES – 2-10 Home Buyers Resale Warranty Corporation

Patterson-Schwartz & Associates, Inc. ("PSA") does not have a direct or indirect ownership in any home warranty service organizations; however, PSA receives earnings via a marketing service agreement ("MSA") with 2-10 Home Buyers Resale Warranty Corporation ("2-10HBW"). You are not required to use 2-10HBW as a condition for purchase or sale of the subject property. There are several companies that provide similar home warranty services. You may be able to obtain these services at a lower rate by shopping with other home warranty providers.

BROKER FEE – Patterson-Schwartz & Associates, Inc.

In order to maintain resources dedicated to the storage and protection of customer and client data, and to provide extensive online solutions to both buyers and sellers, Patterson-Schwartz & Associates, Inc., charges a Broker Fee of \$ 295.00 in addition to our real estate commission.

ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that PSA may receive a financial or other benefit as a result of individual or other entities utilizing mortgage, attorney, insurance and home warranty services.

DocuSigned by:
SIGNATURE: Amanda Bessicks DATE: 5/30/2025 | 5:09:19 PM PDT
Signed by:
SIGNATURE: Andrew Bessicks DATE: 5/30/2025 | 6:18:18 PM EDT
FF072B5845D44A7...
800BB7776BE8493...



LOCK BOX ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT
OR
EXCLUSIVE RIGHT TO LEASE RESIDENTIAL BROKERAGE AGREEMENT

ADDENDUM dated _____ to Exclusive Right to Sell Residential Brokerage Agreement or Exclusive Right to Lease Residential Brokerage Agreement between Seller or Lessor (Collectively referenced herein as "Seller")
 Amanda Bessicks and Andrew Bessicks
 and Broker Patterson-Schwartz-Newark
 for Property known as 102 Patton Way, Elkton, MD 21921.

1. Upon execution of this Agreement, Broker will place or cause to be placed a lock box on Seller's Property in which the key to Seller's Property will be stored. Seller authorizes Broker to place a lock box on Seller's Property, and authorizes Broker, their agents, subagents and employees, licensed or certified appraisers, and other authorized users of the lock box services to access Seller's Property during the term of this Agreement. Seller, upon written notice to Broker, at any time, may terminate Broker's authority to place a lock box on the Property.

2. It is understood by Seller that there is a possibility that a person may use the lock box in an unauthorized manner, enter the Property and unlawfully remove personal property or destroy or damage the Property or personal property located therein. Accordingly, Seller agrees as follows:

- (a) Seller acknowledges that Seller must take all necessary steps to safeguard and/or remove all valuables and other personal property now located in the Property.
- (b) Seller acknowledges that it is not a requirement of Broker that Seller allow the use of a lock box. However, Seller has elected to use a lock box.
- (c) If a tenant occupies the Property where the lock box will be placed, Seller acknowledges that Broker may not install the lock box upon the Property unless the Tenant consents to the use of said lock box as evidenced by the signature of the Tenant below.
- (d) Seller acknowledges that neither the Broker, their agents, subagents and employees, other real estate licensees, licensed or certified appraisers, nor any local Board or Association of REALTORS® or other lock box service provider is an insurer against the loss or damage to Seller's Property, personal property or valuables. Seller acknowledges that Seller has been advised of the need to verify the existence of insurance for loss or damage to real and personal property, or to obtain such insurance through Seller's insurance agent.

3. In consideration of the Agreement of Broker named below to place or cause to be placed a lock box on the Property of the Seller, Seller hereby agrees that Seller shall hold harmless and indemnify Broker, their agents, subagents and employees, or other authorized users of the lock box services, licensed or certified appraisers who access the Property through the lock box, and the applicable REALTOR® board/association, its respective officers, directors, agents, servants and employees (collectively, the "Indemnified Parties"), of and from any liability for loss or damage sustained by Seller or others (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence) as a result of the installation or use or unauthorized use of said lock box by anyone on the Property of Seller. Seller does hereby expressly assume all risks of loss or damage to the above described Property and its furnishings, personal property and contents, if any, including any and all loss or damage which may be caused by the unauthorized use of the lock box (except if such loss or damage is caused by any act of misconduct by the Indemnified Parties which is willful, wanton, reckless or amounts to gross negligence).

4. In the event Seller chooses to utilize a home security system or other means to allow access to the Property and elects not to place a lock box on the Property, Seller hereby agrees that Seller shall hold harmless and indemnify the Indemnified Parties of and from any liability for loss or damage sustained by Seller or others as a result of Seller's decision to utilize a home security system or other means to allow access to the Property and not to place a lock box on the Property.

Lock Box Addendum to Exclusive Right to Sell or Lease Residential Brokerage Agreement

5. This Lock Box Addendum constitutes the sole agreement between the parties with respect to placing a lock box on the Property. If for any reason any of the terms of this Addendum shall be deemed by a court of competent jurisdiction to be unenforceable, this Addendum will continue in full force and effect and the unenforceable terms and conditions shall be deemed modified to the extent necessary to make those terms and conditions enforceable. This Addendum shall be governed by, and construed and enforced in accordance with the laws of the State of Maryland.

6. Receipt of a copy of this Addendum is hereby acknowledged by Seller.

<small>DocuSigned by:</small> <u>Amanda Bessicks</u> 5/30/2025 5:09:19 PM PDT		<u>Patterson-Schwartz-Newark</u>	
<small>Seller (Last Name)</small> <u>Andrew Bessicks</u>	<small>Date</small> 5/30/2025 6:18:18 PM EDT	<small>Broker (Company Name)</small> <u>David Landon</u>	<small>Date</small> 5/30/2025 2:58:58 PM EDT
<small>Seller (Last Name)</small> Andrew Bessicks	<small>Date</small> 5/30/2025 6:18:18 PM EDT	<small>Broker or Authorized Representative</small> David Landon	<small>Date</small> 5/30/2025 2:58:58 PM EDT

TENANT: The Tenant and Seller have discussed the safeguarding and insuring, during the listing period, of personal property and valuables located within said Property. The undersigned Tenant has read and agrees to the above provisions and consents to placement of a lock box on the Property and agrees to be bound personally to the terms and conditions of this Agreement.

Receipt of a copy hereby acknowledged by Tenant.

<u>Tenant</u>	<u>Date</u>
<u>Tenant</u>	<u>Date</u>



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): Amanda Bessicks and Andrew Bessicks
 PROPERTY: 102 Patton Way, 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
Patriots Glen

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are
 \$ 54.00 per month payable on a quarterly 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:
 \$ _____

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

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

AB ^{DS} AB ^{Initial} (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 South 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: _____



DS Initial _____
 AB AB (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(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.)

- _____ A. Articles of incorporation;
- _____ B. Declaration of covenants and restrictions;
- _____ C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
- _____ D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

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

- A. Are _____ or Are Not _____ enforceable against an owner;
- B. Are _____ or Are Not _____ enforceable against the owner's tenants.

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.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

DocuSigned by: Amanda Bessicks 5/30/2025 5:09:19 PM PDT Seller ID: F2B5845D44A7...	Signed by: Andrew Bessicks 5/30/2025 6:18:18 PM EDT Seller ID: B7776BE8493...
Date	Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

_____ Buyer	_____ Buyer
Date	Date



MLS Disclosures and Residential Seller/Landlord Options

Broker/Agent: Dave Landon

Client: Amanda Bessicks and Andrew Bessicks

Date: 05/30/2025

☒ Seller Client ☐ Buyer Client Address: 102 Patton Way, Elkton, MD 21921

WHAT IS BRIGHT MLS?

Bright runs the largest, most accurate, up-to-date database of properties for sale and rent in the area, creating an open, transparent market for information about available homes. Most websites and apps get their information from Bright's multiple listing service (MLS). For more information, go to www.brightmls.com/open.

HOW DOES BRIGHT WORK?

Impartial Cooperation Among Agents and Brokers. Bright supports an open, transparent market for property information by requiring subscribers (licensed agents and brokers) to cooperatively share information about all available properties and make them available to subscribers in the area on an impartial basis.

Open, Transparent Access to Information. You and your broker decide on the information, pictures, and price submitted to Bright for your home. Bright checks it for accuracy, enhances it with historical records, and shares it (for free) with 100,000+ brokers/agents and thousands of sites and apps. Bright charges you nothing; subscribers pay a flat subscription fee.

What do I need to know about broker fees?

What your broker may earn, and what you may pay, must be agreed in a contract by the time you (seller/landlord) sign a listing agreement, or you (buyer/tenant) are taken on a home tour. **Those amounts are not set by law, trade association, or Bright; they are fully negotiable.**

Subscribers must work impartially with their clients and other subscribers, in their client's best interest, regardless of any financial arrangement with another broker, which may not be communicated using Bright's system and must be disclosed in writing to their client.

A buyer/tenant may ask in a purchase offer for a seller/landlord to cover closing costs, including broker fees. If you are a seller/landlord, you may choose to agree to cover a buyer's closing costs or service provider fees (e.g., title, broker or lawyer fees), or provide other concessions.

Client Initials to Acknowledge Understanding the Above:

DS Initial
AB AB

As the seller/landlord, how will my broker use Bright to market my home?

1: When will your broker allow potential buyers/renters to learn about the property? 06/01/2025 (date)
Subscribers must submit information to Bright about every property with an exclusive listing within two days of allowing any potential buyers (or renters) to learn about the property.

2: How will your broker use Bright? (Initial one applicable option)

2-A. Use Bright to share my home's information with the open market (Internet: Yes)

Bright will share the property's information with other subscribers and popular websites/apps. You and your broker still manage access to the home (use option 2-C if tours/showings/open houses are not yet available when information must be submitted to Bright).

2-B. Use Bright to share my home's information with real estate professionals in Bright's MLS only, and do not publicly market my home on the Internet (Internet: No)

Your broker may select not to have your property's information shared with websites/apps. You and your broker still manage access to the home (use option 2-C if tours/showings/open houses are not yet available when information must be submitted to Bright).

2-C. My home is ready for marketing, but will be ready for showings beginning on 05/30/2025 (date)

The property will be "Coming Soon" in Bright until ready for home tours/showings/open houses, and then "Active" once any of those begin. *If option 2-C is selected, also circle one: Internet: Yes / No*

2-D. I do not want my home on the open market: Restrict marketing only to my broker's network.

Studies show that homes publicly marketed through Bright's MLS typically sell for significantly more than homes marketed as "off MLS," "off market," "private" or "exclusive." And most homes that start with restricted marketing find a buyer only once marketed through the MLS to the open market. If you want to instruct your broker to restrict marketing, then you must sign Bright's separate Limited Marketing/Office Exclusive form because this limits people's access to information.

Bright subscribers complete this form with each client no later than signing a representation agreement.

If you reconsider any selection, update this form with your broker. Maintain a copy for your records.



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): *Amanda Bessicks and Andrew Bessicks*
PROPERTY: *102 Patton Way, 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** _____

DocuSigned by:
Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT

Seller _____ **Date** _____

Signed by:
Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT

Seller _____ **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 Amanda Bessicks and Andrew Bessicks
for Property known as 102 Patton Way, 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
Buyer's Signature	Date
Agent's Signature	Date

DocuSigned by:	
<i>Amanda Bessicks</i>	5/30/2025 5:09:19 PM PDT
Seller's Signature	Date
Signed by:	
<i>Andrew Bessicks</i>	5/30/2025 6:18:18 PM EDT
Seller's Signature	Date
DocuSigned by:	
<i>David Landon</i>	5/30/2025 2:58:58 PM EDT
Agent's Signature	Date



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): Amanda Bessicks and Andrew Bessicks

Listing Broker: Patterson-Schwartz-Newark

Property Address: 102 Patton Way, Elkton, MD 21921

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ _____ or 1.5 % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ _____ or 0 % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature Date

Buyer Signature Date

Buyer Signature Date

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature Date

Patterson-Schwartz-Newark

Listing Broker (Company Name)

DocuSigned by:

David Landon

5/30/2025 | 2:58:58 PM EDT

Listing Broker/Authorized Representative Signature Date

DocuSigned by:

Amanda Bessicks

5/30/2025 | 5:09:19 PM PDT

Seller Signature Date

Signed by:

Andrew Bessicks

5/30/2025 | 6:18:18 PM EDT

Seller Signature Date





REAL ESTATE TRANSFER DISCLOSURE STATEMENT



THIS DISCLOSURE STATEMENT CONCERNS REAL PROPERTY LOCATED IN CECIL COUNTY, MARYLAND, DESCRIBED AS 102 Patton Way, Elkton, MD 21921

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE CECIL COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH ARTICLE I, SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

BUYER'S INFORMATION

You are hereby advised that you are purchasing a parcel of ground in a rural area. Under Cecil County law, agricultural use of the land is permitted. Agricultural uses often include the use of heavy farm equipment that may occasionally operate at night or in early morning hours as well as during the day time and may also occasionally be on local roads causing a slowing of traffic. An agricultural operation may also involve other noises, dust, crop spraying, and offensive odors from animal waste or manures. In addition, agricultural uses sometime require the spraying of pesticides or herbicides. Certain offensive weeds and insects are sometime found in or around agricultural operations.

I HAVE READ THIS DISCLOSURE STATEMENT AND UNDERSTAND THAT CECIL COUNTY HAS DETERMINED THAT INCONVENIENCES OR DISCOMFORTS ASSOCIATED WITH AGRICULTURAL OPERATIONS SHALL NOT BE CONSIDERED TO BE AN INTERFERENCE WITH THE REASONABLE USE AND ENJOYMENT OF LAND IF SUCH OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH GENERALLY ACCEPTED AGRICULTURAL BEST MANAGEMENT PRACTICES.

Buyer

Date

Buyer

Date

Address of Property

102 Patton Way, Elkton, MD 21921

Subdivision / Lot Number

Club at Patriots Glen

/

237

Certificate Of Completion

Envelope Id: D290AA5D-14BE-4299-8A6A-AF9119D392F1

Status: Completed

Subject: Complete with Docusign: ConsentDualAgencyCC.pdf, DiscLeadPaintCC.pdf, DiscToSellerBusRel.pdf, E...

Source Envelope:

Document Pages: 27

Signatures: 27

Envelope Originator:

Certificate Pages: 5

Initials: 49

Dave Landon

AutoNav: Enabled

7234 Lancaster Pike

Envelopeld Stamping: Enabled

Hockessin, DE 19707

Time Zone: (UTC-05:00) Eastern Time (US & Canada)

dlandon@psre.com

IP Address: 2601:145:c200:5

Record Tracking

Status: Original

Holder: Dave Landon

Location: DocuSign

5/30/2025 2:28:54 PM

dlandon@psre.com

Signer Events

Amanda Bessicks

ambessicks@gmail.com

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:
Amanda Bessicks
FF0F2B5845D44A7...

Timestamp

Sent: 5/30/2025 2:53:48 PM

Viewed: 5/30/2025 2:55:35 PM

Signed: 5/30/2025 8:09:19 PM

Signature Adoption: Pre-selected Style

Using IP Address: 67.190.213.181

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 5/30/2025 2:55:35 PM

ID: fa99fa9b-388b-4cec-a984-d82589babc02

Andrew Bessicks

abessicks@aol.com

Security Level: Email, Account Authentication
(None)

Signed by:
Andrew Bessicks
800BB7776BE8493...

Sent: 5/30/2025 2:53:48 PM

Viewed: 5/30/2025 6:16:37 PM

Signed: 5/30/2025 6:18:18 PM

Signature Adoption: Pre-selected Style

Using IP Address: 76.100.185.20

Signed using mobile

Electronic Record and Signature Disclosure:

Accepted: 5/30/2025 6:16:37 PM

ID: 9b103943-8ef4-4554-8485-7fa7cd57c15e

David Landon

davelandon@gmail.com

President

Patterson Schwartz Real Estate

Security Level: Email, Account Authentication
(None)

DocuSigned by:
David Landon
991358C95930498...

Sent: 5/30/2025 2:53:48 PM

Viewed: 5/30/2025 2:58:29 PM

Signed: 5/30/2025 2:58:58 PM

Signature Adoption: Pre-selected Style

Using IP Address: 73.165.226.82

Electronic Record and Signature Disclosure:

Accepted: 8/4/2017 2:57:01 PM

ID: 06a4f315-2b42-4067-b3c0-ff40df5576e3

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
Nancy Husfelt-Price nhusfeltprice@gmail.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 5/30/2025 2:53:49 PM Viewed: 5/31/2025 8:03:07 AM
Electronic Record and Signature Disclosure: Accepted: 12/24/2024 8:56:32 AM ID: b2f0357b-0412-4c0f-8115-1f85e7b29b3d		

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/30/2025 2:53:49 PM
Certified Delivered	Security Checked	5/30/2025 2:58:29 PM
Signing Complete	Security Checked	5/30/2025 2:58:58 PM
Completed	Security Checked	5/30/2025 8:09:19 PM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

CONSUMER DISCLOSURE

From time to time, Patterson-Schwartz Real Estate (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign, Inc. (DocuSign) electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree"™ button at the bottom of this document.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after signing session and, if you elect to create a DocuSign signer account, you may access them for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign "Withdraw Consent"™ form on the signing page of a DocuSign envelope instead of signing it. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures

electronically from us.

How to contact Patterson-Schwartz Real Estate:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: skennedy@psre.com

To advise Patterson-Schwartz Real Estate of your new e-mail address

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at skennedy@psre.com and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc. to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in the DocuSign system.

To request paper copies from Patterson-Schwartz Real Estate

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to skennedy@psre.com and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Patterson-Schwartz Real Estate

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to skennedy@psre.com and in the body of such request you must state your e-mail, full name, US Postal Address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari®, 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	Allow per session cookies

** These minimum requirements are subject to change. If these requirements change, you will be asked to re-accept the disclosure. Pre-release (e.g. beta) versions of operating systems and browsers are not supported.

Acknowledging your access and consent to receive materials electronically

To confirm to us that you can access this information electronically, which will be similar to

other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the "I agree"™ button below.

By checking the "I agree"™ box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC CONSUMER DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify Patterson-Schwartz Real Estate as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by Patterson-Schwartz Real Estate during the course of my relationship with you.



REAL ESTATE TRANSFER DISCLOSURE STATEMENT



THIS DISCLOSURE STATEMENT CONCERNS REAL PROPERTY LOCATED IN CECIL COUNTY, MARYLAND, DESCRIBED AS 102 Patton Way, Elkton, MD 21921

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE CECIL COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH ARTICLE I, SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

BUYER'S INFORMATION

You are hereby advised that you are purchasing a parcel of ground in a rural area. Under Cecil County law, agricultural use of the land is permitted. Agricultural uses often include the use of heavy farm equipment that may occasionally operate at night or in early morning hours as well as during the day time and may also occasionally be on local roads causing a slowing of traffic. An agricultural operation may also involve other noises, dust, crop spraying, and offensive odors from animal waste or manures. In addition, agricultural uses sometime require the spraying of pesticides or herbicides. Certain offensive weeds and insects are sometime found in or around agricultural operations.

I HAVE READ THIS DISCLOSURE STATEMENT AND UNDERSTAND THAT CECIL COUNTY HAS DETERMINED THAT INCONVENIENCES OR DISCOMFORTS ASSOCIATED WITH AGRICULTURAL OPERATIONS SHALL NOT BE CONSIDERED TO BE AN INTERFERENCE WITH THE REASONABLE USE AND ENJOYMENT OF LAND IF SUCH OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH GENERALLY ACCEPTED AGRICULTURAL BEST MANAGEMENT PRACTICES.

Buyer

Date

Buyer

Date

Address of Property

102 Patton Way, Elkton, MD 21921

Subdivision / Lot Number

Club at Patriots Glen

/

237



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 the 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's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own 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

Patterson-Schwartz-Newark act as a Dual Agent for me as the (Firm Name)

✓ **Seller** in the sale of the property at: 102 Patton Way, Elkton, MD 21921.

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

DocuSigned by: Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT Signature Date Signed by: Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

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



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): Amanda Bessicks and Andrew Bessicks

Listing Broker: Patterson-Schwartz-Newark

Property Address: 102 Patton Way, Elkton, MD 21921

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ _____ or 1.5 % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ _____ or 0 % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature Date

Buyer Signature Date

Buyer Signature Date

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature Date

Patterson-Schwartz-Newark

Listing Broker (Company Name)

DocuSigned by:

David Landon

5/30/2025 | 2:58:58 PM EDT

Listing Broker/Authorized Representative Signature Date

DocuSigned by:

Amanda Bessicks

5/30/2025 | 5:09:19 PM PDT

Seller Signature Date

Signed by:

Andrew Bessicks

5/30/2025 | 6:18:18 PM EDT

Seller Signature Date





102 Patton Way, Elkton, MD, 21921



MLS #: MDCC2017674
Type: Residential
Struct Type: Detached
Style: Colonial
Lvls/Stories: 2
Ownership: Fee Simple
Garage: Yes

Coming Soon \$565,000

Beds: 4
Baths: 3 / 1
YearBuilt: 2005 / Estimated
NewConstr: No
Basement: Yes
Central Air: Yes

LOCATION

County:	CECIL	School District:	Cecil County Public Schools
MLS Area:	Cecil County (42700)	High School:	Elkton
Subdiv/Neigh:	Club At Patriots Glen	Middle School:	Elkton
In City Limits:	Y	Elementary School:	Thomson Estates

ASSOCIATION / COMMUNITY INFO

Senior Community: No **HOA:** Yes **HOA Fee:** \$162 / Quarterly **Condo/Coop:** No **Assoc Fee Incl:** Common Area Maintenance **Assoc Amenities:** Club House, Golf Course Membership Available, Pool - Outdoor

TAXES AND ASSESSMENT

Tax ID#: 08-03-117839 **Tax Annual/Year:** \$5,937 / 2024 **City/Town Tax:** \$2,159 **County Tax:** \$3,718 **Tax Assessment:** \$374,133

ROOMS

				BED	BATH
Living Room:	Main	13 x 11	Crown Molding, Flooring - Laminated	Main:	1 part
Kitchen:	Main	21 x 14	Flooring - Laminated, Island, Kitchen - Eat-in, Kitchen - Gas Cooking, Pantry, Walk-In Closet(s)	Upper 1:	4
				Lower 1:	1 full
Dining Room:	Main	13 x 11	Crown Molding, Flooring - Laminated		
Family Room:	Main	22 x 14	Fireplace - Gas, Flooring - Laminated		
Laundry:	Main	14 x 6	Flooring - Vinyl		
Primary Bedroom:	Upper 1	20 x 19	Attached Bathroom, Cathedral/Vaulted Ceiling, Ceiling Fan(s), Flooring - Carpet, Soaking Tub, Walk-In Closet(s)		
Bedroom 2:	Upper 1	13 x 11	Ceiling Fan(s), Flooring - Carpet		
Bedroom 3:	Upper 1	12 x 11	Ceiling Fan(s), Flooring - Carpet		
Bedroom 4:	Upper 1	12 x 11	Ceiling Fan(s), Flooring - Carpet		
Loft:	Upper 1	14 x 11	Ceiling Fan(s), Flooring - Carpet		
Recreation Room:	Lower 1	32 x 31			

BUILDING INFORMATION

AboveGrFinSF: 3,036 / Assessor **BelowGrFinSF:** 864 / Assessor **BelowGrFinSF:** 864 / Assessor **Total Finished SF:** 3,900 / **Total SF:** 3,900 / **Wall & Ceiling:** 9'+ Ceilings, Vaulted Ceilings **Foundation:** Concrete Perimeter **Basement:** Fully Finished, Outside Entrance, Poured Concrete **Constr Materials:** Stone, Vinyl Siding **Flooring Type:** Carpet, Laminated, Vinyl

LOT AND PARKING

Lot Acres/SQFT: 0.27a / 11,761sf / Estimated **Zoning:** R2 **Federal Flood Zone:** No **Road:** Paved **Parking:** Attached Garage, Driveway | Paved Parking | Garage - Front Entry, Garage Door Opener | Attached Garage Spaces: 2 | Driveway Spaces: 4

INTERIOR FEATURES

Carpet, Ceiling Fan(s), Crown Moldings, Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Island, Pantry, Soaking Tub, Upgraded Countertops, Walk-in Closet(s) | **Fireplace(s):** 1, Gas/Propane | Built-In Microwave, Dishwasher, Disposal, Oven/Range - Gas, Refrigerator, Stainless Steel Appliances, Water Heater | **Laundry:** Main Floor | **Accessibility Features:** None

EXTERIOR FEATURES

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

UTILITIES

Cooling: Central A/C, Electric | *Heating:* Forced Air, Natural Gas | *Electric:* 200+ Amp Service, Circuit Breakers | *Hot Water:* Natural Gas |
Water Source: Public | *Sewer:* Public Sewer

REMARKS

Expected On Market Date: June 1, 2025

Public: Welcome to 102 Patton Way in the desirable golf course community of Patriots Glen! Open concept floor plan, 3900+ sf colonial including the finished lower level, 4 bedrooms (3 with walk-in closets), 3.1 baths, 2 story foyer, formal living and dining rooms, wainscoting & 9' ceilings. Neutral decor throughout, engineered hardwoods on the main level. Kitchen with updated stainless appliances, large island/breakfast bar plus table space, Corian counters, and pantry. Open to family room with gas fireplace; sliders to 2 tier composite deck, backs to wooded buffer, water view of 5-acre pond on 17th hole! Spacious Master Suite upstairs with cathedral ceiling, huge walk-in closet, private 4-piece bath with updated vanity. 13x11 loft could be an office/study area. Finished lower level includes a full bathroom and egress to the back yard. HOA \$162/qtr includes swimming pool, clubhouse, tennis courts, tot lot. Golf membership available. Easy access to Elkton, Newark, University of Delaware, shopping and I-95, both north and south of the 896 toll facilities.

For More Information Contact:

Dave Landon

Direct: 302-218-8473

Office: 302-733-7000

Toll-free: 800-220-7028

Fax: 302-733-7046

e-mail: dlandon@psre.com

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



102 Patton Way



102 Patton Way



Welcome Home!



Foyer



Living Room



Kitchen

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Kitchen



Kitchen



Dining Room



Dining Room



Family Room



Powder Room

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Loft



Loft



Primary Bedroom



Primary Bedroom



Primary Bath



Bedroom

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Bedroom



Bedroom



Full Bath



Finished Basement



Finished Basement



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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



Rear of home



Rear Deck



Aerial View

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

Printed on 5/31/2025 by Dave Landon

*An offer of broker compensation or seller concession is not a guarantee. All compensation offers and concessions are negotiable and subject to written agreement between the parties. Please consult with your real estate agent for more information.



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 _____
and Seller Amanda Bessicks and Andrew Bessicks
for Property known as 102 Patton Way, 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 type="checkbox"/> Exist. W/W Carpet	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>5</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 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 type="checkbox"/> Clothes Washer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Cooktop	<input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u>	<input type="checkbox"/> Screens	<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage remote(s) # <u>2</u>	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Window A/C Unit(s) # _____
<input type="checkbox"/> Drapery/Curtain Rods	<input checked="" type="checkbox"/> Garbage Disposal	<input type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Window Fan(s) # _____
<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Hot Tub, Equipment & Cover	<input 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): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

2. LEASED ITEM(S) INCLUDED:

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

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

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

Water Supply	<input 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 checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Heat Pump
Hot Water	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Oil	<input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric		<input type="checkbox"/> Other _____

Utility Service Providers:

Water: Town of Elkton; Gas: Chesapeake Elkton Gas; Electric: Delmarva Power

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

Buyer Signature _____ Date _____

Seller Signature _____ Date _____

Buyer Signature _____ Date _____

Seller Signature _____ Date _____



MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 102 Patton Way, Elkton, MD 21921

Legal Description: Lot 237 - .2695 Acre - 102 Patton Way - Club at Patriots Glen

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? 7 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 checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____ Age ⁰ _____ <input type="checkbox"/> Other _____

Please indicate your actual knowledge with respect to the following:

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

Comments: _____

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

Comments: Sump pump stopped working and basement flooded in 2021; ServPro was brought in immediately to remediate and remove carpet and trim.

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

Type of Roof: Asphalt Shingle Age 19 years

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: 3 smoke alarms have been replaced: Laundry room, primary bedroom, and first floor hallway. Age of remaining smoke alarms is unknown.

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: Patriots Glen Home Owner's Association

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

☐ Yes ☒ No ☐ Unknown

Comments: _____

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

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

Seller(s) _____ Signed by: Amanda Bessicks Date 5/30/25

Seller(s) _____ Andrew Bessicks Date 5/30/2025 | 10:44 AM EDT
800BB7776BE8493...

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.

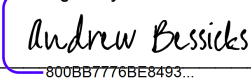
Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement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

Date 5/30/25

Seller 
800BB7776BE8493...

Date 5/30/2025 | 10:44 AM EDT

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: 102 Patton Way, 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) DS Initial AB / AB 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) DS Initial AB / AB 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) DL 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.

Amanda Bessicks 5/30/2025 | 5:09:19 PM PDT

Andrew Bessicks 5/30/2025 | 6:18:18 PM EDT

David Landon 5/30/2025 | 2:58:58 PM EDT

Seller's/Landlord's Agent **Date** **Buyer's/Tenant's Agent** **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 the 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's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own 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

Patterson-Schwartz-Newark act as a Dual Agent for me as the
(Firm Name)

☒ **Seller** in the sale of the property at: 102 Patton Way, Elkton, MD 21921.

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

DocuSigned by:		Signed by:	
<u>Amanda Bessicks</u>	5/30/2025 5:09:19 PM PDT	<u>Andrew Bessicks</u>	5/30/2025 6:18:18 PM EDT
Signature	Date	Signature	Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

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
-----------	------	-----------	------



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): *Amanda Bessicks and Andrew Bessicks*
PROPERTY: *102 Patton Way, 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

DocuSigned by: <i>Amanda Bessicks</i> _____ Seller Signed by: <i>Andrew Bessicks</i> _____ Seller	5/30/2025 5:09:19 PM PDT _____ Date 5/30/2025 6:18:18 PM EDT _____ 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): Amanda Bessicks and Andrew Bessicks

PROPERTY: 102 Patton Way, 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 Patriots Glen

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ 54.00 per month payable on a quarterly 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:

\$ _____

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

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

^{DS} AB ^{Initial} AB (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 South 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: _____



DS Initial _____
 AB AB (ii). Seller has no actual knowledge of any of the items listed in (4)(i) above.

(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.)

- _____ A. Articles of incorporation;
- _____ B. Declaration of covenants and restrictions;
- _____ C. All recorded covenants and restrictions of the primary developments, and of other related developments to the extent reasonably available;
- _____ D. The bylaws and rules of the primary development, and other related developments to the extent reasonably available.

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

- A. Are _____ or Are Not _____ enforceable against an owner;
- B. Are _____ or Are Not _____ enforceable against the owner's tenants.

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.

Seller hereby acknowledges that Seller has provided all information necessary to complete this Addendum, in compliance with the Act, and that Seller has reasonable grounds to believe and does believe, after reasonable investigation, that the information and statements herein provided to Buyer are true and that there is no omission to state a material fact necessary to make the statements not misleading.

DocuSigned by: <i>Amanda Bessicks</i>	5/30/2025 5:09:19 PM PDT	Signed by: <i>Andrew Bessicks</i>	5/30/2025 6:18:18 PM EDT
Seller	Date	Seller	Date

Buyer hereby acknowledges that Buyer, on the date indicated below, has received all of the disclosures contained herein, including attachments as indicated, and that Seller has fully complied with the disclosure requirements of the Act.

_____	_____	_____	_____
Buyer	Date	Buyer	Date

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

ADDENDUM to Contract of Sale (“the Contract”), by and between
SELLER(S): Amanda Bessicks and Andrew Bessicks
BUYER(S): _____
PROPERTY: 102 Patton Way, 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
<div>DocuSigned by: <i>Amanda Bessicks</i></div>	5/30/2025 5:09:19 PM PDT
Seller	Date
<div>Signed by: <i>Andrew Bessicks</i></div>	5/30/2025 6:18:18 PM EDT
Seller	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 Amanda Bessicks and Andrew Bessicks
for Property known as 102 Patton Way, 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
Buyer's Signature	Date
Agent's Signature	Date

DocuSigned by:	
<i>Amanda Bessicks</i>	5/30/2025 5:09:19 PM PDT
Seller's Signature	Date
Signed by:	
<i>Andrew Bessicks</i>	5/30/2025 6:18:18 PM EDT
Seller's Signature	Date
DocuSigned by:	
<i>David Landon</i>	5/30/2025 2:58:58 PM EDT
Agent's Signature	Date



**ADDENDUM TO EXCLUSIVE RIGHT TO SELL AND TO AGREEMENT OF SALE
W. L. GORE, CHERRY HILL, ELKTON, MD FACILITY LAWSUIT DISCLOSURE**

PROPERTY ADDRESS: 102 Patton Way, Elkton, MD 21921

SELLER: Amanda Bessicks and Andrew Bessicks

BUYER: _____

THE PURPOSE OF THIS DISCLOSURE IS TO NOTIFY POTENTIAL PURCHASERS OF THE EXISTENCE OF A CLASS ACTION LAWSUIT WHICH ALLEGES GROUNDWATER MAY BE CONTAMINATED IN AN AREA DESCRIBED AS UP TO 3.5 MILES IN RADIUS FROM THE W. L. GORE FACILITY LOCATED IN CHERRY HILL, ELKTON, MARYLAND 21921. THIS DISCLOSURE IS NOT INTENDED TO IMPLY THE LAWSUIT DOES OR DOES NOT HAVE MERIT.

On February 1, 2023, a class action lawsuit was filed against W.L. Gore & Associates, Inc. ("Gore"), alleging that manufacturing activities at Gore's Cherry Hill facility, located at 2401 Singerly Road, Elkton, Maryland (the "Gore Facility"), contaminated the groundwater of surrounding properties with poly-fluoroalkyl substances (PFAS). According to the U.S. Center for Disease Control and Prevention, scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. The lawsuit claims that properties within a 3.5 mile radius of Gore's Cherry Hill facility are potentially affected by the contamination.

NOTICE TO BUYER: Seller hereby is giving notice that Seller has knowledge of a current class action lawsuit being brought against W L Gore, Cherry Hill Facility, Elkton, MD 21921 for possible contamination of water in an area which may or may not extend in a 3.5 mile radius from the plant.

INVESTIGATION BY BUYER: It is the Buyer's responsibility to conduct due diligence about the lawsuit prior to entering into the Agreement of Sale. By executing this Addendum, Buyer represents it has made its own investigation into the class action lawsuit and is satisfied with the results of such investigation. Buyer is not entitled to any further due diligence concerning the lawsuit; provided, however, Buyer shall be entitled to such further inspections as expressly contained in any inspection addenda executed by Buyer and Seller, if any.

ACKNOWLEDGEMENT BY BUYERS: Buyer(s), by signature below, acknowledge the existence of a class action lawsuit brought against W L Gore, Cherry Hill Facility, Elkton, MD 21921.

RELEASE OF LIABILITY: Buyers hereby release and discharge Sellers, 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, relating to the proximity of the Property to the site.

DocuSigned by:

Amanda Bessicks

Signed by:
F10F2B5845D44A7...

Seller

Andrew Bessicks

Seller

800BB7776BE8493...

Buyer

Buyer

5/30/2025 | 5:09:19 PM PDT

Date 5/30/2025 | 6:18:18 PM EDT

Date

Date

Date



REAL ESTATE TRANSFER DISCLOSURE STATEMENT



THIS DISCLOSURE STATEMENT CONCERNS REAL PROPERTY LOCATED IN CECIL COUNTY, MARYLAND, DESCRIBED AS 102 Patton Way, Elkton, MD 21921

THIS STATEMENT IS A DISCLOSURE OF THE EXISTENCE OF THE CECIL COUNTY RIGHT TO FARM ORDINANCE IN COMPLIANCE WITH ARTICLE I, SECTION 4 OF THE CECIL COUNTY ZONING ORDINANCE.

BUYER'S INFORMATION

You are hereby advised that you are purchasing a parcel of ground in a rural area. Under Cecil County law, agricultural use of the land is permitted. Agricultural uses often include the use of heavy farm equipment that may occasionally operate at night or in early morning hours as well as during the day time and may also occasionally be on local roads causing a slowing of traffic. An agricultural operation may also involve other noises, dust, crop spraying, and offensive odors from animal waste or manures. In addition, agricultural uses sometime require the spraying of pesticides or herbicides. Certain offensive weeds and insects are sometime found in or around agricultural operations.

I HAVE READ THIS DISCLOSURE STATEMENT AND UNDERSTAND THAT CECIL COUNTY HAS DETERMINED THAT INCONVENIENCES OR DISCOMFORTS ASSOCIATED WITH AGRICULTURAL OPERATIONS SHALL NOT BE CONSIDERED TO BE AN INTERFERENCE WITH THE REASONABLE USE AND ENJOYMENT OF LAND IF SUCH OPERATIONS ARE CONDUCTED IN ACCORDANCE WITH GENERALLY ACCEPTED AGRICULTURAL BEST MANAGEMENT PRACTICES.

Buyer

Date

Buyer

Date

Address of Property

102 Patton Way, Elkton, MD 21921

Subdivision / Lot Number

Club at Patriots Glen

/

237



LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

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

Seller(s): Amanda Bessicks and Andrew Bessicks

Listing Broker: Patterson-Schwartz-Newark

Property Address: 102 Patton Way, Elkton, MD 21921

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated.

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.

2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ _____ or 1.5 % of the purchase price.

3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ _____ or 0 % of the purchase price.

4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.

5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.

6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.

7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

Buyer Broker (Company Name)

Buyer Broker/Authorized Representative Signature Date

Buyer Signature Date

Buyer Signature Date

Subagent (Company Name)

Subagent's Broker/Authorized Representative Signature Date

Patterson-Schwartz-Newark

Listing Broker (Company Name)

DocuSigned by:

David Landon

5/30/2025 | 2:58:58 PM EDT

Listing Broker/Authorized Representative Signature Date

DocuSigned by:

Amanda Bessicks

5/30/2025 | 5:09:19 PM PDT

Seller Signature Date

Signed by:

Andrew Bessicks

5/30/2025 | 6:18:18 PM EDT

Seller Signature Date

