

# Welcome To

1644 Secretariat Drive  
Revell Downs



This is the one you have been waiting for! This remarkably updated property is only available due to relocation! Located in the desirable community of Revell Downs in the Broadneck School District, this home features many recent improvements you will be sure to love! Enter off of the front porch through the new main entry door into the Living room with custom built in cabinets. The family room also has built in cabinets and desk area, brick fireplace, sliding glass doors to the yard and bamboo floors leading into the dining area. The kitchen has been completely renovated with granite countertops, tile backsplash, double oven, pantry, and all new cabinets. The recently renovated half bath rounds out the main level. Upstairs you will find 3 bedrooms including the primary which features an added full bath with tile floor and large shower. The hall bath has also been freshly updated. The full basement has egress to the back yard. Other highlights include newer windows, updated HVAC, new roof in 2018, fenced rear yard with shed and patio. Other area features include 6 miles to downtown Annapolis/Naval Academy, 2 miles from Sandy Point State Park, new Walking/Bike Path, Broadneck peninsula trail, 30 minutes to Baltimore, 45 minutes to DC.



**Team Landon**  
Patterson-Schwartz Real Estate

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



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

**1644 Secretariat Drive, Annapolis, MD, 21409****Active****\$420,000**

MLS #: MDAA2117632  
Type: Residential  
Struct Type: Twin/Semi-Detached  
Style: Colonial  
Lvls/Stories: 2  
Ownership: Fee Simple  
Garage: No

Beds: 3  
Baths: 2 / 1  
YearBuilt: 1980 / Estimated  
NewConstr: No  
Basement: Yes  
Central Air: Yes

**LOCATION**

County: ANNE ARUNDEL School District: Anne Arundel County Public Schools  
Subdiv/Neigh: Revell Downs  
In City Limits: N

**ASSOCIATION / COMMUNITY INFO**

Senior Community: No HOA: Yes HOA Fee: \$140 / Annually Condo/Coop: No HOA Name: Revell Downs HOA

**TAXES AND ASSESSMENT**

Tax ID#: 020368490012488 Tax Annual/Year: \$3,585 / 2024 Tax Assessment: \$317,733

**ROOMS**

				BED	BATH
Living Room:	Main	17 x 13	Flooring - Carpet	Main:	1 part
Kitchen:	Main	10 x 8	Countertop(s) - Granite, Flooring - Luxury Vinyl Plank, Kitchen - Electric Cooking	Upper 1:	3
Dining Room:	Main	11 x 9	Flooring - HardWood		2 full
Family Room:	Main	14 x 12	Flooring - HardWood		
Primary Bedroom:	Upper 1	17 x 12	Ceiling Fan(s), Flooring - Carpet		
Bedroom 2:	Upper 1	11 x 10	Flooring - Carpet		
Bedroom 3:	Upper 1	12 x 10	Flooring - Carpet		

**BUILDING INFORMATION**

AboveGrFinSF: 1,512 / Assessor Total Finished SF: 1,512 / Total SF: 1,512 / Foundation: Block Basement: Unfinished Constr Materials: Vinyl Siding

**LOT AND PARKING**

Lot Acres/SQFT: 0.14a / 5,968sf / Estimated Zoning: R5 Federal Flood Zone: No Parking: Driveway | Paved Parking | Driveway Spaces: 2

**INTERIOR FEATURES**

Built-Ins, Carpet, Ceiling Fan(s), Formal/Separate Dining Room, Upgraded Countertops, Wood Floors | Fireplace(s): 1, Brick, Wood | Dishwasher | Accessibility Features: None

**EXTERIOR FEATURES**

Patio/Porch: Patio(s)

**UTILITIES**

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

**REMARKS**

Public: This is the one you have been waiting for! This remarkably updated twin home is only available due to relocation! Located in the desirable community of Revell Downs in the Broadneck School District, this home features many recent improvements you will be sure to love! Enter off of the front porch through the new main entry door into the Living room with custom built in cabinets. The family room also has built in cabinets and desk area, brick fireplace, sliding glass doors to the yard and bamboo floors leading into the dining area. The kitchen has been

completely renovated with granite countertops, tile backsplash, double oven, pantry, and all new cabinets. The recently renovated half bath rounds out the main level. Upstairs you will find 3 bedrooms including the primary which features an added full bath with tile floor and large shower. The hall bath has also been freshly updated. The full basement has egress to the back yard. Other highlights include newer windows, updated HVAC, new roof in 2018, fenced rear yard with shed and patio. Other area features include 6 miles to downtown Annapolis/Naval Academy, 2 miles from Sandy Point State Park, new Walking/Bike Path, Broadneck peninsula trail, 30 minutes to Baltimore, 45 minutes to DC. Look fast before it is gone!

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**Inclusions:** Kitchen Refrigerator and Built-ins in living room & family room

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**Exclusions:** Basement Refrigerator

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](mailto: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 6/10/2025 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.





1644 Secretariat Drive



Front Porch



Living Room with Built-ins



Living Room



Kitchen



Kitchen

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Kitchen



Kitchen



Kitchen Opening to Family Room



Family Room to Kitchen



Eating Area with Built-in Desk



Family Room with Fireplace

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Powder Room



Primary Bedroom



Primary Bedroom



Primary Bedroom



Primary Bath



Bedroom

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Bedroom



Full Bath



Rear of home



Patio



Shed



Yard

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

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE  
SELLER'S DISCLOSURE made on \_\_\_\_\_, ADDENDUM to Contract of Sale dated \_\_\_\_\_  
between Buyer \_\_\_\_\_  
and Seller Philip B. Kain and Stefanie R. Kain  
for Property known as 1644 Secretariat Drive, Annapolis, MD 21409

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

<input type="checkbox"/> Alarm System	<input checked="" type="checkbox"/> Exist. W/W Carpet	<input checked="" type="checkbox"/> Playground Equipment	<input type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>1</u>	<input checked="" type="checkbox"/> Fireplace Screens/Doors	<input type="checkbox"/> Pool, Equipment & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Fireplace Equipment	<input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u>	<input type="checkbox"/> Wall Mount TV Brackets
<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Freezer	<input checked="" type="checkbox"/> w/ Ice Maker(s) # <u>1</u>	<input type="checkbox"/> Wall Oven(s) # _____
<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Garage Opener(s) # _____	<input checked="" type="checkbox"/> Screens	<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage remote(s) # _____	<input checked="" 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 checked="" type="checkbox"/> Storage Shed(s) # <u>1</u>	<input type="checkbox"/> Window Fan(s) # _____
<input checked="" type="checkbox"/> Draperies/Curtains/blinds	<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 checked="" type="checkbox"/> Exhaust Fan(s) # _____	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): built in unit in living room, built ins in back family room

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

Utility Service Providers: \_\_\_\_\_

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

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Philip B. Kain  
Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Stefanie R. Kain  
Seller Signature \_\_\_\_\_ Date \_\_\_\_\_





## MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 1644 Secretariat Drive, Annapolis, MD 21409

Legal Description: LT 72A SC1 PL1 1644 Secretariat Drive, Revell Downs

### 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? \_\_\_\_\_

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

Water Supply	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____ (# bedrooms) Other Type _____	
Garbage Disposal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Heat Pump Age <u>8/2023</u>
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Heat Pump Age <u>8/2023</u>
		<input checked="" type="checkbox"/> Electric Capacity <u>50 gal</u>	Age <u>10 yrs</u>

**Please indicate your actual knowledge with respect to the following:**

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

2. Basement: Any leaks or evidence of moisture? ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply  
Comments: drain near basement door must be kept clear or there is seepage into basement

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown  
Type of Roof: asphalt Age 7 yrs  
Comments: \_\_\_\_\_

Is there any existing fire retardant treated plywood? ☐ Yes ☐ No ☒ Unknown  
Comments: \_\_\_\_\_

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

Any defects (structural or otherwise)? ☐ Yes ☒ No ☐ Unknown  
Comments: \_\_\_\_\_

5. Plumbing system: Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

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

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

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

Is the system in operating condition? ☒ Yes ☐ No ☐ Unknown ☐ Does Not Apply  
Comments: \_\_\_\_\_

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?  
☐ Yes ☒ No ☐ Unknown  
Comments: \_\_\_\_\_

**8A. Will the smoke alarms provide an alarm in the event of a power outage?** ☒ Yes ☐ No  
**Are the smoke alarms over 10 years old?** ☐ Yes ☒ No  
**If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018?** ☒ Yes ☐ No  
Comments: \_\_\_\_\_

9. Septic Systems: Is the septic system functioning properly? ☐ Yes ☐ No ☐ Unknown ☒ Does Not Apply  
When was the system last pumped? Date \_\_\_\_\_ ☐ Unknown  
Comments: \_\_\_\_\_

10. Water Supply: Any problem with water supply? ☐ Yes ☒ No ☐ Unknown  
Comments: \_\_\_\_\_

Home water treatment system: ☐ Yes ☒ No ☐ Unknown  
Comments: \_\_\_\_\_

Fire sprinkler system: ☐ Yes ☒ No ☐ Unknown ☐ Does Not Apply  
Comments: \_\_\_\_\_

Are the systems in operating condition? ☒ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_

11. Insulation:  
In exterior walls? ☒ Yes ☐ No ☐ Unknown  
In ceiling/attic? ☒ Yes ☐ No ☐ Unknown  
In any other areas? ☐ Yes ☒ No Where? \_\_\_\_\_  
Comments: \_\_\_\_\_

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?  
☐ Yes ☒ No ☐ Unknown  
Comments: \_\_\_\_\_

Are gutters and downspouts in good repair? ☒ Yes ☐ No ☐ Unknown  
Comments: \_\_\_\_\_



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

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

Any treatments or repairs? ☒ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: quarterly bug treatment with Terminix

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: n/a - electric heat

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: HOA

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) [Signature] Date \_\_\_\_\_

Seller(s) [Signature] Date \_\_\_\_\_

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

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

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

## MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

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

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

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

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

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

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Seller 

Date \_\_\_\_\_

Seller 

Date \_\_\_\_\_

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

Purchaser \_\_\_\_\_

Date \_\_\_\_\_

Purchaser \_\_\_\_\_

Date \_\_\_\_\_





**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): Philip B. Kain and Stefanie R. Kain  
PROPERTY: 1644 Secretariat Drive, Annapolis, MD 21409

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  
REVELL DOWNS

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are  
\$ 11.67 per month payable on a yearly 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:  
\$ NO

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

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

☒ (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: E-mail HOA@revelldownshoa.org

Address: \_\_\_\_\_

Telephone: website Revelldownshoa.org

\_\_\_\_\_ (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: \_\_\_\_\_



SA PB (H) 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 SA PB K or Are Not        enforceable against an owner;
- B. Are SA PB K 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.

<div>Signed by: <u>SA</u> Seller45C0FE499...</div>	<div>6/8/2025   4:38:28 PM EDT</div> <div>Date</div>	<div>Signed by: <u>SA</u> Seller5108E3459BAE4D2...</div>	<div>6/8/2025   5:43:17 PM EDT</div> <div>Date</div>
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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.

<div>_____ Buyer</div>	<div>_____ Date</div>	<div>_____ Buyer</div>	<div>_____ Date</div>
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## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

Property Address: 1644 Secretariat Drive, Annapolis, MD 21409

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) PK/SC 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) 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) PK/SC 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.

<u>[Signature]</u>	<u>6/8/25</u>	_____ Buyer/Tenant	_____ Date
Seller/Landlord	Date		
<u>[Signature]</u>	<u>6/8/25</u>	_____ Buyer/Tenant	_____ Date
Seller/Landlord	Date		
<u>[Signature]</u>	<u>6/8/25</u>	_____ Buyer's/Tenant's Agent	_____ Date
Seller's/Landlord's Agent	Date		





## NOTICE AND DISCLOSURE OF DEFERRED WATER AND SEWER CHARGES

Contract of Sale between Buyer \_\_\_\_\_  
and Seller Philip B. Kain and Stefanie R. Kain \_\_\_\_\_  
for Property known as 1644 Secretariat Drive, Annapolis, MD 21409 \_\_\_\_\_.

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

N/A

### NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES

THIS PROPERTY IS SUBJECT TO A FEE OR ASSESSMENT THAT PURPORTS TO COVER OR DEFRAY THE COST OF INSTALLING OR MAINTAINING DURING CONSTRUCTION ALL OR PART OF THE PUBLIC WATER OR WASTEWATER FACILITIES CONSTRUCTED BY THE DEVELOPER. THE FEE OR ASSESSMENT IS \$ \_\_\_\_\_, PAYABLE (annually, quarterly, monthly, etc.) \_\_\_\_\_, UNTIL (DATE) \_\_\_\_\_, TO (NAME & ADDRESS) \_\_\_\_\_.

(HEREAFTER CALLED "LIENHOLDER").

THERE MAY BE A RIGHT OF PREPAYMENT OR A DISCOUNT FOR EARLY PREPAYMENT, WHICH MAY BE ASCERTAINED BY CONTACTING THE LIENHOLDER. THIS FEE OR ASSESSMENT IS A CONTRACTUAL OBLIGATION BETWEEN THE LIENHOLDER AND EACH OWNER OF THIS PROPERTY, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT IMPOSED BY THE COUNTY IN WHICH THE PROPERTY IS LOCATED.

If a Seller subject to this law fails to comply:

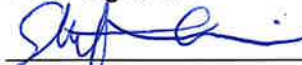
- (a) Prior to settlement, Buyer is entitled to rescind in writing the sales contract without penalty or liability. On rescission, Buyer is also entitled to the full return of any deposits made on account of the sales contract. If any deposits are held in trust by a licensed real estate broker, the return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

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

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Buyer Signature Date

  
\_\_\_\_\_  
Seller Signature

  
\_\_\_\_\_  
Seller Signature

6/8/25  
\_\_\_\_\_  
Date

6/8/25  
\_\_\_\_\_  
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 Philip B. Kain and Stefanie R. Kain  
for Property known as 1644 Secretariat Drive, Annapolis, MD 21409

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:



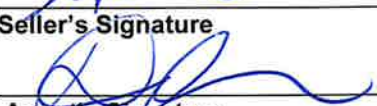
- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or  
(ii) Occupancy, in the event of a lease with option to purchase.

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

	6/8/25
Seller's Signature	Date
	6/8/25
Seller's Signature	Date
	6/8/25
Agent's Signature	Date





**MARYLAND HOMEOWNERS ASSOCIATION ACT**  
**NOTICE TO BUYER**

For initial sale of a lot within a development consisting of more than 12 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): Philip B. Kain and Stefanie R. Kain  
PROPERTY: 1644 Secretariat Drive, Annapolis, MD 21409

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 ("the 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"). For the purposes of the Act, "lot" means any plot or parcel of land on which a dwelling is located or will be located within a development. The Act requires that the seller disclose to you, at or before the time the contract is entered into, or within 7 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-105(b) of the Act ("the MHAA" information) as follows:**

**(1) The name, principal address, and telephone number of the vendor and of the declarant. If the declarant is not the vendor; or, if the vendor is a corporation or partnership, the names and addresses of the principal officers of the corporation, or general partners of the partnership;**

**(2) The name, if any, of the homeowners association and, if incorporated, the state in which the homeowners association is incorporated, the name of the Maryland resident agent;**

**(3) A description of:**

- (i) The location and size of the development, including the minimum and maximum number of lots currently planned or permitted, if applicable, which may be contained within the development; and**
- (ii) Any property owned by the declarant or the vendor contiguous to the development which is to be dedicated to public use;**

**(4) If the development is or will be within or a part of another development, a general description of the other development;**

**(5) If the declarant has reserved in the declaration the right to annex additional property to the development, a description of the size and location of the additional property and the approximate number of lots currently planned to be contained in the development, as well as any time limits within which the declarant may annex such property;**

**(6) 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 purchaser 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; and**
- (ii) The bylaws and rules of the primary development and of other related developments to the extent reasonably available, to which the purchaser 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;**

**(7) A description or statement of any property which is currently planned to be owned, leased, or maintained by the homeowners association;**



Maryland Homeowners Association Act Notice To Buyer

(8) A copy of the estimated proposed or actual budget for the homeowner's association for the current fiscal year, including a description of the replacement reserves for common area improvements, if any, and a description of the current projected budget for the homeowners association based upon the development fully expanded in accordance with expansion rights contained in the declaration;

(9) A statement of current or anticipated mandatory fees or assessments to be paid by owners of lots within the development for the use, maintenance, and operation of common areas and for other purposes related to the homeowners association and whether the declarant or vendor will be obligated to pay the fees in whole or in part;

(10) A brief description of zoning and other land use requirements affecting the development; or a written disclosure of where the information is available for inspection.

(11) A statement regarding:

(i) When mandatory homeowners association fees or assessments will first be levied against owners of lots;

(ii) The procedure for increasing or decreasing such fees or assessments;

(iii) How fees or assessments and delinquent charges will be collected;

(iv) Whether unpaid fees or assessments are a personal obligation of owners of lots;

(v) Whether unpaid fees or assessments bear interest and, if so, the rate of interest;

(vi) Whether unpaid fees or assessments may be enforced by imposing a lien on a lot under the terms of the Maryland Contract Lien Act; and

(vii) Whether lot owners will be assessed late charges or attorney's fees for collecting unpaid fees or assessments and any other consequences for the nonpayment of the fees or assessments;

(12) If any sums of money are to be collected at settlement for contribution to the homeowners association other than prorated fees or assessments, a statement of the amount to be collected and the intended use of such funds; and

(13) A description of special rights or exemptions reserved by or for the benefit of the declarant or the vendor, including:

(i) The right to conduct construction activities within the development;

(ii) The right to pay a reduced homeowners association fee or assessment; and

(iii) Exemptions from use restrictions or architectural control provisions contained in the declaration or provisions by which the declarant or the vendor intends to maintain control over the homeowners association.

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 amendment 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:



Maryland Homeowners Association Act Notice To Buyer

- (1) Architectural changes, design, color, landscaping, or appearance;
- (2) Occupancy density;
- (3) Kind, number, or use of vehicles;
- (4) Renting, leasing, mortgaging or conveying property;
- (5) Commercial activity; or
- (6) Other matters.

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

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

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

  
\_\_\_\_\_  
Seller Date 6/8/25

  
\_\_\_\_\_  
Seller Date 6/8/25



**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): Philip B. Kain and Stefanie R. Kain

PROPERTY: 1644 Secretariat Drive, Annapolis, MD 21409

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 REVELL DOWNS

(2). (i). The current monthly fees or assessments imposed by the homeowners association upon the lot are \$ 11.67 per month payable on a yearly 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: \$ HO

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

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

☒ (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: E-mail HOA@revelldownshoa.org

Address: website revelldownshoa.org

Telephone: \_\_\_\_\_

\_\_\_\_\_ (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: \_\_\_\_\_





  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.

Signed by:		Signed by:	
	6/8/2025   4:38:28 PM EDT		6/8/2025   5:43:17 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
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## MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 1644 Secretariat Drive, Annapolis, MD 21409

**MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE:** Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property \_\_\_\_\_ / \_\_\_\_\_ is or PK / SA is **not** registered in the Maryland Program (**Seller to initial applicable line**).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (**Seller to initial applicable line**) \_\_\_\_\_ / \_\_\_\_\_ has; or \_\_\_\_\_ / \_\_\_\_\_ has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (**Seller to initial applicable line**) \_\_\_\_\_ / \_\_\_\_\_ will; OR \_\_\_\_\_ / \_\_\_\_\_ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

**ACKNOWLEDGEMENT:** Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_\_\_ / \_\_\_\_\_ (**BUYER**)

**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.

- PK / SA 6/8/25  
Seller Date  
- SA 6/8/25  
Seller Date  
SA 6/8/25  
Seller's Agent Date

\_\_\_\_\_  
Buyer Date  
\_\_\_\_\_  
Buyer Date  
\_\_\_\_\_  
Buyer's Agent Date

