

# Welcome To

483 Elk Forest Road  
Elkton



Welcome to this cozy ranch home located in the beautiful area near Chesapeake City, convenient to the Ben Cardin C&D Canal Trail, Schaefer's Canal House, Chesapeake Inn and other fine dining restaurants. This spacious property boasts 4 bedrooms and 3 full bathrooms, kitchen with 42" cabinets, tile backsplash, pantry and Granite counters. As you enter the home, you are greeted with a wealth of interior features including wood floors, bar area with pellet stove, great room with Harmon pellet stove and a cozy woodburning fireplace in the dining room. The finished lower level offers extra living space with a large bedroom with woodburning fireplace and full bath, small music room, rec room and bilco door. Step outside to the expansive 9.5 acres of, mostly cleared land, complete with an above-ground pool, for those hot summer days, and 1000 sq ft paver patio with built-in fire pit and hot tub - ideal for outdoor gatherings and summer BBQs. For the car enthusiasts, the detached garage comes equipped with a car lift, making it easy to work on and store your vehicles. Additional features such as Hardie Board siding, ceiling fans, and a hot tub add to the appeal of this amazing property. Don't miss your chance to own this exceptional home with a perfect blend of indoor and outdoor living spaces. Schedule your tour today before it's gone!



**Team Landon**  
Patterson-Schwartz Real Estate

Patterson-Schwartz Real Estate  
**Nancy Husfelt-Price**

Team Landon  
302-218-4192 direct  
302-733-7000 office  
nhusfeltprice@gmail.com  
landon.psre.com



This information is provided as a courtesy only, it is not a warranty and should be independently investigated.

**483 Elk Forest Road, Elkton, MD, 21921****Coming Soon****\$850,000**

MLS #: MDCC2018580  
Type: Residential  
Struct Type: Detached  
Style: Ranch/Rambler  
Lvls/Stories: 1  
Ownership: Fee Simple  
Garage: Yes

Beds: 4  
Baths: 3 / 0  
YearBuilt: 1973 / Estimated  
NewConstr: No  
Basement: Yes  
Central Air: No

**LOCATION**

County:	CECIL	School District:	Cecil County Public Schools
MLS Area:	Cecil County (42700)	High School:	Bohemia Manor
Subdiv/Neigh:	None Available	Middle School:	Bohemia Manor
In City Limits:	N	Elementary School:	Chesapeake City

**ASSOCIATION / COMMUNITY INFO****Senior Community:** No **HOA:** No **Condo/Coop:** No**TAXES AND ASSESSMENT****Tax ID#:** 08-02003848 **Tax Annual/Year:** \$3,995 / 2025 **Tax Assessment:** \$370,167**ROOMS**

Family Room:	Main	24 x 16	Ceiling Fan(s), Flooring - Luxury Vinyl Plank
Other:	Main	27 x 16	Flooring - Luxury Vinyl Plank, Wood Stove
Dining Room:	Main	27 x 14	Ceiling Fan(s), Fireplace - Wood Burning, Flooring - HardWood
Kitchen:	Main	16 x 12	Countertop(s) - Granite, Double Sink, Flooring - Tile/Brick, Kitchen - Eat-in, Kitchen - Electric Cooking, Pantry
Primary Bedroom:	Lower 1	21 x 14	Attached Bathroom, Fireplace - Wood Burning, Flooring - Carpet, Walk-In Closet(s)
Bedroom 2:	Main	15 x 11	Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Bedroom 3:	Main	12 x 10	Ceiling Fan(s), Flooring - Carpet, Walk-In Closet(s)
Bedroom 4:	Main	12 x 10	Flooring - Carpet, Walk-In Closet(s)
Recreation Room:	Lower 1	23 x 21	Flooring - Luxury Vinyl Tile
Other:	Lower 1	8 x 10	Flooring - Luxury Vinyl Tile
Laundry:	Lower 1	10 x 3	Flooring - Luxury Vinyl Plank

**BED BATH**

Main:	3	2 full
Lower 1:	1	1 full

**BUILDING INFORMATION****AboveGrFinSF:** 2,259 / **Assessor BelowGrFinSF:** 857 / **Estimated Total Finished SF:** 3,116 / **Total SF:** 3,116 / **Foundation:** Block  
**Basement:** Fully Finished **Constr Materials:** HardiPlank Type **Flooring Type:** Carpet, Ceramic Tile, Luxury Vinyl Plank**LOT AND PARKING****Lot Acres/SQFT:** 9.50a / 413,820sf / **Estimated Zoning:** NAR **Federal Flood Zone:** No **Fencing:** Split Rail **Lot Features:** Backs to Trees  
**Parking:** Attached Garage, Detached Garage, Driveway | **Garage - Front Entry, Garage - Rear Entry, Inside Access | Attached Garage Spaces:** 2 | **Detached Garage Spaces:** 4 | **Driveway Spaces:** 10**INTERIOR FEATURES**

Attic, Bar, Carpet, Ceiling Fan(s), Formal/Separate Dining Room, Kitchen - Eat-In, Kitchen - Table Space, Pantry, Upgraded Countertops, Walk-in Closet(s), Wood Floors | *Fireplace(s)*: 4 | Built-In Microwave, Dishwasher, Dryer, Exhaust Fan, Oven/Range - Electric, Stainless Steel Appliances, Washer, Water Heater | *Laundry*: Basement | *Accessibility Features*: None

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## EXTERIOR FEATURES

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Exterior Lighting, Hot Tub, Outbuilding(s) | *Patio/Porch*: Patio(s), Porch(es) | Personal Pool: Yes, Above Ground

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## UTILITIES

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*Cooling*: Ceiling Fan(s), Heat Pump(s), Electric | *Heating*: Heat Pump - Electric BackUp, Electric | *Electric*: Circuit Breakers | *Hot Water*: Electric | *Water Source*: Well | *Sewer*: On Site Septic

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## REMARKS

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Expected On Market Date: August 11, 2025

*Public*: Welcome to this cozy ranch home located in the beautiful area near Chesapeake City, convenient to the Ben Cardin C&D Canal Trail, Schaefers Canal House, Chesapeake Inn and other fine dining restaurants. This spacious property boasts 4 bedrooms and 3 full bathrooms, kitchen with 42" cabinets, tile backsplash, pantry and Granite counters. As you enter the home, you are greeted with a wealth of interior features including wood floors, bar area with pellet stove, great room with Harmon pellet stove and a cozy woodburning fireplace in the dining room. The finished lower level offers extra living space with a large bedroom with woodburning fireplace and full bath, small music room, rec room and bilco door. Step outside to the expansive 9.5 acres of, mostly cleared land, complete with an above-ground pool, for those hot summer days, and 1000 sq ft paver patio with built-in fire pit and hot tub - ideal for outdoor gatherings and summer BBQs. For the car enthusiasts, the detached garage comes equipped with a car lift, making it easy to work on and store your vehicles. Additional features such as Hardy Plank siding, ceiling fans, and a hot tub add to the appeal of this amazing property. Don't miss your chance to own this exceptional home with a perfect blend of indoor and outdoor living spaces. Schedule your tour today before it's gone!

*Inclusions*: Refrigerator, Washer, Dryer, Hot Tub

*Exclusions*: Sign hanging in bar area (Krusty Krab)



Team Landon

**Office:** 302-733-7000  
**Fax:** 302-733-7046

For More Information Contact:

**Nancy Husfelt-Price**

**Direct:** 302-218-4192  
**Cell:** 302-218-4192  
**e-mail:** [nprice@psre.com](mailto:nprice@psre.com)

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

Printed on 8/10/2025 by Nancy Husfelt-Price

\*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.





483 Elk Forest Road



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Living/Dining Room Combo



Living/Dining Room Combo



Kitchen



Kitchen

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Dining Room (currently being used as a game room)



Dining Room



Krusty Krab



Krusty Krab



Sunroom



Sun room

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4 car detached garage with car lift (4th bay is on



Main Level Primary Bedroom



Main Level Primary Bedroom



Main Level Primary Bath



Bedroom



Bedroom

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Main Level Primary Bath



Hall Bath



Primary Bedroom with woodburning fireplace



Primary Bedroom



Primary Bedroom



Lower Level Full Bath

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Lower Level Full Bath Tiled Shower



Lower Level Full Bath



Laundry Room



Rec Room



Rec Room



Music Room

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Attached Garage



Rear 1000 sq ft paver patio with hot tub



Paver patio and above ground pool



Detached garage



Detached garage



4 car detached garage with car lift

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Storage Shed



Storage Shed



Elk Forest Road aerial photo



Yard with detached garage and shed



Overview

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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 Daniel A Palese, IV., and Karen Cahall Palese  
for Property known as 483 Elk Forest Road, 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 checked="" type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Ceiling Fan(s) # <u>6</u>	<input checked="" type="checkbox"/> Fireplace Screens/Doors	<input checked="" type="checkbox"/> Pool, Equipment & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Central Vacuum	<input checked="" type="checkbox"/> Fireplace Equipment	<input checked="" type="checkbox"/> Refrigerator(s) # <u>1</u>	<input checked="" 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 checked="" type="checkbox"/> Satellite Dish	<input checked="" type="checkbox"/> Water Filter
<input checked="" type="checkbox"/> Cooktop	<input checked="" type="checkbox"/> Garage Opener(s) # <u>4</u>	<input checked="" type="checkbox"/> Screens	<input checked="" type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage remote(s) # _____	<input checked="" type="checkbox"/> Shades/Blinds	<input checked="" type="checkbox"/> Window A/C Unit(s) # <u>1</u>
<input checked="" type="checkbox"/> Drapery/Curtain Rods	<input type="checkbox"/> Garbage Disposal	<input checked="" type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Window Fan(s) # _____
<input checked="" type="checkbox"/> Draperies/Curtains	<input checked="" type="checkbox"/> Hot Tub, Equipment & Cover	<input checked="" type="checkbox"/> Storm Doors	<input checked="" type="checkbox"/> Wood Stove <u>2</u>
<input checked="" type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> Intercom	<input checked="" type="checkbox"/> Storm Windows	
<input checked="" type="checkbox"/> Exhaust Fan(s) # <u>3</u>	<input checked="" type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): AUTO LIFT

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

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

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

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

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

Daniel Palese  
Seller Signature

Karen Palese  
Seller Signature

8/8/2025  
Date

8/8/2025  
Date



**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**Property Address: 483 Elk Forest Road, Elkton, MD 21921Legal Description: 9.506 Acres, 483 Elk Forest Road N/W of Chesapeake City**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? 11 years**Property System: Water, Sewage, Heating & Air Conditioning ( Answer all that apply)**

Water Supply	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Well	<input type="checkbox"/> Other _____
Sewage Disposal	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Septic System approved for _____ (# bedrooms)	Other Type _____
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Dishwasher	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input checked="" type="checkbox"/> Electric Capacity _____ Age _____
			<input checked="" type="checkbox"/> Heat Pump Age <u>13+</u> <input type="checkbox"/> Other _____
			<input type="checkbox"/> Heat Pump Age _____ <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: FRENCH DRAIN - NO MOISTURE THAT IS KNOWN

3. Roof: Any leaks or evidence of moisture?

☐ Yes

☐ No

☐ Unknown

Type of Roof: Shingle Age 13+

Comments: 1 SMALL STAIN IN FM DETECTED AFTER SEVERE STORM THIS SUMMER.

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: CONCRETE CRACKED IN GARAGE FLOOR.

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: NOT SUPPLIED TO BAR AREA

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: NOT SUPPLIED TO BAR AREA

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: APX 3 YEARS AGO THE SYSTEM WAS PUMPED.

10. Water Supply: Any problem with water supply?

☐ Yes

☒ No

☐ Unknown

Comments: COPPER PIPES SOMETIMES LEAVE GREEN RESIDUE

Home water treatment system:

☒ Yes

☐ No

☐ Unknown

Comments: NEEDS TO BE SERVICED.

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: BACK NORTH EAST CORN HAS SOME PONDING.

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: TERMITE TREATMENT IN 6/2025 INJECTED AROUND ENTIRE HOUSE.  
WARRANTY WITH YERLY INSP - 10 YEAR.

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

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

☐ Yes ☒ No ☐ Unknown

If yes, specify below

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

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

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

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

☐ Yes ☒ No ☐ Unknown If yes, specify below

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

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

☐ Yes ☒ No ☐ Unknown If yes, specify below

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

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

☐ Yes ☐ No ☒ Unknown

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

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

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

Seller(s) Daniel Pale Date 8/8/2025

Seller(s) Kar Pale Date 8/8/2025

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:

Shop ROOF STEEL PANELS HAVE SIGNS OF RUST  
with a pit holes-  
BASEMENT Finish WAS COMPLETED WITHOUT PERMIT.  
Shop WAS COMPLETED WITHOUT PERMIT DP Kep  
Shop window where A/C is installed, wood shows signs of rot.  
DRIVEWAY HAS CRACKED ASPHALT & SOME DEPRESSED AREAS.  
HOT TUB INSTALLED NO PERMIT I pulled. DP Kep  
Pool installed with no permit. No permits for any of the above will not be obtained. DP Kep

Seller Dan P. H.

Date 8/8/2025

Seller Karen Pax

Date 8/8/2025

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:** 483 Elk Forest Road, 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)** DAPI KCP 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) DAPI KCP 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) DAPI KCP 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) MTF 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>Daniel A. Palese IV</u>	8/8/2025   12:33:54 PM EDT		
<b>Seller/Landlord</b>	<b>Date</b>	<b>Buyer/Tenant</b>	<b>Date</b>
<u>Karen Cahall Palese</u>	8/6/2025   12:34:14 PM EDT		
<b>Seller/Landlord</b>	<b>Date</b>	<b>Buyer/Tenant</b>	<b>Date</b>
<u>Nancy Husfelt-Price</u>	8/6/2025   12:33:20 PM EDT		
<b>Seller's/Landlord's Agent</b>	<b>Date</b>	<b>Buyer's/Tenant's Agent</b>	<b>Date</b>







**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 *Daniel A Palese, IV., and Karen Cahall Palese*  
for Property known as *483 Elk Forest Road, 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.

<b>Buyer's Signature</b>	<b>Date</b>
<b>Buyer's Signature</b>	<b>Date</b>
<b>Agent's Signature</b>	<b>Date</b>

Signed by:	
<i>Daniel D. Palese IV</i>	8/8/2025   12:33:54 PM EDT
<b>Seller's Signature</b>	<b>Date</b>
<i>Karen Cahall Palese</i>	8/6/2025   12:34:14 PM EDT
<b>Seller's Signature</b>	<b>Date</b>
<i>Nancy Husfelt-Price</i>	8/6/2025   12:33:20 PM EDT
<b>Agent's Signature</b>	<b>Date</b>

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

ADDENDUM to Contract of Sale (“the Contract”), by and between  
SELLER(S): Daniel A Palese, IV., and Karen Cahall Palese  
BUYER(S): \_\_\_\_\_  
PROPERTY: 483 Elk Forest Road, 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](http://www.epa.gov) and [www.mde.state.md.us](http://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>Signed by:  49DD62C160B9435...</div> _____ Seller	8/8/2025   12:33:54 PM EDT
<div>Signed by:  1C2E0F0B124744F8...</div> _____ Seller	8/6/2025   12:34:14 PM EDT
	_____ Date





## REAL ESTATE TRANSFER DISCLOSURE STATEMENT



THIS DISCLOSURE STATEMENT CONCERNS REAL PROPERTY LOCATED IN CECIL COUNTY, MARYLAND, DESCRIBED AS 483 Elk Forest Road, 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

483 Elk Forest Road, Elkton, MD 21921  
\_\_\_\_\_

Subdivision / Lot Number

N/A

/ \_\_\_\_\_



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

**PROPERTY ADDRESS:** 483 Elk Forest Road, Elkton, MD 21921

**SELLER:** Daniel A Palese, IV., and Karen Cahall Palese

**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.

Signed by:  
Daniel A Palese IV  
49DD62C160B9435...  
Seller  
Karen Cahall Palese  
C2E0F0B124744F8...  
Seller  
\_\_\_\_\_  
Buyer  
\_\_\_\_\_  
Buyer

8/8/2025 | 12:33:54 PM EDT  
\_\_\_\_\_  
Date 8/6/2025 | 12:34:14 PM EDT  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date





Property Address: 483 Elk Forest Road.

Seller(s): \_\_\_\_\_

### Utilities

Please list your utility companies names and a customer service number.

Service	Provider	Phone Number
Electric	DP&L	800-375-7117
Gas	N/A	
Oil	N/A	
Water	WCC	
Sewer	SEPTIC	
Telephone	N/A	
Cable	BREZZELINE	
Trash Removal		
Other:		

### Bills

Please fill in your utility usage for the last several months.

Month:	8/4	7/4						
Electric	419.86	360.62						
Gas	N/A							
Oil	N/A							
Water	N/A							
Sewer	N/A							
Trash	37.00							

### Appliances

If you are not including one of the items listed, please enter N/A.

If you did not purchase or do not know the information, enter unknown.

Appliance	Included	Make
Refrigerator	yes	
Range	yes	
Microwave	yes	
Dishwasher	yes	
Washer	yes	
Dryer	yes	



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: 483 Elk Forest Road, Elkton, MD 21921.

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

Signed by: Daniel A. Palese IV 8/8/2025 | 12:33:54 PM EDT  
Signature Date

Signed by: Karen Cahall Palese 8/6/2025 | 12:34:14 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