



**INCLUSIONS/EXCLUSIONS AND UTILITIES ADDENDUM TO EXCLUSIVE RIGHT TO SELL RESIDENTIAL BROKERAGE AGREEMENT**

For the sole purpose of assisting the agent in preparing an offer and is not to be part of the Contract of Sale

ADDENDUM # \_\_\_\_\_ dated \_\_\_\_\_ to Exclusive Right to Sell Brokerage Agreement  
dated \_\_\_\_\_, between Owner(s) Betsy G Manalo  
Angelo G Manalo  
and Broker RE/MAX Realty Group Bonnie Winkler/Maureen Nichols  
110 Favorite Dr  
for Property known as Sykesville, MD 21784

**INCLUSIONS/EXCLUSIONS:** Owner intends for these items marked below to be included in the sale of the property unless otherwise negotiated:

- |   |   |   |  |
|---|---|---|--|
| <b>INCLUDED</b>   | <b>INCLUDED</b>   | <b>INCLUDED</b>   | <b>INCLUDED</b>  |
| <input type="checkbox"/> Alarm System                         | <input type="checkbox"/> Exhaust Fan(s) # _____                 | <input type="checkbox"/> Pool, Equip. & Cover               | <input type="checkbox"/> Trash Compactor               |
| <input type="checkbox"/> Built-in Microwave                   | <input checked="" type="checkbox"/> Exist. W/W Carpet           | <input checked="" type="checkbox"/> Refrigerator(s) # _____ | <input type="checkbox"/> Wall Oven(s) # _____          |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>5</u> | <input type="checkbox"/> Fireplace Screen/Doors                 | <input type="checkbox"/> w/ice maker                        | <input checked="" type="checkbox"/> Water Filter       |
| <input type="checkbox"/> Central Vacuum                       | <input type="checkbox"/> Freezer                                | <input type="checkbox"/> Satellite Dish                     | <input type="checkbox"/> Water Softener                |
| <input type="checkbox"/> Clothes Dryer                        | <input type="checkbox"/> Furnace Humidifier                     | <input checked="" type="checkbox"/> Screens                 | <input type="checkbox"/> Window A/C Unit(s)<br># _____ |
| <input type="checkbox"/> Clothes Washer                       | <input checked="" type="checkbox"/> Garage Opener(s) # <u>1</u> | <input checked="" type="checkbox"/> Shades/Blinds           | <input type="checkbox"/> Window Fan(s)<br># _____      |
| <input type="checkbox"/> Cooktop                              | <input type="checkbox"/> w/remote(s) # <u>2</u>                 | <input type="checkbox"/> Storage Shed(s) # _____            | <input type="checkbox"/> Wood Stove                    |
| <input checked="" type="checkbox"/> Dishwasher                | <input type="checkbox"/> Garbage Disposer                       | <input checked="" type="checkbox"/> Storm Doors             |  |
| <input checked="" type="checkbox"/> Drapery/Curtain Rods      | <input type="checkbox"/> Hot Tub, Equip. & Cover                | <input checked="" type="checkbox"/> Storm Windows           |  |
| <input type="checkbox"/> Draperies/Curtains                   | <input type="checkbox"/> Intercom                               | <input checked="" type="checkbox"/> Stove or Range          |  |
| <input type="checkbox"/> Electronic Air Filter                | <input type="checkbox"/> Playground Equipment                   | <input type="checkbox"/> T.V. Antenna                       |  |

ADDITIONAL INCLUSIONS (Specify): picnic table

EXCLUSIONS (Specify): \_\_\_\_\_

**UTILITIES: WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING:** (Check all that apply)

- Water Supply:  Public  Well
- Sewage Disposal:  Public  Septic
- Heating:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_
- Hot Water:  Oil  Gas  Elec.  Other \_\_\_\_\_
- Air Conditioning:  Gas  Elec.  Other \_\_\_\_\_

Angelo G Manalo 09/10/09  
Owner Date  
Angelo G Manalo

Betsy G Manalo 09/10/09  
Owner Date  
Betsy G Manalo

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### MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(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 owner(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 owner(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.

The owner(s) has actual knowledge of the following latent defects: Must Keep downspouts  
clean or water may run into basement

Owner Angelo G. Manalo Date 09/10/09  
Angelo G Manalo

Owner Betsy G. Manalo Date 09/10/09  
Betsy G Manalo

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 \_\_\_\_\_

Property Address: 110 Favorite Dr, Sykesville, MD 21784 Year Constructed \_\_\_\_\_

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**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-based 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) SM / SM 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) SM / SM 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) SM 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.

Angelo G Manalo 09/10/09  
Seller/Landlord Date

\_\_\_\_\_  
Buyer/Tenant Date

Betsy G Manalo 09/10/09  
Seller/Landlord Date

\_\_\_\_\_  
Buyer/Tenant Date

Bonnie Winkler/Maureen Nichols 9/10/09  
Seller's/Landlord's Agent Date

\_\_\_\_\_  
Buyer's/Tenant's Agent Date



10/07

