



# Residential Property Information

May be used as an Addendum to Listing Agreement and/or Contract of Sale



Addendum # \_\_\_\_\_ to the Contract of Sale, dated \_\_\_\_\_ and

Addendum to the Listing Agreement dated \_\_\_\_\_

Seller(s): Stephen B Phillips

Buyer(s): \_\_\_\_\_

Property: 1600 Winchester Road, Annapolis, MD 21409

Seller acknowledges information that applies to the property as identified below:

**1. INCLUSIONS AND EXCLUSIONS:** Included in the sale or leased price are all permanently attached fixtures and smoke detectors. Other items which may be considered personal property, whether installed or stored upon the property, are included as follows:

**NOTE:** If any of the equipment listed below is leased and the Seller does not intend to pay off the balance of the lease, it should NOT be listed as an inclusion and the "No" box should be checked. See section 3 for leasing information to be included.

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Alarm System	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Electronic Air Filter	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Intercom	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Steam Windows
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Built-in Microwave	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Exhaust Fan(s) # _____	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Playground Equipment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Stove or Range + 1 CATERING
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Ceiling Fan # <u>2</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Exdt. W/W Carpet	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Pool, Equipment, Cover	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	T.V. Antenna
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Central Vacuum	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Fireplace Screen/Door	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Refrigerator(s) # <u>5</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Trash Compactor
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Clothes Dryer - <u>2</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Freezer	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	w/ice Maker(s) # <u>1</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Wall Oven(s) # <u>3</u>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Clothes Washer - <u>2</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Fuel tank(s)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Satellite Dish	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Water Filter System
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Cooktop	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Furnace Humidifier	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Screens	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Water Treatment System
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Dishwasher - <u>3</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Garage Opener(s) # <u>3</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Shades/Blinds	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Window A/C Unit(s) # _____
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Drapery/Curtain Rods	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	w/ Remote(s) # <u>9</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Solar Panels	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Window Fan(s) # _____
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Draperies	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Garbage Disposal <u>2</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Storage Shed(s) # <u>1</u>	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Wood/Pellet Stove
			Yes <input type="checkbox"/>	No <input type="checkbox"/>	Hot Tub, Equipment, Cover	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Storm Door # _____			

ADDITIONAL INCLUSIONS: ICE MAKER, UNDERGROUND IRRIGATION (30 ZONES), GENERATOR, TRAM (2) BOAT LIFT, INVISIBLE FENCE

EXCLUSIONS: \_\_\_\_\_

**2. UTILITIES:** Water, Sewage, Heating and Central Air Conditioning (Check/Circle all that apply)

Water Supply:  Public  Well

Sewage Disposal:  Public Sewage  Private Septic  Public Septic

Heating - Zone 1:  Oil  Gas (Natural/L.P.)  Elec  Heat Pump  Geo-Thermal  
 Solar  Other \_\_\_\_\_

Heating - Zone 2:  Oil  Gas (Natural/L.P.)  Elec  Heat Pump  Geo-Thermal  
 Solar  Other \_\_\_\_\_

Heating - Zone 3:  Oil  Gas (Natural/L.P.)  Elec  Heat Pump  Geo-Thermal  
 Solar  Other \_\_\_\_\_

**3 NATURAL GAS BOILERS**

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\_\_\_\_\_  
 Buyer(s) Initials

SBP  
 Seller(s) Initials

Air Conditioning - Zone 1:  Gas (Natural/LP)  Elec  Geo-Thermal  
 Solar  Other \_\_\_\_\_

Air Conditioning - Zone 2:  Gas (Natural/LP)  Elec  Geo-Thermal  
 Solar  Other \_\_\_\_\_

Air Conditioning - Zone 3:  Gas (Natural/LP)  Elec  Geo-Thermal  
 Solar  Other \_\_\_\_\_

Water Heater:  Oil  Gas (Natural/LP)  Elec  Geo-Thermal  Solar  Tank-less  
 Other \_\_\_\_\_

CARRIER - 90 TON UNIT  
 CHILLED WATER SYSTEM  
 IN DETACHED BUILDING  
 APPROX. (15) ZONES!

3. LEASED/OWNED ITEMS:  
 \*\*It is the sole responsibility of the Buyer to verify future costs. Upon buyer's request, Seller agrees to cooperate with the transfer of leased/financed items.

Fuel Tank(s):  Above Ground  Under Ground Gallon Capacity: \_\_\_\_\_  
 Owned  Leased Company/Phone: \_\_\_\_\_

LP (Liquid Propane) tank(s):  Above Ground  Under Ground Gallon Capacity: \_\_\_\_\_  
 Owned  Leased Company/Phone: \_\_\_\_\_

Water Treatment System: Type: \_\_\_\_\_  Owned  Leased  
 Company/Phone: \_\_\_\_\_

Solar panels:  Owned  Owned/Leased  
 Company/Phone: \_\_\_\_\_

Home Security/Alarm System:  Owned  Leased  
 Company/Phone: PETTIBONE ALARM

Other \_\_\_\_\_

4. **FEE SIMPLE/GROUND RENT.** Seller acknowledges that the Property is being conveyed: (initial one selection)  
 A. SBP / \_\_\_\_\_ in Fee Simple, OR  
 (Seller Initials)  
 B. \_\_\_\_\_ / \_\_\_\_\_ subject to an annual ground rent, now existing, in the amount of \$ \_\_\_\_\_, payable  semi-annually or  
 (Seller Initials)  annually. (Separate Addendum may be required at the time of contract). Name/address of Ground Rent holder: \_\_\_\_\_  
 Phone Number \_\_\_\_\_

5. **LAWFUL OWNERSHIP/AUTHORIZED INDIVIDUAL TO SIGN DOCUMENT:**  
SDA / \_\_\_\_\_ Seller(s) hereby represent(s) that the Seller(s) is/are the legal and rightful owner(s) of the property and/or has the legal  
 (Seller Initials) authority to enter into a Contract of Sale. OR,  
 \_\_\_\_\_ / \_\_\_\_\_ Authorized Individual to sign document (check below & provide proper documentation)  
 (Seller Initials)  
 Power of Attorney  Estate Sale  Trusts  Corporation  Guardianship  Trustees  
 Other \_\_\_\_\_

6. **FRONT FOOT BENEFIT FEES AND OTHER CHARGES.** Seller hereby discloses that the Property (initial all that apply):  
SBP / \_\_\_\_\_ Seller states that the property herein described IS NOT subject to any Public or Private Front Foot Benefit Assessment  
 (Seller Initials) and/or Capital Facilities Assessment.  
 \_\_\_\_\_ / \_\_\_\_\_ Seller states that the property herein described IS subject to Capital Facilities Assessment /Front Foot Benefit  
 (Seller Initials) Assessment of \$ \_\_\_\_\_ per \_\_\_\_\_ payable to Anne Arundel County.

\_\_\_\_\_  
 Buyer(s) Initials

SBP  
 Seller(s) Initials



Indicate "none" if no agent, officer, or individual is presently authorized to provide the required disclosures. Seller acknowledges and agrees to provide any and all documents and information that may be necessary to comply with State of Maryland disclosure laws and requirements as obligated by law.

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Current delinquency rate (if known): \_\_\_\_\_

C. SBP / \_\_\_\_\_ The property  IS or  IS NOT part of a recorded subdivision that has restrictive covenants.  
(Seller Initials)

D. \_\_\_\_\_ Is the Property subject to any current or approved Special Assessment by the  
(Seller Initials) Homeowner/Condo/Cooperative?  
 NO  YES, explain \_\_\_\_\_ (amount assessed) \$ \_\_\_\_\_  
Date(s) due: \_\_\_\_\_

E. \_\_\_\_\_ This property IS part of a voluntary community association:  
(Seller Initials)  
The current voluntary fees or assessments imposed by the community association are \$ \_\_\_\_\_

Payable: (Check one)  Yearly  Quarterly  Monthly  
Name: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

F. REQUIRED NOTICE - SPECIAL TAX DISTRICT.

Each year the Buyer of this property must pay a special assessment or special tax imposed under Article 4 Title 8 of the Anne Arundel County Code, as of Contract of Sale date. The special assessment or special tax on this property amounts to \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) each year, as of \_\_\_\_\_ (date of each scheduled increase), the assessment or tax may increase to \_\_\_\_\_ (maximum amount or method for determining the same). For further information on this assessment or tax, Buyer may contact the County Office of Finance. An increase in any special assessment, special tax, fee or charge is likely to occur in the foreseeable future but the timing or amount of the increase is not certain.

It is the Buyer's responsibility to confirm with the office of finance that the special assessment or special tax being imposed is contained within the annual property tax billing.

11. EASEMENTS/RESTRICTIONS/RIGHTS-OF-WAY: (Other than Community restrictions or as noted in previous section)  
(Initial A or B below)

A. SBP / \_\_\_\_\_ This property IS NOT subject to one or more of the following: 1) conservation easement(s); 2) restrictions;  
(Seller Initials) 3) rights-of-way limiting or affecting the use of the property; OR  
B. \_\_\_\_\_ This property IS subject to one or more of the following: 1) conservation easement(s); 2) restrictions; 3) rights-of-way  
(Seller Initials) limiting or affecting the use of the property. (See Conservation Easement Addendum to Contract of Sale).

If B is initialed, Initial all applicable easement(s) below:

- \_\_\_\_\_/\_\_\_\_\_  
(Seller Initials) Maryland Environmental Trust Conservation Easement
- \_\_\_\_\_/\_\_\_\_\_  
(Seller Initials) Maryland Historical Trust Conservation Easement
- \_\_\_\_\_/\_\_\_\_\_  
(Seller Initials) Maryland Agricultural Land Preservation Trust Conservation Easement
- \_\_\_\_\_/\_\_\_\_\_  
(Seller Initials) Maryland Department of Natural Resources Conservation Easement

\_\_\_\_\_/\_\_\_\_\_  
Buyer(s) Initials

SBP  
\_\_\_\_\_  
Seller(s) Initials



\_\_\_\_\_/\_\_\_\_\_  
 (Seller Initials) Land Trust Conservation Easement  
 \_\_\_\_\_/\_\_\_\_\_  
 (Seller Initials) Forest Conservation Easement  
 \_\_\_\_\_/\_\_\_\_\_  
 (Seller Initials) Other (example: cemetery) \_\_\_\_\_

C. SB / \_\_\_\_\_ Seller has provided a copy of a survey or plat of the property  Yes  No  
 (Seller Initials)

D. SB / \_\_\_\_\_ Seller has provided a copy of their Owners or Leaders' Title Insurance  Yes  No  
 (Seller Initials)

**13. AGRICULTURAL TRANSFER TAX:**

SB / \_\_\_\_\_ The property or any portion thereof,  IS or  IS NOT subject to an Agricultural land Transfer Tax imposed by  
 (Seller Initials) section 13-301 Seq. of the Tax-Property article, Annotated Code of Maryland, by reason of the property's having been  
 assessed on the basis of agricultural use.

14. **LIMITED WARRANTY:** Seller acknowledges notification by the Broker that an optional limited warranty may be purchased by the Seller. Typically the warranty will provide limited coverage for the repair of mechanical equipment, appliances, plumbing and electrical systems, and other coverage as specified by the Home Warranty. SB / \_\_\_\_\_ Seller waives the option to purchase warranty OR  
 (Seller Initials)

\_\_\_\_\_/\_\_\_\_\_ Seller elects to purchase a \_\_\_\_\_ warranty at a cost of \$ \_\_\_\_\_ to be deducted from  
 (Seller Initials) Seller's proceeds at settlement.

15. **BROKER LIABILITY:** Seller indemnifies and holds harmless the Broker and Listing Agent for any losses, damage or liabilities resulting from any act or omission by Seller including, but not limited to, providing inaccurate or incomplete information, and Seller's or Buyer/Tenant's non-performance or default under any Contract of Sale.

*Information provided herein is true, correct and complete to the best of Seller(s) knowledge, and Seller(s) authorizes Listing Broker to provide said information to other brokers and prospective buyer(s)/tenant(s).*

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

Stephen B Phillips 3/12/2020  
 Seller Stephen B Phillips Date

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

\_\_\_\_\_  
 Seller Date



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