



**Condominium - Sellers Statement and Buyers Receipt of Information
for Maryland Resale Condominiums**
(Required for the resale of all condominiums in Maryland)
To be provided at the time of delivery of Condominium documents.

The Contract of Sale dated _____, Address 19726 Teakwood Circle
 City Germantown, State Md Zip 20874 Lot: _____
 Block/Square: 8 Unit: 64 Section: _____ Tax ID # _____
 Parking Space(s) # _____ Storage Unit(s) # _____
 Subdivision/Project: Longmead Crossing Condominiums
 between Seller Matthew R Gillingham and
 Buyer _____ is hereby amended by the
 incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

1. Unit Owner's Statement

For a condominium containing seven (7) or more units

Pursuant to Section 11-135(a) of the Maryland Condominium Act, the undersigned unit owner(s)/Seller(s) make(s) the following statements:

A. I/We have no knowledge that any alteration to the described unit or to the limited common elements, if any, assigned to the unit violates any provision of the Declaration, Bylaws, or Rules and/or Regulations of the condominium except as follows
None

B. I/We have no knowledge of any violation of the health or building codes with respect to the unit or the limited common elements assigned to the unit except as follows:

C. I/We have no knowledge that the unit is subject to an extended lease under Section 11-137 of the Maryland Condominium Act or under local law except as follows: None
 (An extended lease under Section 11-137 is a lease for up to three (3) years which was entered into with a qualified household containing either a senior citizen or a handicapped citizen when the rental property was converted to a condominium.)

- OR -

For a condominium containing fewer than seven (7) units

Pursuant to Section 11-135(b) of the Maryland Condominium Act, the undersigned unit owner(s)/Seller(s) make(s) the following statements:

_____ I/We have incurred \$ N/A as my/our expenses during the preceding twelve (12) months relating to the common elements. (Total payments made to or on behalf of Condominium Association.)

 Seller **Matthew R Gillingham**

 Date

 Seller

 Date

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GCAAR FORM # 922 - MC - Sellers Statement and Buyer Receipt of Condo documents

(Formerly #1304D and 1304A)

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Ann Joliet

Gillingham

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2. Acknowledgement of Receipt of Information by Buyer

For resale by a unit owner, other than a developer, of a unit in a condominium containing seven (7) or more units

The undersigned Buyer(s) hereby acknowledge(s) receipt of the following items on the date indicated below, as required by Section 11-135 of the Maryland Condominium Act:

- A. A copy of the Declaration/Master Deed (other than the plats)
- B. A copy of the Bylaws
- C. A copy of the Rules and Regulations of the Condominium
- D. A Certificate from the Council of Unit Owners which includes:
 - 1) A statement disclosing the effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the unit owner other than any restraint created by the unit owner;
 - 2) A statement setting forth the amount of the monthly common expense assessment and any unpaid common expense or special assessment currently due and payable from the selling unit owner;
 - 3) A statement of any other fees payable by the unit owners to the Council of Unit Owners; reflected in the current operating budget disclosed under subparagraph (f) below;
 - 4) The most recent regularly prepared balance sheet and income expense and statement, if any, of the condominium;
 - 5) A statement of any capital expenditures approved by the Council of Unit Owners planned at the time of the conveyance which are not reflected in the current operating budget disclosed under subparagraph (6) below;
 - 6) The current operating budget of the condominium including details concerning the reserve fund for repairs and replacements and its intended use, or a statement that there is no reserve fund;
 - 7) A statement of any judgments against the condominium and the existence of any pending suits to which the Council of Unit Owners is a party;
 - 8) A statement generally describing any insurance policies provided for the benefit of unit owners, a notice that copies of the policies are available for inspection stating the location at which the copies are available, and a notice that the terms of the policy prevail over the description;
 - 9) A statement as to whether the Council of Unit Owners has knowledge that any alteration or improvement to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws or Rules or Regulations;
 - 10) A statement as to whether the Council of Unit Owners has knowledge of any violation of the health or building codes with respect to the unit, the limited common elements assigned to the unit or any other portion of the condominium;
 - 11) A statement of the remaining term of any leasehold estate affecting the condominium and the provisions governing any extension or renewal thereof, and
 - 12) A description of any recreational or other facilities which are to be used by the unit owners or maintained by them or the Council of Unit Owners, and a statement as to whether or not they are to be a part of the common elements.
- E. A statement by the unit owner as to whether the unit owner has knowledge:
 - 1) That any alteration to the unit or to the limited common elements assigned to the unit violates any provision of the Declaration, Bylaws or Rules or Regulations.
 - 2) Of any violation of the health or building codes with respect to the unit or the limited common elements assigned to the unit.
 - 3) That the unit is subject to an extended lease under Section 11-137 of the Maryland Condominium Act or under local law, (An extended lease under Section 11-137 is a lease for up to three (3) years which was entered into with a qualified household containing either a senior citizen or a handicapped citizen when the rental property was converted to a condominium.)

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F. A copy of any extended lease under Section 11-137 of the Maryland Condominium Act or under local law of which the unit owner has knowledge

- OR -

For resale by a unit owner, other than a developer, of a unit in a condominium containing fewer than seven (7) units

The undersigned Buyer(s) hereby acknowledge(s) receipt of the following items on the date indicated below, as required by Section 11-135 of the Maryland Condominium Act:

- 1) A COPY OF THE DECLARATION (OTHER THAN THE PLATS);
- 2) A COPY OF THE BY-LAWS;
- 3) A COPY OF THE RULES AND REGULATIONS OF THE CONDOMINIUM; AND
- 4) A STATEMENT BY THE SELLER OF HIS EXPENSES RELATING TO THE COMMON ELEMENTS DURING THE PRECEDING 12 MONTHS.

3. RIGHT TO CANCEL: THE BUYER WILL HAVE THE RIGHT TO CANCEL THIS CONTRACT WITHOUT PENALTY, AT ANY TIME WITHIN 7 DAYS FOLLOWING DELIVERY TO THE BUYER OF ALL THIS INFORMATION. HOWEVER, ONCE THE SALE IS CLOSED, THE BUYER'S RIGHT TO CANCEL THIS CONTRACT IS TERMINATED.

Buyer hereby acknowledges receipt of the foregoing disclosures and copies of all documents described in Section 3 hereof.

Buyer

Buyer

Date

Date

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