



BALTIMORE CITY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

MASTER PLAN

Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by the current Baltimore City Master Plan. Buyer is advised to review the Master Plan and consult the appropriate Baltimore City agency for information. Contact Baltimore City Department of Planning at 410-396-7526 (PLAN), 417 E. Fayette Street, 8th Floor, Baltimore, MD 21202 or visit: <https://planning.baltimorecity.gov/master-plans> for additional information.

TENANT'S FIRST RIGHT OF REFUSAL

If the property is, or has been within six (6) months of the date hereof, a single family residential rental dwelling in Baltimore City, this contract is contingent upon compliance with the provisions of Title 13, Subtitle 6 of the Baltimore City Code. Seller is strongly advised to review Title 13, Subtitle 6 of the Baltimore City Code ('Tenant's Right of First Refusal) before entering into a contract.

NEWLY CONSTRUCTED RESIDENCES

Qualified buyers of newly constructed dwellings in Baltimore City may be entitled to receive the Baltimore City Newly Constructed Dwelling Real Property Tax Credit. If eligible, buyers must file the required application within 90 days after settlement or within 90 days after the owner first receives a notice of assessment on the building. Contact the Baltimore City Department of Finance (443-984-4053) for additional information.

YIELD EXCISE TAX:

Pursuant to Baltimore City ordinance, 19-233, transactions greater than \$1,000,000, shall incur a 40% Yield Tax to be imposed as a transfer tax and a 15% Yield Tax as a recordation tax.

Unless otherwise specified in the contract of sale, Buyer and seller expressly agree to split the Baltimore City Yield tax equally at settlement.

VACANT BUILDING NOTICE VIOLATION

The property must not have a Vacant Building Notice issued by the Baltimore City Department of Housing and Community Development for someone to legally inhabit a property in Baltimore City. Sellers can review the Baltimore City Code Map at this link <https://cels.baltimorehousing.org/codemapv2ext>, or by calling Baltimore City Department of Housing and Community Development at 410-396-3470 to determine if a Vacant Building Notice Violation has been levied on the property.

Seller hereby discloses that the property has does not have a current Vacant Building Notice.

Seller further discloses that the Vacant Building notice has has not been abated.

