



CECIL COUNTY NOTICES AND DISCLOSURES

Seller(s): _____

Buyer(s): _____

Property Address: _____

SPECIAL TAXING DISTRICT

Addendum Regarding Disclosure from Seller to Buyer of Special Taxing District information and Buyer's acknowledgment and receipt of information required by Section 10-707 of the Real Property Article of the Annotated Code of Maryland.

NOTICE REQUIRED BY MARYLAND LAW

The property that is the subject of this contract is located within a special taxing district, which has been created for the purpose of financing or refinancing the costs related to certain infrastructure improvements within the taxing district. These costs will be repaid from the proceeds of special taxes collected from the owners of properties located within the special taxing district.

State law requires that the seller disclose to you, at or before the time you enter into this contract, the following information: (1) a description of the area included within the special taxing district, (2) the maximum amount of bonds and other obligations to be issued with respect to the special taxing district, (3) a description of the purposes for which the special taxing district was created, and for which the bonds or other obligations have been issued, including a description of any infrastructure improvements, (4) the amount of special taxes levied on the property for the most recent year or, if taxes were not levied on the property for the most recent year, a good-faith estimate of the annual tax that will be levied on the property, (5) the maximum amount of special taxes that may be levied on the property in a year, (6) the projected time period over which any bonds or obligations issued in connection with the special taxing district are to be repaid, and (7) your right as the prospective owner of the property to fully prepay the special taxing district obligations with respect to the property.

You have 20 calendar days from the date you receive the above information relating to the special taxing district to cancel the contract by sending a written notice of cancellation to the seller; You are not required to state a reason for cancelling the contract. Upon cancellation of the contract, you are entitled to a refund of any deposit you may have made under this contract.

A seller may not require that you waive your right to receive the information relating to the special taxing district or your right to cancel the contract within 20 calendar days of receipt of the information. A seller may not require that you close the sale under this contract within 20 calendar days from the date you receive the information relating to the special taxing district.

State law provides that any seller who, in disclosing the information relating to the special taxing district, makes any false statement of a material fact or omits a material fact that, in light of the circumstances under which the statements were made, is necessary to make the statements not misleading is liable to the purchaser for damages proximately caused by the seller's false or omitted statement. Any action for damages caused by the seller's false statement or omission of a material fact must be brought within 1 year from the date of closing under this contract.

You should carefully review the Information relating to the special taxing district by the seller to familiarize yourself with your rights and obligations as a prospective owner of property located within the special taxing district.

Seller states that the property is is not located within a Special Taxing District.

The Special Taxing District includes the following area: _____
_____.

The maximum amount of bonds and other obligations to be issued with respect to the special taxing district is _____.

The special taxing district was created for, and the bonds or other obligations have been issued for, the following purposes: _____
_____.

There were were not special taxes levied on the property for the most recent year.
The amount of special taxes levied on the property for the most recent year is \$ _____
_____.

Seller's good faith estimate of the annual special tax that will be levied on the property is \$ _____
_____.

The maximum amount of special taxes that may be levied on the property in a year are \$ _____
_____.

The projected time period over which any bonds or obligations issued in connection with the special taxing district are to be paid is _____
_____.

Buyers have the right to fully prepay the special taxing district obligations under the following conditions: _____
_____.

HAZARDOUS WASTE SITES

THERE ARE HAZARDOUS WASTE SITES IN CECIL COUNTY, AS THERE ARE IN MOST MARYLAND COUNTIES. THIS NOTICE 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 PROXIMITY OF HAZARDOUS WASTE SITES TO BUYERS' SATISFACTION.

NOTICE TO BUYER

The United States Environmental Protection Agency ("EPA") and the Maryland Department of the Environment ("MDE") have identified properties in Cecil County that have been impacted by materials that are hazardous to human health. One or more of such waste sites may be in close proximity to the Property. Information regarding the location of hazardous waste sites may be obtained from EPA and MDE at the following websites: www.epa.gov and www.mde.state.md.us.

INVESTIGATION BY BUYER

Buyers understand that the Property may or may not be in close proximity to one or more waste sites, and that the proximity of the Property to any waste sites could affect the Property and the health and safety of the occupants. Buyer is advised to investigate the Property and its proximity to any potential hazardous waste sites, and to determine whether such waste sites do or do not adversely affect the Property or pose a hazard to the health and safety prior to entering into a Contract of Sale. Buyers expressly assume the risk of any hazards resulting from the proximity of the Property to one or more hazardous waste sites within Cecil County.

RELEASE OF LIABILITY

Buyers hereby release and discharge Sellers and all real estate brokers, 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 any hazardous waste site.

Seller Signature Date

Seller Signature Date

Buyer Signature Date

Buyer Signature Date