

POTENTIAL DISCLOSURES CHECKLIST

THE FOLLOWING DISCLOSURES MAY BE REQUIRED OR ADVISED DEPENDING ON THE PROPERTY AND JURISDICTION. PLEASE NOTE, NEITHER RELLA NOR ANY OF ITS EMPLOYEES, REPRESENTATIVES, OR AFFILIATES PURPORTS TO BE OFFERING LEGAL ADVICE. THIS LIST OF DISCLOSURES IS PROVIDED AS A COURTESY ONLY.

- Maryland Residential Property Disclosure and Disclaimer Statement: This document is required by the State of Maryland (with a few exceptions) and is used to disclose any known defects or issues with the property.
- Lead-Based Paint Disclosure: If your home was built before 1978, you need to disclose any known lead-based paint hazards to potential buyers.
- Homeowners Association (HOA) Disclosure: If the property is part of an HOA, provide relevant HOA documents.
- Flood Zone Disclosure: If the property is in a flood zone, disclose and provide information about flood insurance requirements.
- Environmental Hazards Disclosure: Disclose any environmental hazards on or near the property.
- Roof Condition Disclosure: Provide information about the age and condition of the roof, as well as any repairs or replacements made.
- Pest Disclosure: Disclose any past issues with pests.
Utility Disclosure: Provide information about the utilities servicing the property.
- Private Well Disclosure: If the property has a private well, provide information about its location, condition, and water quality.
- Private Septic Disclosure: If the property has a private septic system, provide information about its location, condition, and required maintenance.
- Jurisdictional Disclosures: Disclose relevant jurisdictional information, such as zoning ordinances or local ordinances.
- Public and Private Easement Disclosures: Disclose any public or private easements and provide information about their location, purpose, and any associated rights or restrictions.
- Environmental Disclosures: Disclose any known environmental hazards or concerns on or near the property.
- Private Agreement Disclosures: Disclose any private agreements or contracts affecting the property, such as lease agreements or rental agreements.

- Occupancy Disclosures: Disclose whether the property is currently occupied by tenants or if you will be occupying the property until the sale.
- Right to Farm Disclosures: If the property is in an area where farming is common, disclose the Right to Farm laws.
- Nearby Industry Disclosures: Disclose any nearby industrial facilities or activities that may affect the property.
- Tenant Right Disclosures: Disclose the rights of tenants living on the property, including lease agreements or rental agreements.
- Ground Rent Disclosures: Disclose if the property is subject to ground rent and provide information about the terms of the ground rent agreement.
- Land Use Disclosures: Disclose any restrictions on how the property can be used, such as zoning regulations or conservation easements.
- As-Is Disclosures: Disclose if you plan to sell the property in "as-is" condition without making any repairs or improvements.
- Nearby Airport Disclosures: Disclose if the property is located near an airport and provide information about any noise or other impacts that may affect the property.
- Special Taxing District Disclosures: Disclose if the property is located in a special taxing district and provide information about any taxes or assessments associated with the district.
- Deferred Water Charges Disclosures: Disclose if there are any deferred water charges associated with the property.
- Front Foot Benefits Fee Disclosures: Disclose if the property is subject to a front foot benefits fee, which is a fee paid by property owners to cover the cost of public infrastructure improvements.
- Building Limitation Disclosures: Disclose any building limitations or restrictions that may affect the property.
- Community Pet Disclosures: Disclose any restrictions on pets in the community.
- Condominium Disclosures: Provide relevant condominium documents and disclose any restrictions or requirements associated with owning a condominium unit.
- Solar Panel Disclosures: Disclose if there are any solar panels on the property and provide information about ownership, leasing, or financing agreements related to the panels.
- Non-Maryland Resident Seller Disclosures: If you are a non-Maryland resident seller, disclose this to potential buyers.

- Wetlands Disclosures: Disclose if there are any wetlands on or near the property and provide information about any associated restrictions or requirements.
- High-Rise Disclosures: Disclose if the property is located in a high-rise building and provide information about any associated fees, restrictions, or requirements.
- Groundwater Contamination Disclosures: Disclose if there are any known groundwater contamination issues on or near the property.
- Hazardous Waste Disclosures: Disclose if there are any known hazardous waste issues on or near the property.
- Public Works Disclosures: Disclose any public works projects or improvements planned for the area surrounding the property.
- Utility Cost Disclosures: Provide information about the cost of utilities, such as electricity, gas, and water, for the property.
- Water Quality Disclosures: Disclose any known issues with the quality of the water on or near the property.
- Water Yield Disclosures: Disclose any limitations on the amount of water that can be withdrawn from the property.
- Financial Condition Disclosures: Disclose any financial issues or concerns related to the property, such as liens, pending lawsuits, or unpaid taxes.
- Tax-Free Exchange Disclosures: If the sale of the property is part of a tax-free exchange, disclose this to potential buyers.