



Greater Capital Area Association of REALTORS®, Inc.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT:

Property Address: 6728 SULKYLN, BETHESDA NORT, MD 20852

Legal Description: LOT 8, BLOCK 20A, TILDEN WOODS SUBDIVISION

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, Annotated Code of Maryland, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner, certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. - The following are specifically excluded from the provisions of Sections 10-702:

- 1. The initial sale of single family residential real property:
A. that has never been occupied, or
B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale.
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sale under §13-207(11) of the Tax-Property Article and options to purchase real property under §13-207(12) of the Tax-Property Article;
3. A sale by a lender, or an affiliate or subsidiary of a lender, that acquired the real property by foreclosure or deed in lieu of foreclosure.
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust; or
6. A transfer of single family Residential Real Property to be converted by the buyer into use other than residential use or to be demolished.
7. A sale of unimproved real property.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property?

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)
Water Supply [X] Public [] Well [] Other
Sewage Disposal [X] Public [] Septic System approved for (# bedrooms)
Garbage Disposal [X] Yes [] No
Dishwasher [X] Yes [] No
Heating [] Oil [] Natural Gas [] Electric [] Heat Pump Age [] Other
Air Conditioning [] Oil [] Natural Gas [] Electric [] Heat Pump Age [] Other
Hot Water [] Oil [X] Natural Gas [] Electric Capacity Age [] Other

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Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems: Yes No Unknown

COMMENTS: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

COMMENTS: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of roof: _____ Age: _____

COMMENTS: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

COMMENTS: _____

4. Other Structural Systems, including Exterior Walls and Floors:

COMMENTS: _____

Any Defects (structural or otherwise)? Yes No Unknown

COMMENTS: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown

COMMENTS: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

COMMENTS: BREEZWAY IS NOT CONNECTED

Is the system in operating condition? Yes No Unknown

COMMENTS: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

COMMENTS: BREEZWAY IS NOT CONNECTED

Is the system in operating condition? Yes No Unknown Does Not Apply

COMMENTS: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

COMMENTS: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

COMMENTS: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

COMMENTS: _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representation and warranties as to its condition, except as otherwise provided in the contract of sale; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is," with all defects which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

Owner _____ Date _____
SIGALIT SHMUL

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under Section 10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____



INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

PROPERTY ADDRESS 6728 SULKYLN, BETHESDA NORT, MD 20852

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

Grid of inclusion/exclusion items for regional contract with Yes/No columns and checkboxes.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

Checklist for water, sewage, heating, and central air conditioning options.

FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if box is not checked, then item shall be considered excluded):

Grid of inclusion/exclusion items for MAR contract with Yes/No columns and checkboxes.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

Seller: SIGALIT SHMUL, Date: 04/05/2005

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Government Regulations, Easements and Assessments Disclosure and Addendum (REA)
(Required for all Listing Agreements and Sales Contracts in Montgomery County)

The Contract of Sale dated _____, Address 6728 SULKYLN,
 City BETHESDA NORT, State MD Zip 20852 between
 Seller SIGALIT SHMUL and
 Buyer _____ is hereby amended by
 the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Notice to Seller: Pursuant to Montgomery County Code (Sec.40-13), a Seller is required to fully disclose to Buyers all specific facts relevant to, or affecting any property, imposed by any law or regulation or any common law principle. Seller acknowledges he has carefully examined this form, and that the information is complete and accurate to the best of his knowledge as of the date signed. This Disclosure/Addendum to be completed by the Seller shall be available to prospective Buyers prior to making a purchase offer and will become a part of the sales contract for the sale for the Property.

Notice to Buyer: The information contained herein is the representation of the Seller. Further information may be obtained by contacting staff and web sites of appropriate authorities, Montgomery County Government, 240-777-1000, Park and Planning Commission/Montgomery County Department of Park and Planning, 301-495-4700, and municipality, if applicable.

1. Special Protection Areas (SPA)

Is this Property located in an area designated as a Special Protection Area? Yes No. If yes, special water quality measures and certain restrictions on land uses and impervious surfaces may apply. Under Montgomery County law, Special Protection Area (SPA) means a geographic area where:

- A. Existing water resources, or other environmental features directly relating to those water resources, are of high quality or are unusually sensitive;
 - B. Proposed land uses would threaten the quality or preservation of those resources or features in the absence of special water quality protection measures which are closely coordinated with appropriate land use controls.
- An SPA may be designated in:
- (1) a land use plan;
 - (2) the Comprehensive Water Supply and Sewer System Plan;
 - (3) a watershed plan; or
 - (4) a resolution adopted after at least fifteen (15) days' notice and a public hearing.

The Buyer acknowledges by signing this disclosure that the Seller has disclosed to the Buyer the information contained in Sections A and B before Buyer executed a contract for the above-referenced Property. Further information is available from the staff and website of Montgomery County Department of Park and Planning.

 Buyer

 Buyer

2. Recorded Subdivision Plat: If the property is an unimproved lot or a newly constructed house being sold for the first time, the Buyer shall be provided a copy of the recorded subdivision plat prior to entering into a contract. However, if the property is not an unimproved lot or a newly constructed house (i.e. resale), the Buyer may in writing waive receipt of a copy of such plat at the time of execution of the contract, but shall, prior to or at the time of settlement, be provided with a copy of the subdivision plat. The subdivision plat is not intended as a substitute for examination of title and does not show every restriction and easement. Buyer hereby acknowledges receipt of a copy of the recorded subdivision plat.

Buyer's initials: _____ OR Buyer hereby waives receipt of a copy of such plat at time of execution of contract, but shall, prior to or at the time of settlement, be provided a copy of the subdivision plat. Buyer's initials: _____

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3. Availability of Water and Sewer Service

- A. Water:** Is the Property connected to public water? Yes No
 If no, has it been approved for connection to public water? Yes No Do not know
 If not connected, the source of potable water, if any, for the Property is: _____
- B. Sewer:** Is the Property connected to public sewer system? Yes No
 If no, answer the following questions:
 1. Has it been approved for connection to public sewer? Yes No Do not know
 2. Has an individual sewage disposal system been constructed on Property? Yes No.
 Has one been approved for construction? Yes No.
 Has one been disapproved for construction? Yes No Do not know.
 If no, explain: _____
- C. Categories:** The water and sewer service area category or categories that currently apply to the Property is/are (if known) _____. This category affects the availability of water and sewer service as follows (if known) _____
- D. Recommendations and Pending Amendments (if known):**
 1. The applicable master plan contains the following recommendations regarding water and sewer service to the Property: _____
 2. The status of any pending water and sewer comprehensive plan amendments or service area category changes that would apply to the Property: _____
- E. Well and Individual Sewage System:** When a Buyer of real property that is located in a subdivision on which an individual sewage disposal system has been or will be installed receives the copy of the recorded subdivision plat, the Buyer must confirm in writing by signing said Plat that the Buyer has received and reviewed the Plat, including any restrictions on the location of initial and reserve wells, individual sewage disposal systems, and the buildings to be served by any individual sewage disposal system.
 By signing below, the Buyer acknowledges that, prior to signing the Contract, the Seller has provided the information referenced above, or has informed the Buyer that the Seller does not know the information referenced above; the Buyer further understands that, to stay informed of future changes in County and municipal water and sewer plans, the Buyer should consult the County Planning Board or any appropriate municipal planning or water and sewer agency.

Buyer	Date	Buyer	Date
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4. Age of Home and Federal Lead Based Paint: Title X, Section 1018, the Residential Lead-Based Paint Hazard Act of 1992 (the Act), requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property. Unless otherwise exempt, the Act applies only to housing constructed prior to 1978. A Seller of pre-1978 housing is required to disclose to the Buyer, based upon the Seller's actual knowledge, all known lead-based paint hazards in the Property and provide the Buyer with any available reports in the Seller's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. The Seller, however, is not required to conduct or pay for any lead-based paint risk assessment or inspection.

At the time that the offer to purchase is entered into by the Buyer, the Seller is required to provide the Buyer with the EPA pamphlet entitled "Protect Your Family From Lead In Your Home" and a "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form (GCAAR #500). The Seller is required under the Act to provide the Buyer with a ten (10) day time period (or other mutually agreeable time period) for the Buyer, at the Buyer's expense, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards unless the Buyer waives such assessment or inspection by indicating such waiver on the Lead-Based Paint Disclosure form. Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of three (3) years following the date of the settlement.

A SELLER WHO FAILS TO GIVE THE REQUIRED LEAD-BASED PAINT DISCLOSURE FORM AND EPA PAMPHLET MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.

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11. Special Service Area Tax Districts: Is the Property located in a special service area tax district for which there are special assessments or taxes, such as, but not limited to, Noise Abatement Tax District, Parking Lot Districts, Urban Districts, Development Districts, the Metropolitan District, the Recreation District, or the Storm Drainage District? Yes No. If yes, circle the appropriate one. Annual assessment is \$ _____ and is or is not included in the Property's tax bill.

12. Special Tax Districts: Is the Property located in the special taxing district of Village of Drummond, Oakmont, Village of Friendship Heights, Battery Park? Yes No. Annual assessment is \$ _____ and is or is not included in the Property's tax bill.

13. Transportation Related Facilities Assessment: Does Seller have deferred charges attributable to transportation-related facilities for which the Buyer assumes liability? Yes No. If yes, the current deferred taxes are \$ _____ and are or are not included in Property's tax bill.

14. Ownership and Assessments: Homeowners Association with mandatory fees (HOA) Condominium Cooperative. Name of Project/Subdivision: _____
Management Company: _____ Telephone: _____
Assessments/special tax \$ _____ per _____ Special Assessments: \$ _____
Are there any assessments approved yet not assessed? Yes No. If yes, amount \$ _____ and explain for assessment: _____

15. Assessments: Are there any assessments or special taxes, other than those specifically addressed in this Addendum, which will become an obligation of the Buyer? Yes No. If yes, annual assessment is \$ _____ and is or is not included in Property's tax bill.

16. Municipalities: Is the Property located within one of the following municipalities? Yes No. If yes, circle the appropriate one: Barnesville, Town of Brookeville, Town of Chevy Chase, Chevy Chase View, Chevy Chase Village, Chevy Chase Village Section 3, Chevy Chase Village Section 5, City of Gaithersburg, Garrett Park, Town of Glen Echo, Town of Kensington, Laytonsville, Village of Martin's Addition, Village of North Chevy Chase, Poolesville, City of Rockville, Town of Somerset, Takoma Park or Washington Grove. For a list of municipalities, their telephone numbers and web sites, go to the websites for Montgomery County and GCAAR (see Resources).

17. Maryland Forest Conservation Act (MFCA): If the Property is a tract of land 40,000 square feet or more in size, Buyer is notified that tree clearing on the Property may be restricted by forest conservation law requirements. As a prerequisite to any subdivision plan, and before any permits are issued for grading and sediment control associated with construction, the Buyer will be required to comply with the requirements of the applicable county forest conservation law. In the absence of a county law, the Maryland State Forest Conservation Act applies. Unless otherwise expressly set forth in an Addendum to the Contract, Seller represents and warrants that Property is or is not currently subject to a Forest Conservation Plan, Management Agreement, or any other pending obligation binding the owner of the Property under forest conservation law requirements. Further, Seller represents and warrants that no activities have been undertaken on the Property in violation of the applicable law.

18. Forest Conservation Easement: Does the Property include land dedicated to a conservation easement as part of a Forest Conservation Plan, Tree Save Plan, or other plan for natural area protection? Yes No. If yes, attach house location survey (if available).

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19. Tax Benefit Programs: The Property might currently be under a tax benefit program that has deferred taxes due on transfer or may require a legally binding commitment from Buyer to remain in the program, such as, but not limited to:
A. **Forest Conservation and Management Program (FC&MP):** Buyer is hereby notified that a property under a Maryland Forest Conservation Management Agreement (FCMA) could be subject to recapture/deferred taxes upon transfer. Is the Property under FCMA? Yes No. If yes, taxes assessed shall be paid by the _____
B. **Agricultural Program:** Is the Property subject to agricultural transfer taxes? Yes No. If yes, taxes assessed as a result of the transfer shall be paid by _____
C. **Other Tax Benefit Programs:** Does the Seller have reduced property taxes from any government program.
 Yes No. If yes, explain: _____

20. Moderately-Priced Dwelling Unit: Is the Property part of the Moderately-Priced Dwelling Unit Program in Montgomery County? Yes No. In City of Rockville? Yes No. If yes to either question, Seller to indicate month and year of initial offering: _____. If initial offering is after March 20, 1989, the prospective Buyer and Seller should contact the appropriate jurisdictional agency to ascertain the legal buying and selling restrictions on the Property.

21. Underground Storage Tank: Does the Property contain an unused underground storage tank?
 Yes No Unknown. If yes, explain when, where and how it was abandoned: _____

22. Airports and Heliports: The following list of airports and heliports includes those in Montgomery County and the surrounding area that may be within a five-mile radius of the Property. This list was compiled from data provided by the Washington Airports District Office of the Federal Aviation Administration and was current as of 10/03/02. Buyer should be aware of the fact that most properties in Montgomery County are within five (5) miles of an airport or heliport installation. Refer to the FAA website for a current list.

Montgomery County

Shady Grove Adventist Hospital, 9901 Medical Center Drive, Rockville, MD 20850
Suburban Hospital, 8600 Old Georgetown Road, Bethesda, MD 20814
Montgomery County Airpark, 7940 Airpark Road, Gaithersburg, MD 20879
IBM Corporation Heliport, 18100 Frederick Avenue, Gaithersburg, MD 20879
Davis Airport, 7200 Hawkins Creamery Road, Laytonsville, MD 20879
Federal Support Center Heliport, 5321 Riggs Road, Gaithersburg, MD 20882
Waredaca Farm, 4015 Damascus Road, Gaithersburg, MD 20760
Dow Jones & Company, Inc., 11501 Columbia Pike, Silver Spring, MD 20904
Washington Adventist Hospital, 7600 Carroll Avenue, Takoma Park, MD 20912
Maryland State Police Heliport, 16501 Norwood Road, Sandy Spring, MD 20860
Flying M Farms, 24701 Old Hundred Road, Comus, MD 20842

Prince George's County

College Park, 1909 Cpl Frank Scott Drive, College Park, MD 20740
The Greater Laurel Beltsville Hospital, 7100 Contee Road, Laurel, MD 20707
Citizens Bank Helipad, 14401 Sweitzer Lane, Laurel, MD 20707

Frederick County

Faux-Burhams Airport, 9401 Ball Road, Ijamsville, MD 21754
Ijamsville Airport, 9701 C. Reichs Ford Road, Ijamsville, MD 21754
Stol-Crest Airfield, 3851 Price's Distillery Road, Urbana, MD 21754

Carroll County

Walters Airport, 7017 Watersville Road, Mt. Airy, MD 21771

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District of Columbia

Georgetown University Hospital, 3800 Reservoir Road, NW, 20007
Metropolitan Police, Dist. 2, 3320 Idaho Avenue, NW, 20007
Metropolitan Police, Dist. 3, 1620 V Street, NW, 20007
National Presbyterian Church, 4101 Nebraska Avenue, NW, 20016
Steuart Office Pad, Steuart Petroleum Co., 4640 40th Street, NW, 20016
Walter Reed Hospital, 6825 16th Street, NW, 20012
Washington Post, 1150 15th Street, NW, 20017
Washington Hospital Center, 110 Irving Street, NW, 20010
Children's National Medical Center, 111 Michigan Avenue, NW, 20010

Virginia

Leesburg Executive, 1001 Sycolin Road, Leesburg, 22075
Loudoun Hospital Center, 224 Cornwall, NW, Leesburg, 22075
Ronald Reagan Washington National Airport, Arlington County 20001

23. Headings: The Paragraph headings of this Agreement are for convenience and reference only, and in no way define or limit the intent, rights or obligations of the parties.

Seller SIGALIT SHMUL 5/10 Date 4/5/05 Seller _____ Date _____

The undersigned hereby acknowledges receipt of this form prior to signing a Contract.

Buyer _____ Date _____ Buyer _____ Date _____

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards



Greater Capital Area Association of REALTORS®, Inc.

RE: 6728 SULKYLN, BETHESDA NORT, MD 20852

Property Address

LEAD WARNING STATEMENT

Every purchaser/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

SELLER'S/LANDLORD'S DISCLOSURE (initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

SS (b) Records and reports available to the seller/landlord (check one below):

Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

PURCHASER'S/TENANT'S ACKNOWLEDGMENT (initial)

(c) Purchaser/Tenant has read the Lead Warning Statement above

(d) Purchaser/Tenant has received copies of all information listed above. Yes No None listed

(e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. Yes No

(f) Purchaser has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial)

NS (g) Agent has informed the seller/landlord of the seller's/landlord's obligations Under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Sd'0 Seller/Landlord 04/05/2005 Date Buyer/Tenant Date
SIGALIT SHMUL

Seller/Landlord Date Buyer/Tenant Date

Agent NIMROD SHMUL 04/05/2005 Date Agent Date

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MARYLAND LEAD PAINT DISCLOSURE AND NOTICE STATEMENT

(Use with contracts for the sale of property constructed prior to 1979)

RE: 6728 SULKYLN, BETHESDA NORT, MD 20852

Property Address

DISCLOSURE

- 1. Seller represents that the above described Property may contain lead paint such that said Property may be subject to the Maryland Lead Poisoning Prevention Program Act...
2. If Seller has had the subject property inspected pursuant to the Maryland Lead Act, and such inspection revealed conditions which require remedial actions, (i.e., risk reduction obligations), Seller represents as follows:

Seller to check applicable statement(s):

a) [] Seller has the following outstanding risk reduction obligations:

b) [] Seller will complete the outstanding risk reduction obligations prior to settlement.

c) [x] Seller will not complete the outstanding risk reduction obligations prior to settlement.

In the event that none of the foregoing boxes have been checked, this shall constitute Seller's representation that either (1) the subject property has not been inspected pursuant to the Maryland Lead Act, or (2) if the subject property has been inspected pursuant to the Maryland Lead Act, either inspection did not result in the imposition of any risk reduction obligations or all risk reduction obligations have been completed.

All outstanding obligations not completed by Seller will become Buyer's responsibility after settlement if the property remains rental property or is converted to rental property.

NOTICE

- 1. In the event that Buyer intends to occupy the Property, but converts the Property to rental use in the future, Buyer is advised that Buyer must register the property with the Maryland Department of the Environment within 30 days following conversion of the Property to rental Property...
2. In the event the Property is currently rented and will continue to be rented, Buyer is advised that Buyer must register the Property with the Maryland Department of the Environment within 30 days of settlement and will be subject to all requirements of the Maryland Lead Act at the time of settlement.

Handwritten signature

04/05/2005

Seller SIGALIT SHMUL

Date

Seller

Date

By signing below, Buyer acknowledges receipt of the within Disclosure and Notice Statement prior to ratification of a Contract for the purchase of the subject property.

Buyer

Date

Buyer

Date

Llewellyn, Realtors®

Affiliated Business Arrangement Disclosure Statement--Seller

NOTICE

To: SIGALIT SHMUL
(Seller)

Property: 6728 SULKY LANE
BETHESDA NORTH, MD 20852

From: Llewellyn, Realtors®

Date: 4/5/05

This is to give you notice that Llewellyn, Realtors® has business relationships with Integrity Title & Escrow, Inc., and Priority Mortgage, Inc. Each of these companies is owned 100% by Charles P. Llewellyn, the owner of Llewellyn, Realtors®. Because of this relationship, this referral may provide the owner of Llewellyn, Realtors® a financial or other benefit. Llewellyn sales associates, however, do NOT receive any financial benefit from your choice to use Integrity Title & Escrow, Inc., and/or Priority Mortgage, Inc.

Below is the estimated charge or range of charges for the services listed. Not all of these services may be necessary or required for your transaction. You are NOT required to use Integrity Title & Escrow, Inc., and/or Priority Mortgage, Inc., as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO "SHOP AROUND" TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

<u>INTEGRITY TITLE & ESCROW, INC.</u>	
<u>Settlement Fees:</u>	
Purchaser	\$295.00
Seller	\$195.00
Simultaneous closing of a Second Trust	\$190.00
<u>Title Examination (Purchaser):</u>	\$ 75.00
<u>Document Preparation:</u>	
(if necessary and not prepared by Third Party):	
Power-of-Attorney	\$100.00
Preparation of Loan Documents	\$300.00
<u>Lien Release: (per release)</u>	\$ 85.00
<u>Title Insurance:</u>	
Binder Fee	\$ 10.00
Simultaneous Issue Fee	\$ 25.00
Owners Policy	\$3.50/\$1,000
Lenders Policy	\$2.50/\$1,000
NOTE: Additional fees (title abstract, survey, courier fees, etc.) not payable to Integrity Title & Escrow, Inc., will be collected at settlement and paid to third persons actually performing the services.	

<u>PRIORITY MORTGAGE, INC.</u>	
<u>Application Fee:</u>	\$0 to \$60.00
<u>Credit Report:</u>	\$0 to \$60.00
<u>Appraisal Report:</u>	\$0 to \$400.00
<u>Broker Fee:</u>	0% to 4% of loan
<u>Loan Origination Fee:</u>	0% to 1% of loan
<u>Lender's Inspection Fee:</u>	\$0 to \$75.00
<u>Tax Service Fee:</u>	\$0 to \$105.00
<u>Document Preparation Fee:</u>	\$0 to \$175.00
<u>Flood Certification Fee:</u>	\$21.00
<u>Underwriting Fee:</u>	\$0 to \$275.00
<u>Commitment Fee:</u>	\$0 to \$200.00
NOTE: Some of these fees are payable to third parties rather than to Priority Mortgage, Inc.	

HOME WARRANTY DISCLOSURE: Neither Charles P. Llewellyn, Llewellyn, Realtors® nor their affiliated companies have any ownership interest in any company offering home warranty insurance. However, when a seller or buyer purchases a home warranty insurance policy through Llewellyn, Realtors®, the company receives a maximum of \$90 for administrative services performed in processing the application.

ACKNOWLEDGMENT. I/We have read this disclosure form and understand that Llewellyn, Realtors® is referring me/us to purchase the above-mentioned settlement service(s) and may receive a financial or other benefit as the result of this referral.

Purchaser _____ Date _____

Seller S'0 _____ Date 4/5/05

Purchaser _____ Date _____

Seller _____ Date _____



[Tax Neighbor Photos](#)

Metropolitan Regional Information Systems, Inc.

Tax ID #: 160400109510
6728 SULKY LN, ROCKVILLE, MD 20852-4347

**MONTGOMERY
 Public Record**

Legal Subdivision: Tilden Woods	Condo/Coop Name:	
Incorporated City:		
Owner Name: Sigalit Shmul	Phone #:	Absentee:No
Additional:	Company:	
Mailing Address: 6728 SULKY LN, ROCKVILLE, MD 20852-4347		
Care of Name:		
Legal Description: Impstilden Woods		
Mag/Dist #: 4	Lot: 20A	Block/Square:8/
Election District: 4	Legal Unit #:	Grid:
Section:	Subdiv Ph:	Addl Parcel Flag/#:
Map Suffix:	Suffix:	Parcel:
Historic ID:	Agri Dist:	Plat Folio: 357
TOTAL TAX BILL \$4,168	City Tax:	Tax Levy Year: 2004
State/County Tax: \$2,918	Refuse: 323.06	Tax Rate: 0.87
Special Tax: \$927	Homestd/Exempt Status:	Exempt Class: 000
Front Foot Fee: \$	Tax Class: 25	Mult Class:

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2003	\$336,974	\$316,920	\$205,160	
2002	\$306,340	\$131,920	\$174,420	
2001	\$301,960	\$111,920	\$181,280	

DEED

Transfer Date	Price	Grantor	Grantee
15-Sep-2004	\$657,500	Moynihan, Ann C	Shmul, Sigalit
16-Oct-1995	\$	James E & A C Moynihan	Ann C Moynihan

PROPERTY DESCRIPTION

Year Built: 1962	Zoning Code: R90	Census Tract/Block: 701205/	
Irregular Lot:	Square Feet: 27165	Acreage: .620	Property Card #:
Land Use: Residential			
Property Class: R	Plat Liber/Folio: 13695/357		
Zoning Desc: Residential, One-Family		Quality Grade: Good	
Prop Use: RESIDENTIAL			
Building Use:		Xfer Devel. Right:	
Lot Description:		Site Influence:	
Sidewalk:		Road Desc:	
Pavement:		Road Frontage:	
Topography:			

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction	Brick	Frame			
Story Type:	1B	1			
Description					

Dimensions:

Area 1333 47

Foundation:

Ext Wall:

Stories:1B

Units: 1

Style: Standard Unit

Total Building Area:

Roofing: Shingle - Composite

Year Remodeled:

of Domers:

Model/Unit Type: Standard Unit

Living Area: 1380

Base Sq Ft: 1380

Patio or Deck Type/Sqft: /

Balcony Type/Sqft: /

Attic Type/Sqft: /

Porch Type/Sqft: 1 Story-Open /124

Pool Type/Area: /

Roof Type:

Rooms:

Bedrooms:

Full Baths: 2

Half Baths: 1

Baths: 2.50

Fireplace Type: FRME

Bsmt Type: Fully Finished

Bsmt Tot Sq Ft: 1380

Bsmt Fin Sq Ft: 800

Bsmt Unfin Sq Ft: 580

Fireplaces: 1

Garage Type: Attached

Garage Constr: FRAME

Garage Sq Ft: 648

Garage Spaces:

Other Rooms: 800 SQ FT CLUB ROOM

Other Amenities:

Appliances:

Gas:

Heat: Forced Air

Electric:

Water:

Air Cond: Combined System

Interior Floor:

Outbuildings: ENCLOSED BREEZEWAY

Sewer:

Fuel:

Underground:

Walls:

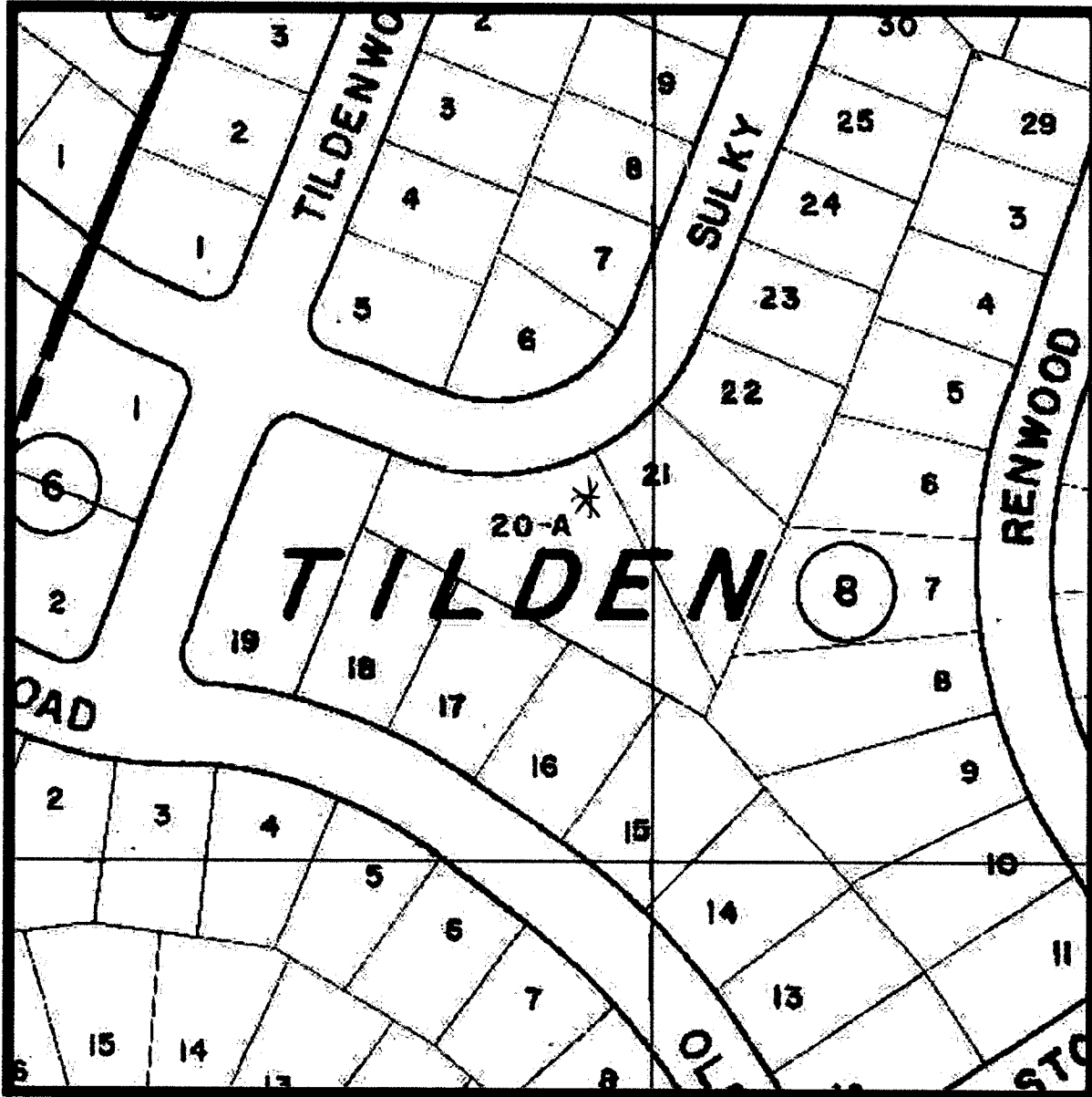
Last Updated: 23-Dec-2004



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
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District - 04 Account Number - 00109510



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web site at www.mdp.state.md.us/webcom/index.html

* SUBJECT