

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address 1021 Stiles Street, Baltimore, MD 21202

Legal Description _____

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the seller of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the seller 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 in a listing of latent defects, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the seller. 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 §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 sales under §13-207(a)(11) of the Tax-Property Article and options to purchase real property under §13-207(a)(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,
- 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, or
- 7 A sale of unimproved real property

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property, and
- (2) Would pose a direct threat to the health or safety of
 - (i) the purchaser, or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO SELLERS Complete and sign this statement only if you elect to disclose defects, including latent 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 Sellers and is based upon the actual knowledge of Sellers as of the date noted. Disclosure by the Sellers 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 Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply	☐ Public	☐ Well	☐ Other _____
Sewage Disposal	☐ Public	☐ Septic System approved for _____ (# of bedrooms)	Other Type _____
Garbage Disposal	☐ Yes	☐ No	
Dishwasher	☐ Yes	☐ No	
Heating	☐ Oil	☐ Natural Gas	☐ Electric ☐ Heat Pump Age _____ ☐ Other _____
Air Conditioning	☐ Oil	☐ Natural Gas	☐ Electric ☐ Heat Pump Age _____ ☐ Other _____
Hot Water	☐ Oil	☐ Natural Gas	☐ Electric Capacity _____ Age _____ ☐ Other _____

Page 1 of 4

C7MD (POA)

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 _____
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 _____
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 _____

8A. Will the smoke alarms provide an alarm in the event of a power outage? ☐ Yes ☐ No
Are the smoke alarms over 10 years old? ☐ Yes ☐ No
If the smoke alarms are battery operated, are they sealed, tamper resistant units incorporating a silence/hush button, which use long-life batteries as required in all Maryland Homes by 2018? ☐ Yes ☐ No
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 _____

10 Water Supply Any problem with water supply? ☐ Yes ☐ No ☐ Unknown
Comments _____
Home water treatment system ☐ Yes ☐ No ☐ Unknown
Comments _____
Fire sprinkler system ☐ Yes ☐ No ☐ Unknown ☐ Does Not Apply
Comments _____
Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown
Comments _____

11 Insulation
In exterior walls? ☐ Yes ☐ No ☐ Unknown
In ceiling/attic? ☐ Yes ☐ No ☐ Unknown
In any other areas? ☐ Yes ☐ No Where? _____
Comments _____

12 Exterior Drainage Does water stand on the property for more than 24 hours after a heavy rain?
☐ Yes ☐ No ☐ Unknown
Comments _____
Are gutters and downspouts in good repair? ☐ Yes ☐ No ☐ Unknown
Comments _____

CMAA (POA)

13 Wood-destroying insects Any infestation and/or prior damage? ☐ Yes ☐ No ☒ Unknown

Comments _____

Any treatments or repairs? ☐ Yes ☐ No ☐ Unknown

Any warranties? ☐ Yes ☐ No ☐ Unknown

Comments _____

14 Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? ☐ Yes ☐ No ☐ Unknown

If yes, specify below _____

Comments _____

15 If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?

☐ Yes ☐ No ☐ Unknown

Comments _____

16 Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☐ No ☐ Unknown

If yes, specify below _____

Comments _____

16A. If you or a contractor have made improvements to the property, were the required permits pulled from the county or local permitting office? ☐ Yes ☐ No ☐ Does Not Apply ☐ Unknown

Comments: _____

17 Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? ☐ Yes ☐ No ☐ Unknown If yes, specify below _____

Comments _____

18 Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association?

☐ Yes ☐ No ☐ Unknown If yes, specify below _____

Comments _____

19 Are there any other material defects, including latent defects, affecting the physical condition of the property?

☐ Yes ☐ No ☐ Unknown

Comments _____

NOTE Seller(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

The seller(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The seller(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article

Seller(s) _____ Date _____

Carmela M. Iacovelli, Power of Attorney

Seller(s) _____ Date _____

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 §10-702 of the Maryland Real Property Article

Purchaser _____ Date _____

Purchaser _____ Date _____

CMI (POA)

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO SELLER(S) Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below, otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

Except for the latent defects listed below, the undersigned seller(s) of the real property 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, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The seller(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article

Section 10-702 also requires the seller to disclose information about latent defects in the property that the seller has actual knowledge of. The seller must provide this information even if selling the property "as is." "Latent defects" are defined as Material defects in real property or an improvement to real property that

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property, and
- (2) Would pose a direct threat to the health or safety of
 - (i) the purchaser, or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser

Does the seller(s) have actual knowledge of any latent defects? ☐ Yes ☐ No If yes, specify

The property has galvanized pipes, dated wiring, some moisture entering the basement and should otherwise be treated as renovation required.

Seller Carmela M. Iacovelli Date 9/26/2025
Carmela M, Iacovelli, Power of Attorney
Seller _____ 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 §10-702 of the Maryland Real Property Article

Purchaser _____ Date _____

Purchaser _____ Date _____

BALTIMORE CITY NOTICES AND DISCLOSURES ADDENDUM

(For use with Maryland Association of REALTORS® Residential Contract of Sale)

BUYER _____

SELLER Carmela M. Iacovelli, Power of Attorney

PROPERTY: 1021 Stiles Street, Baltimore, MD 21202

1 **MASTER PLAN:** Buyer is hereby advised that the Property, or the area in which the Property is located, may be affected by provisions of the current Baltimore City Master Plan. You may wish to review the Master Plan. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Baltimore City agency for information regarding such plans. For further information, contact Baltimore City Department of Planning at 410-396-7526 (PLAN), 417 E. Fayette Street, 8th Floor, Baltimore, MD 21202. <https://planning.baltimorecity.gov/master-plans>

Buyer acknowledges that Seller has informed Buyer that (a) the Property may be affected by provisions of the Master Plan and that Buyer may wish to review the Master Plan, and (b) in order to become fully informed of current and future land use plans, facilities plans, public works plans, school plans, or other plans affecting the Property or locality, Buyer should consult the appropriate state, Baltimore City or other authorities for information regarding such plans.

Buyer's Signature _____ Buyer's Signature _____

2 **PROPERTY LOCATED IN BALTIMORE CITY: Transfer Certificate:** The zoning ordinance of Baltimore City, Subtitle 5 of the Baltimore City Code, 2005 Edition, regulates that every person who sells property in Baltimore City (other than a 1 or 2 family dwelling) shall attach to the Contract or instrument of conveyance, a Transfer Certificate issued by the Baltimore Zoning Administration.

3 **DISCLOSURE OF HEAVY-INDUSTRIAL AND RAILROAD OPERATIONS:** Buyer is advised that the property may be located near heavy-industrial operation (that is, land uses limited to an M-3 industrial zoning district under Zoning Code Title 7, Subtitle 4) or near railroad operations.

These operations may involve the use of machinery, trucks, or trains, 24 hours a day, 7 days a week, and may create or cause noises, odors, fumes, bright lights, vibrations, and safety hazards. Detailed information on the location of heavy-industrial (M-3) zones and on the location of railroad tracks can be found on the "BaltimoreCityView" website, at <http://CityView.BaltimoreCity.gov>.

4 **VACANT BUILDING NOTICE VIOLATION:** For someone to legally inhabit a property in Baltimore City, the property must not have a Vacant Building Notice issued by the Baltimore City Department of Housing and Community Development. Sellers can check and verify by reviewing the Baltimore City Code Map at this link <https://cels.baltimorehousing.org/codemap/text/>, or by calling Baltimore City Department of Housing and Community Development at 410-396-3470.

This property (Seller(s) to initial) has _____ / _____ OR does not have _____ / CMI (POA) current Vacant Building Notice.

If the property does have a Vacant Building Notice, (Seller(s) to initial) the notice has _____ / _____ OR _____ / _____ has not been abated.

The seller has obtained a valid and current Occupancy Permit for the premises from the Department of Housing and Community Development _____ / _____ Seller's Initials

5 **YIELD EXCISE TAX:** Baltimore City passed an ordinance, 19-233, that requires for transactions greater than \$1,000,000, a Yield Tax of 40% of the Baltimore City transfer tax (as noted in Baltimore City Code article 28, Division 3, Subtitle 17-2) to be imposed and a Yield Tax of 15% of the Baltimore City recordation tax (as noted in Baltimore City Code article 28, Division 3, Subtitle 16) to be imposed

This transaction is _____ OR is not _____ greater than \$1,000,000 Seller's Initials CMJ POA Buyer's Initials _____ / _____

The seller is responsible for these taxes _____ / _____ Seller's Initials _____ / _____ Buyer's Initials _____

The buyer is responsible for these taxes _____ / _____ Seller's Initials _____ / _____ Buyer's Initials _____

The seller and buyer agree to split the costs _____ / _____ Seller's Initials _____ / _____ Buyer's Initials as follows

Buyer(s) to pay _____ Seller(s) to pay _____

6 **HISTORIC DISTRICTS:** Many properties in Baltimore City are in Baltimore City Historic Districts and/or part of the National Registry. A property can be part of either or both. Properties with these designations may have restrictions on updates, renovations and/or use.

Additionally, homes in Baltimore City historic districts may be eligible for CHAP Credits. The buyer is aware that to receive or maintain the credit, certain guidelines must be followed.

Buyers are encouraged to research if homes are part of the Baltimore City Historic Districts and/or part of the National Registry to determine if there are any restrictions to renovations or limitations to their planned use for said property. Additional information about local, state and national designations as well as the CHAP program can be found at chap.baltimorecity.gov/aboutchap

BUYER

DATE

BUYER

DATE

Carmela M. Iacovelli POA
SELLER Carmela M. Iacovelli, Power of Attorney

9/26/2025
DATE

SELLER

DATE

This form has been prepared by The Greater Baltimore Board of REALTORS® (GBBR) for the use of their members. GBBR, including its members and employees, assumes no responsibility if this form fails to protect the interests of any party.
Each party should seek its own legal, tax, financial, and other advice.



REVISED 03/2025

2025© The Greater Baltimore Board of REALTORS®, Inc.