



Closing Checklist

TWP-A27499

May 28, 2026

TO: shannon@ajbillig.com

RE: Important Information

Attached, please find the Standard MD Resale Disclosure Package you recently requested from Tidewater Property Management, Inc. which was supplied on behalf of the Association. It is important that you review these documents carefully and follow all instructions.

To ensure a quick and efficient transfer of ownership in our systems, please return the following items immediately upon completion of settlement:

1. Copy of the HUD/Settlement Sheet
2. Amounts collected as per the Fee Schedule (association fees should be made payable to the Association.)
3. Transfer fees collected and payable to Tidewater Property Management, Inc.
4. New Owner Contact form (provided in the package ordered) which includes their phone number, alternate mailing address (if applicable) and email address.
5. Any community specific forms (i.e. age verification, move in/move out, etc.).

Once in the system, a Welcome Letter with important information will be sent which will include instructions for accessing your account and association information on Tidewater's website. Owners are encouraged to confirm the payment methods available to them by way of the owner portal and/or contacting Tidewater's office.

CREDITS: Any credit on an account at the time of sale will be transferred to the buyer account. Be sure to update the HUD accordingly.

FORECLOSURES: Sheriff sale certificate is required. All foreclosure sales need to be verified through legal for unbilled fees. This may take an extra day on the turn-around time given. Always be sure to contact accounting at accountingservices@tidewaterproperty.com for final numbers before a closing takes place.

Return to:

Tidewater Property Management, Inc.
3600 Crondall Lane Suite 100
Owings Mills, MD 21117

Until we receive a Hud/Settlement Sheet, no information regarding the Association will be sent since we have no legal confirmation of a new owner of record. The HUD/Settlement Sheet provides that confirmation.

I acknowledge that I've read the instructions and included all applicable documents.

Closing Agent Signature



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Printed Name: _____

Contact Phone: _____

Thank you in advance for your cooperation!
Tidewater Property Management, Inc.



Disclosure for Maryland Resale TWP-A27499

The Council of Unit Owners of Spring Meadows Condominium, Inc.
This disclosure has been prepared on 5/28/26
on behalf of Estate of Doris J. Bendy owner(s) of
1805 Jaybird Court , Severn, MD 21144.
Purchasers are AUCTION - TBD & Shannon Jones Stamm.

This disclosure statement is provided pursuant to **Section 11B-106(B)** of the Maryland Homeowners Association Act. Upon written request by the purchaser, the seller is to provide the statement to the purchaser. The association is not required to deliver this packet to the purchaser.

This Certificate is valid for 90 days from the date of issuance.

Any owner, either as seller or purchaser, should carefully review this Certificate of HOA Resale and all attached documents. Please consult with your real estate agent or attorney pertaining to any specific questions or concerns.

Please note: A Payoff Request should be ordered prior to closing to receive the most recent amounts due on the owner's account.

1. Subject lot is located within The Council of Unit Owners of Spring Meadows Condominium, Inc..
2. The current fees or assessments imposed by the Homeowners Association are:

Monthly Assessment: \$270.00 due Monthly on the 1st day of the payment period.

Unit Owner Fees: Transfer Fee \$165.00 Payable at Close to Tidewater Property Management

Late Fee: \$0.00 will be attached to any assessment received day(s) after due date

Is there a special assessment for this association?

None noted at this time.

Are any of the fees, assessments or other charges against the lot delinquent, or is a credit due?

Please reach out to Nagle and Zaller for an account balance. This account is with the association attorney for non-payment.

3. Tidewater Property Management, Inc. is the managing agent and is authorized by the Homeowners Association to provide members of the public information regarding the Homeowners Association and the development.

Managing Agent:	Tidewater Property Management, Inc.
Address:	3600 Crondall Lane Suite 100
City, State, Zip:	Owings Mills, MD 21117
Telephone:	(800) 761-5977
Fax:	(443) 548-0196



Tidewater Property Management, Inc.
3600 Crondall Ln Ste 100
Owings Mills, MD 21117-2233
(800) 761-5977

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4(i). A statement as to whether the owner has actual knowledge of the existence of any unsatisfied judgments or pending lawsuits against the Homeowners Association:

There is no pending litigation for which the Association is named a party.

4(ii). A statement as to whether the owner has actual knowledge of any pending claims, covenant violations, actions or notices of default against the lot:

Delinquent account. Other violations cannot be verified without an exterior inspection.

5. Include a copy of the bylaws, rules, regulations, articles of incorporation, declaration, and all recorded covenants and restrictions.

Please see attached documents.

This disclosure packet was prepared by Tidewater Property Management, Inc. on 5/28/26.
This Certificate is valid for 90 days from the date of issuance.

Please note: A Payoff Request should be ordered prior to closing to receive the most recent amounts due on the owner's account.