



STATE OF MARYLAND

REAL ESTATE COMMISSION

Understanding Whom Real Estate Agents Represent

At the Time of the First Scheduled Face to Face Contact with You, the Real Estate Licensee Who is Assisting You is Required by Law to Provide this Notice to You. This Notice is Not a Contract or Agreement and Creates No Obligation on Your Part.

Before you decide to sell or buy or rent a home you need to consider the following information

In this form "seller" includes "landlord"; "buyer" includes "tenant" and "purchase or sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. That means that the Seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the sellers.

Cooperating Agent: A cooperating agent works for a real estate company different from the company for which the seller's agent works. The cooperating agent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the sellers.

If you are viewing a property listed by the company with whom the agent accompanying you is affiliated, and you have not signed a "Consent for Dual Agency" form, that agent is representing the seller

Agents Who Represent the Buyer

Presumed Buyer's Agent (no written agreement): When a person goes to a real estate agent for assistance in finding a home to purchase, the agent is presumed to be representing the buyer and can show the buyer properties that are *NOT* listed by the agent's real estate company. A presumed buyer's agent may *not* make or prepare an offer or negotiate a sale for the buyer. The buyer does *not* have an obligation to pay anything to the presumed agent.

If for any reason the buyer does not want the agent to represent him or her as a presumed agent, either *initially* or *at any time*, the buyer can decline or terminate a presumed agency relationship simply by saying so.

Buyer's Agent (by written agreement): A buyer may enter into a written contract with a real estate agent which provides that the agent will represent the buyer in locating a property to buy. The agent is then known as the buyer's agent. That agent assists the buyer in evaluating properties and preparing offers, and negotiates in the best interests of the buyer. The agent's fee is paid according to the written agreement between the agent and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written buyer agency agreement before a contract offer can be prepared.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, then the "dual agent" (the broker or the broker's designee) will assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents may provide the same services to their clients as exclusive seller's or buyer's agents, including advising their clients as to price and negotiation strategy, provided the clients have both consented to be represented by dual agency.

If either party does not agree to dual agency, the real estate company must withdraw the agency agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate company. If the buyer's agreement is terminated, the buyer may choose to enter into a written buyer agency agreement with an agent from a different company. Alternatively, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

- >Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.
- >Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.
- >All agreements with real estate brokers and agents should be in writing and should explain the duties and obligations of both the broker and the agent. The agreement should explain how the broker and agent will be paid and any fee-sharing agreements with other brokers and agents.
- >You have the responsibility to protect your own interests. You should carefully read all agreements to make sure they accurately reflect your understanding. A real estate agent is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate agent may be filed with the Real Estate Commission at 500 North Calvert Street, Baltimore, MD 21202. (410) 230-6206.

We, the Sellers/Landlord Buyers/Tenants acknowledge receipt of a copy of this disclosure and that Long & Foster Real Estate, Inc. (firm name) and Ron Sitrin (salesperson) are working as:

(you may check more than one box but not more than two)

- seller/landlord's agent
- co-operating agent
- buyer's/tenant's agent
- intra-company agent/dual agent (CHECK BOX ONLY IF CONSENT FOR DUAL AGENCY FORM HAS BEEN SIGNED)

Baveen Kumar 12/2/11
Signature (Date)

Nehini Kumar 12/2/11
Signature (Date)

I certify that on this date I made the required agency disclosure to the individuals identified below and they were unable or unwilling to acknowledge receipt of a copy of this disclosure statement.

Name of Individual to whom disclosure was made

Name of Individual to whom disclosure was made

Agent's Signature

(Date)



STATE OF MARYLAND
REAL ESTATE COMMISSION

Consent for Dual Agency

(In this form, the word "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease")

When Dual Agency May Occur

The possibility of Dual Agency arises when:

- 1) The buyer is interested in a property listed by a real estate broker; and
- 2) The seller's agent and the buyer's agent are affiliated with the same real estate broker.

Important Considerations Before Making a Decision About Dual Agency

A broker acting as a dual agent does not exclusively represent either the seller or buyer; there may be a conflict of interest because the interests of the seller and buyer may be different or adverse. As a dual agent, the real estate broker does not owe undivided loyalty to either the seller or buyer.

Before the buyer and seller can proceed to be represented by a broker acting as a dual agent, they must both sign Consent for Dual Agency. If the buyer has previously signed Consent for Dual Agency, the buyer must **affirm** the buyer's consent for the purchase of a particular property before an offer to purchase is presented to the seller. If the seller has previously signed Consent for Dual Agency, the seller must **affirm** the seller's consent for the sale of the property to a particular buyer before accepting an offer to purchase the property. The **affirmation** is contained on Page 2 of this form.

Your Choices Concerning Dual Agency

In a possible dual agency situation, the buyer and seller have the following options:

1. **Consent in writing to dual agency.** If all parties consent in writing, the real estate broker or the broker's designee (the "dual agent") will assign one real estate agent affiliated with the broker to represent the seller (the seller's "intra-company agent") and another agent affiliated with the broker to represent the buyer (the buyer's "intra-company agent"). Intra-company agents may provide the same services to their clients as an exclusive seller's or buyer's agent, including advising their clients as to price and negotiation strategy.
2. **Refuse to consent to dual agency.** If either party refuses to consent in writing to dual agency, the real estate broker must terminate the brokerage relationship for that particular property with the buyer, the seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer's agreement is terminated, the buyer may choose not to be represented by an agent of his or her own but simply to receive assistance from the seller's agent, from another agent in that company, or from a cooperating agent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different company.

Duties of a Dual Agent and Intra-Company Agent

Like other agents, unless the client gives consent to disclose the information, dual agents and intra-company agents must keep confidential information about a client's bargaining position or motivations. For example, without written consent of the client, a dual agent or intra-company agent may not disclose to the other party, or the other party's agent:

- 1) Anything the client asks to be kept confidential; *
- 2) That the seller would accept a lower price or other terms;
- 3) That the buyer would accept a higher price or other terms;
- 4) The reasons why a party wants to sell or buy, or that a party needs to sell or buy quickly; or
- 5) Anything that relates to the negotiating strategy of a party.

* Dual agents and intra-company agents must disclose material facts about a property to all parties.

How Dual Agents Are Paid

Only the broker receives compensation on the sale of a property listed by that broker.

If a financial bonus is offered to an agent who sells property that is listed with his/her broker, this fact must be disclosed in writing to both the buyer and seller.

Consent for Dual Agency

I have read the above information, and I understand the terms of the dual agency. I understand that I do not have to consent to a dual agency and that if I **refuse** to consent, there will not be a dual agency; and that I may withdraw the consent at any time upon notice to the dual agent. I hereby **consent** to have

Long & Foster Real Estate, Inc. act as a Dual Agent for me as the
(Firm Name)

Seller in the sale of the property at: 6930 Seven Locks Road Cabin John, MD 20818

Buyer in the purchase of a property listed for sale with the above-referenced broker.

X Baveen Kaur 12/2/11
Signature Date

X Mahira Kaur 12/2/11
Signature Date

AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

- The undersigned Buyer(s) hereby affirm(s) consent to dual agency for the following property:

6930 Seven Locks Road Cabin John, MD 20818
Property Address

Signature _____ Date _____

Signature _____ Date _____

- The undersigned Seller(s) hereby affirm(s) consent to dual agency for the Buyer(s) identified below:

Name(s) of Buyer(s)

Signature _____ Date _____

Signature _____ Date _____



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

For the lease of Property at: 6930 Seven Locks Road Cabin John, MD 20818
Property Address Unit #

I. LESSOR REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Lessor initial ONE of the following and state Year Constructed):

- PC ML Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1992
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Lessor is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

LESSOR AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

II. Lessor's Disclosure (each Lessor complete items a and b below)

a. Presence of lead-based paint and/or lead-based paint hazards (initial and complete (i) or (ii) below):

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

(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Lessor (initial and complete (i) or (ii) below):

(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Lessee's Acknowledgment (each Lessee initial and complete items c, d and e below)

- c. Lessee has read the Lead Warning Statement above.
- d. Lessee has received copies of all information listed above. (If none listed, check here.)
- e. Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

IV. Agent's Acknowledgment (initial item f below)

f. DS Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

V. Certification of Accuracy

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

Barbara Kimm 12/2/11
Lessor Date

Natalie Kimm 12/2/11
Lessor Date

[Signature] 12/2/11
Agent Date

Lessee Date

Lessee Date

Lessee Date

Agent Date





**MARYLAND LEAD POISONING PREVENTION ACT
TENANT ACKNOWLEDGEMENT
ADDENDUM TO LEASE**

To Lease dated _____ between Praveen Kumar, Nalini Kumar (Landlord) and _____ (Tenant) for the property located at 6930 Seven Locks Road Cabin John, MD 20818 (Address)

The Maryland Lead Poisoning Prevention Act requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential property.

Landlord represents and warrants to Tenant, Brokers, Brokers' Agents and Subagents of Brokers, intending that they rely upon such warranty and representation that:

(Landlord must INITIAL in one appropriate box)

_____ The age of the property is **UNKNOWN** or the property was constructed **PRIOR TO 1950** and has been registered with The Maryland Department of Environment (MDE). As required, the Lead Test has been completed and Landlord warrants that the property is available for tenancy. Landlord shall provide copy of Lead Test and Inspection Certificate for Brokers and Subagents of Brokers use in marketing property

_____ The property was constructed **AFTER 1950 but PRIOR TO 1979**:

_____ A. Property has been voluntarily registered with MDE. Lead Test has been completed and Landlord warrants property is available for tenancy. Landlord shall provide copy of Lead Test and Inspection Certificate.

OR

_____ B. Property is not registered with MDE. Landlord has elected not to meet the Act's provisions and acknowledges no protection under the liability cap.

The property was constructed **IN or AFTER 1979**. No provisions of Federal or Maryland Lead-Based Paint Laws apply.

ALL PARTIES - PLEASE NOTE: if the property was constructed **BEFORE 1979**, this Lease will not be complete nor enforceable unless Landlord provided each Tenant with the following prior to signing this lease:

(ALL Tenants must INITIAL beside each item to acknowledge receipt)

	1)	A Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards form (LF090)
	2)	The EPA pamphlet "Protect Your Family From Lead In Your Home"
	3)	"Notice of Tenant's Rights"
	4)	When applicable, copy of current Lead Test and verified Inspection Certificate from MDE
INITIALS		

All other terms and conditions of this Lease remain in full force and effect.

SIGNATURES:

X Praveen Kumar 12/2/11
 LANDLORD DATE
X Nalini Kumar 12/2/11
 LANDLORD DATE

 LANDLORD DATE

 TENANT DATE

 TENANT DATE

 TENANT DATE



LF045



Tax ID: 160700430997
County: MONTGOMERY

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 6930 SEVEN LOCKS RD, CABIN JOHN MD 20818 1101

Legal Subdiv/Neighborhood: PT BETHESDA OUT RES 2
Incorporated City:

Condo/Coop Project:

Absent Owner: No

Owner Name: PRAVEEN KUMAR
Addtnl: NALINI

Company Owner:
Care of Name:

MAILING ADDRESS: 6930 SEVEN LOCKS RD, CABIN JOHN, MD 20818 1101

LEGAL DESCRIPTION: NO IMP CARDEROCK

Mag/Dist #: 7
Election District: 7
Section:

Lot:
Legal Unit #:
Subdiv Ph:

Block/Square:
Grid:
Addl Parcel Flag/#:
Parcel: P688
Plat Folio:

Tax Map:
Map: GN22
Sub-Parcel:
Plat Liber:

Map Suffix:
Historic ID:

Suffix:
Agri Dist:

Tax Fiscal Year 2011 Estimated property tax and non-tax charges in first full fiscal year of ownership.

TOTAL EST. CHARGES: \$10,809

State/County Tax: \$7,660

Spec Tax Assmt: \$2,400

Front Foot Fee: \$376

Exempt Class:
Tax Class: 38

City Tax:
Refuse: \$373
Homestd/Exempt Status:
Mult. Class:

Tax Year: 2011
Base Tax Rate: 0.83

ASSESSMENT

Year Assessed	Phase-in Value	Land	Improvement	Land Use
2011	\$928,500	\$496,000	\$432,500	
2010	\$997,580	\$614,800	\$382,780	
2009	\$924,590	\$446,400	\$332,210	

DEED

Deed Liber: 30295

Deed Folio: 113

Transfer Date

Price

Grantor

Grantee

14-Jul-2005

\$1,310,000

BRITTI, JOHN & D

KUMAR, PRAVEEN & NALINI

19-Aug-1998

\$610,000

AMMERMAN, HARRIS S & P

BRITTI, JOHN & D

24-Mar-1998

\$440,000

AAMES CAPITOL CORPORATION

AMMERMAN, HARRIS S & P

PROPERTY DESCRIPTION

Year Built: 1992

Irregular Lot:

Land Use Code: Residential

Property Class: R

Zoning Desc: RES., ONE-FAM (FORMERLY

Prop Use: RESIDENTIAL

Building Use:

Lot Description:

Zoning Code: R200
Square Feet: 40,003
Plat Liber/Folio: /
Quality Grade: VERY GOOD
Xfer Devel.Right:
Site Influence:

Census Trct/Blck: 705,800/1006
Acreage: 0.92
Property Card:
Road Description:
Road Frontage:
Topography:
Sidewalk:
Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:	Frame				
Story Type:	2B				
Description:					
Dimensions:					
Area:	1,395				

Foundation:

Ext Wall:

Stories: 2B

Total Building Area:

Patio/Deck Type:

Balcony Type:

Attic Type:

Rooms:

Bedrooms:

Full Baths: 4

Half Baths: 1

Baths: 4.50

Other Rooms: ROOM OVER GARAGE

Other Amenities: SHOWER STALL

Appliances:

Gas:

Electric:

Roofing: Shingle - Wood
Style: Standard Unit
Units: 1

Living Area: 3,114
Porch Type:
Pool Type:
Roof Type:

Fireplace Type: FRME
Bsmt Type: Fully Finished
Bsmt Tot Sq Ft: 1,395
Bsmt Fin Sq Ft: 1,046
Bsmt Unfin Sq Ft: 349

of Dormers:
Year Remodeled:
Model/Unit Type: STANDARD UNIT

Base Sq Ft: 1,395
Sq Ft:
Sq Ft:

Fireplaces: 1
Garage Type: Attached
Garage Const.: FRAME
Garage Sq Ft: 420
Garage Spaces:

Air Conditioning: Combined System
Interior Floor:
Outbuildings:
Sewer: Public
Underground:

Fuel:
Walls:

Tax Record Updated : 17-Nov-2011

Courtesy of: Ronald Sitrin

Home: (202) 243-2922

Cell:

Company: Long & Foster Real Estate, Inc.

Office: (202) 364-5200

Office:

Email: ron@ronsitrin.com

Estate, Inc.

Fax: (202) 364-7052

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

