



## LISTING BROKER'S OFFER OF COOPERATIVE COMPENSATION

(This form shall not be uploaded to the Multiple Listing Service)

Seller(s): Omid Land Group LLC

Listing Broker: Samson Properties

Property Address: 705 Singer Rd, Abingdon, MD 21009

This agreement serves as confirmation of the cooperative compensation offered by Listing Broker to Buyer Brokers or Subagents in relation to the sale of the property noted above. The Listing Broker shall pay the cooperative compensation to a Buyer Broker or Subagent who completes performance specified herein. Seller acknowledges that the offer of cooperative compensation is fully negotiable and not fixed by law or established by any membership organization with which Listing Broker is affiliated. In this agreement, "Seller" includes "Landlord"; "Buyer" includes "Tenant"; and "Contract of Sale" includes "Lease."

1. In the event of a sale or exchange of the above property is made to a buyer produced or assisted by a Buyer Broker or Subagent, Seller has authorized Listing Broker to pay cooperative compensation to the Buyer Broker or Subagent.
2. Listing Broker shall pay cooperative compensation to the Buyer Broker in the amount of \$ \_\_\_\_\_ or 2.500 % of the purchase price.
3. Listing Broker shall pay cooperative compensation to the Subagent in the amount of \$ \_\_\_\_\_ or 2.500 % of the purchase price.
4. The source of compensation does not affect the agency relationships between a buyer and Seller and their respective real estate brokers.
5. Nothing herein shall make a Buyer's Broker or Subagent a party to the Contract of Sale. Buyer's Broker or Subagent shall be an intended third-party beneficiary of the right to be paid compensation from the Listing Broker herein.
6. The cooperative compensation earned by Buyer Broker or Subagent shall be paid at settlement from the proceeds of the transaction.
7. In the event of a conflict relating to cooperative compensation between a Contract of Sale and this Offer of Cooperative Compensation, this Offer of Cooperative Compensation shall control.

\_\_\_\_\_  
Buyer Broker (Company Name)

\_\_\_\_\_  
Buyer Broker/Authorized Representative Signature Date

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Buyer Signature Date

\_\_\_\_\_  
Subagent (Company Name)

\_\_\_\_\_  
Subagent's Broker/Authorized Representative Signature Date

**Samson Properties**

**Listing Broker (Company Name)**

Signed by:

*Pamela Ball*

07/29/2026

\_\_\_\_\_  
Listing Broker/Authorized Representative Signature Date

Signed by:

*Alreza Aliaskari*

07/28/2026

\_\_\_\_\_  
Seller Signature Date

**Omid Land Group LLC**

\_\_\_\_\_  
Seller Signature Date



Copyright 2025 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior express written consent of Maryland REALTORS®.





**NOTICE AND DISCLOSURE OF DEFERRED WATER AND SEWER CHARGES**

Contract of Sale between Buyer \_\_\_\_\_  
and Seller **Omid Land Group LLC** \_\_\_\_\_  
for Property known as **705 Singer Rd, Abingdon, MD 21009** \_\_\_\_\_

Pursuant to Section 14-117(a)(5) of the Real Property Article of the Annotated Code of Maryland, the following Notice applies to the resale of residential real property that is served by public water or wastewater facilities for which deferred water and sewer charges have been established by a recorded covenant or declaration. **This law does not apply in a county that has adopted a disclosure requirement that is substantially similar to the disclosure requirements under this law.**

**NOTICE REQUIRED BY MARYLAND LAW REGARDING DEFERRED WATER AND SEWER CHARGES**

**THIS PROPERTY IS SUBJECT TO A FEE OR ASSESSMENT THAT PURPORTS TO COVER OR DEFRAY THE COST OF INSTALLING OR MAINTAINING DURING CONSTRUCTION ALL OR PART OF THE PUBLIC WATER OR WASTEWATER FACILITIES CONSTRUCTED BY THE DEVELOPER. THE FEE OR ASSESSMENT IS \$ 140.00 , PAYABLE (annually, quarterly, monthly, etc.) annually**

**UNTIL (DATE) June 30, 2028**  
**TO (NAME & ADDRESS) Harford County Maryland, P.O. Box 609, Bel Air, MD 21014-0609**

**(HEREAFTER CALLED "LIENHOLDER").**

**THERE MAY BE A RIGHT OF PREPAYMENT OR A DISCOUNT FOR EARLY PREPAYMENT, WHICH MAY BE ASCERTAINED BY CONTACTING THE LIENHOLDER. THIS FEE OR ASSESSMENT IS A CONTRACTUAL OBLIGATION BETWEEN THE LIENHOLDER AND EACH OWNER OF THIS PROPERTY, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT IMPOSED BY THE COUNTY IN WHICH THE PROPERTY IS LOCATED.**

**If a Seller subject to this law fails to comply:**

- (a) Prior to settlement, Buyer is entitled to rescind in writing the sales contract without penalty or liability. On rescission, Buyer is also entitled to the full return of any deposits made on account of the sales contract. If any deposits are held in trust by a licensed real estate broker, the return of the deposits to a Buyer under this law shall comply with the procedures under § 17-505 of the Business Occupations and Professions Article of the Annotated Code of Maryland. Buyer's right of rescission shall terminate five days after Seller provides to Buyer written notice in accordance with this requirement; and**
- (b) After settlement, Seller shall be liable to Buyer for the full amount of any fee or assessment not disclosed, unless Seller was never charged a fee or assessment to defray the costs of public water or wastewater facilities by the developer, a successor of the developer, or a subsequent assignee.**

***All other terms and conditions of the Contract of Sale remain in full force and effect.***

|                                     |                                                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Buyer Signature _____<br>Date _____ | Signed by: <u>Alirza Aliaskari</u> _____<br>Seller Signature _____<br>Omid Land Group LLC _____<br>Date <u>07/28/2026</u> |
| Buyer Signature _____<br>Date _____ | Seller Signature _____<br>Date _____                                                                                      |



**HARFORD COUNTY NOTICES ADDENDUM**  
**(For use with Maryland REALTORS® Residential Contract of Sale)**

**ADDENDUM NUMBER:** \_\_\_\_\_ **To Contract of Sale dated** \_\_\_\_\_

**BUYER(S):** \_\_\_\_\_

**SELLER(S):** Omid Land Group LLC

**1. MASTER LAND USE 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 Harford County Master Land Use Plan. You may wish to review the Master Plan. A Real Estate Broker is required to display a copy of the County Land Use Map in each sales office the broker maintains in the County. To become fully informed of current and future land use plans, facilities plans, public works plans or school plans, you should consult the appropriate Harford County agency for information regarding such plans. Contact Harford County Department of Planning & Zoning at 220 South Main Street, Bel Air, Maryland 21014, Phone 410-638-3103, or visit their website at <http://www.HarfordCountyMD.gov/164/planning-zoning>.

**2. AGRICULTURAL OPERATIONS.**

AG Agricultural District is a zoning District in the Harford County Zoning Code. The purpose of this district is to provide for continued farming activities, conserve agricultural land and reaffirm agricultural uses, activities and operations within the agricultural zoned areas. It is the further purpose of this district to maintain and promote the rural character of this land as well as promote the continuance and viability of the farming and agricultural uses. The operation of machinery, when used for agricultural purposes, is permitted at any time. Low-density residential development is also permitted use in the Agricultural District. An agricultural operation, facility or any of its appurtenances, is not, by its location or existence alone, considered a public or private nuisance.

**3. HARFORD COUNTY HEALTH DEPARTMENT.**

It is recommended that any person concerned about wells or septic systems, contact the Harford County Health Department for information. The Health Department strongly recommends, where drilled wells exist on properties involving real estate transactions, that pump tests for yields be conducted on these wells. The Health Department recommends that any private water supply involved in a real estate transaction be tested for potability. After July 1, 1999, every person engaged in the business of inspecting an on-site sewage disposal system for a transfer of property must certify to the Department of the Environment that the person has completed a course of instruction approved by the Department, in the proper inspection of on-site sewage disposal systems. Contact the Harford County Health Department, 120 S. Hays Street, Bel Air, Maryland 21014. Phone 410-838-1500 or visit their web site at <http://www.HarfordCountyHealth.com>.

**4. NATURAL AREAS.**

The use of a property may be restricted by Natural Resource Districts and Forest Retention Areas as shown on the recorded subdivision plat. These are non-disturbance areas on a property to be left in their natural state. Disturbance activities include mowing, grading, or construction of accessory structures. Contact Harford County Planning and Zoning at 410-638-3103 or visit their website at <http://www.HarfordCountyMD.gov/PlanningZoning>.

**5. HARFORD COUNTY BOARD OF EDUCATION.**

The Harford County Board of Education believes that it is in the best interest of students for the system to balance enrollments with capacities in order to: assure the quality of educational experiences; provide consistency in curriculum, instruction, and programs; maintain safe schools and promote the uniform and efficient use of school facilities and resources. With the advice of the Superintendent, the Board of Education annually reviews options for better matching school enrollments with the established state rated school capacities. Contact the Harford County Board of Education at 102 S. Hickory Avenue, Bel Air, MD 21014, 410-838-7300 or visit their website at <http://www.HCPS.org>.

**6. ENVIRONMENTAL NOTICE.**

It is the responsibility of the Buyer to determine for himself/herself the presence and/or significance of potentially environmentally hazardous activities on or about a property. Listed are certain phone numbers which may assist Buyer in his/her investigation of the possibility of existence of such environmentally hazardous materials and activities:

|                                                         |                       |
|---------------------------------------------------------|-----------------------|
| <b>Maryland Department of the Environment</b>           | <b>(410) 537-3000</b> |
| <b>Harford County Health Department</b>                 | <b>(410) 838-1500</b> |
| <b>Maryland Department of Health</b>                    | <b>(410) 767-6500</b> |
| <b>Environmental Info. For Aberdeen Proving Grounds</b> | <b>(410) 272-8842</b> |

**7. HISTORIC LANDMARK.**

Buyer is responsible for determining whether the property has been designated as a Harford County Historic Landmark. A Certificate of Appropriateness is required from the Historic Preservation Commission prior to the issuance of any building or demolition permit that affects the exterior architectural appearance of any such designated landmark or property within a historic district. In considering an application for any building or demolition permits or a Certificate of Appropriateness, the Commission is guided by the United States Secretary of the Interior's standards for historic preservation projects. Contact the Department of Planning and Zoning at 410-638-3103 or the Historic Preservation Commission, c/o Department of Planning and Zoning, 220 South Main Street, Bel Air, MD 21014, for more information.

**8. PERMITS.**

Any person concerned if proper permits were obtained from improvements to a property or to apply for a permit, should contact Harford County Permit Center at <http://www.HarfordCountyMD.gov/1107/Permits-Licenses> located at 220 South Main Street, Bel Air, MD 21014, or call 410-638-3122 for more information.

**9. SPECIAL TAXING DISTRICTS.**

Sellers are responsible to disclose to buyers if the property being transferred is included in a “Special Taxing District” and the amount of any such tax. Beechtree Estates is a known “Special Taxing District” at Stepney Road and Philadelphia Road in Abingdon, 21009.

A copy of the legislation is available at

<http://hcgweb01.harfordcountymd.gov/weblink/0/edoc/5612006/Bill%20No.%2010-010.pdf>

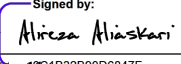
or you may call Harford County Government at 410-638-3000.

**10. SPECIAL AREA LEASING DOCUMENTS.**

Buyers considering leasing property within Bulle Rock, Havre de Grace, MD may be required to use specific lease agreements, pay certain fees, and complete other documents for the Bulle Rock Community Association. The Bulle Rock Community Association may be contacted at 410-942-1491 to obtain the most recent documents.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

Signed by:  
  
\_\_\_\_\_  
07/28/2026  
Seller Date

**Omid Land Group LLC**

\_\_\_\_\_  
Seller Date



Copyright 2018 Harford County Association of REALTORS®. For use by REALTOR® members of Harford County Association of REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior expressed written consent of the Harford County Association of REALTORS®. The Association, its members and employees, assume no responsibility if this form fails to protect the interest of any party. Each party should secure its own legal, tax, financial, or other advice.



## **NOTICE TO BUYER AND SELLER OF BUYER'S RIGHTS AND SELLER'S OBLIGATIONS UNDER MARYLAND'S SINGLE FAMILY RESIDENTIAL PROPERTY CONDITION DISCLOSURE LAW**

ADDENDUM dated \_\_\_\_\_ to the Contract of Sale  
 between Buyer \_\_\_\_\_  
 and Seller **Omid Land Group LLC** for Property  
 known as **705 Singer Rd, Abingdon, MD 21009**.

NOTE: This notice does not apply to: (1) the initial sale of single family residential property which has never been occupied, or for which a certificate of occupancy has been issued within one year prior to the date of the Contract; (2) a transfer that is exempt from the transfer tax under Subsection 13-207 of the Tax-Property Article, except land installments contracts of sale under Subsection 13-207(a)(11) of the Tax-Property Article and options to purchase real property under Subsection 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 a use other than residential use or to be demolished; or (7) a sale of unimproved real property.

Section 10-702 of the Real Property Article of the Annotated Code of Maryland ("Section 10-702") requires that a seller of a single family residential property ("the property") deliver to each buyer, on or before entering into a contract of sale, on a form published and prepared by the Maryland Real Estate Commission, **EITHER**:

- (A) A written property condition disclosure statement listing all defects including latent defects, or information of which the seller has actual knowledge in relation to the following:
- (i) Water and sewer systems, including the source of household water, water treatment systems, and sprinkler systems;
  - (ii) Insulation;
  - (iii) Structural systems, including the roof, walls, floors, foundation and any basement;
  - (iv) Plumbing, electrical, heating, and air conditioning systems;
  - (v) Infestation of wood-destroying insects;
  - (vi) Land use matters;
  - (vii) Hazardous or regulated materials, including asbestos, lead-based paint, radon, underground storage tanks, and licensed landfills;
  - (viii) Any other material defects, including latent defects, of which the seller has actual knowledge;
  - (ix) Whether the required permits were obtained for any improvements made to the property;
  - (x) Whether the smoke alarms:
    - 1. will provide an alarm in the event of a power outage;
    - 2. are over 10 years old; and
    - 3. if battery operated, are sealed, tamper resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018; and
  - (xi) If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, whether a carbon monoxide alarm is installed on the property.

"Latent defects" under Section 10-702 means material defects in real property or an improvement to real property that:

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

**OR**

- (B) A written disclaimer statement providing that:

- (i) Except for latent defects of which the seller has actual knowledge, the seller makes no representations or warranties as to the condition of the real property or any improvements on the real property; and
- (ii) The buyer will be receiving the real property "as is," with all defects, including latent defects, that may exist, except as otherwise provided in the contract of sale of the property.



At the time the disclosure or disclaimer statement is delivered to you ("the buyer"), you are required to date and sign a written acknowledgement of receipt on the disclosure or disclaimer statement which shall be included in or attached to the contract of sale.

Section 10-702 further provides that a buyer who receives the disclosure or disclaimer statement on or before entering into a contract of sale does not have the right to rescind the contract based upon the information contained in the disclosure or disclaimer statement.

You are hereby notified that, in certain circumstances, you have the right to rescind your contract with the seller if the seller fails to deliver to you the written property condition disclosure or disclaimer statement. Section 10-702 provides that a buyer who does not receive the disclosure or disclaimer statement on or before entering into the contract has the unconditional right, upon written notice to the seller or seller's agent.

- (i) To rescind the contract at any time before the receipt of the disclosure or disclaimer statement or within 5 days following receipt of the disclosure or disclaimer statement; and
- (ii) To the immediate return of any deposits made on account of the contract.

Your right to rescind the contract under Section 10-702 terminates if not exercised before making a written application to a lender for a mortgage loan, if the lender discloses in writing at or before the time application is made that the right to rescind terminates on submission of the application or within 5 days following receipt of a written disclosure from a lender who has received your application for a mortgage loan, if the lender's disclosure states that your right to rescind terminates at the end of that 5 day period.

Your rights as a buyer under Section 10-702 may not be waived in the contract and any attempted waiver is void. Your rights as the buyer to terminate the contract under Section 10-702 are waived conclusively if not exercised before:

- (i) Closing or occupancy by you, whichever occurs first, in the event of a sale; or
- (ii) Occupancy, in the event of a lease with option to purchase.

The information contained in the property condition disclosure statement is the representation of the seller and not the representation of the real estate broker or sales person, if any. A disclosure by the seller is not a substitute for an inspection by an independent professional home inspection company. You should consider obtaining such an inspection. The information contained in a disclosure statement by the seller is not a warranty by the seller as to the condition of the property of which condition the seller has no actual knowledge or other condition, including latent defects, of which the seller has no actual knowledge. The seller is not required to undertake or provide an independent investigation or inspection of the property in order to make the disclosures required by Section 10-702. The seller is not liable for an error, inaccuracy or omission in the disclosure statement if the error, inaccuracy or omission was based upon information that was not within the actual knowledge of the seller or was provided to the seller by a third party as specified in Section 10-702(i) or (j).

You may wish to obtain professional advice about the property or obtain an inspection of the property.

The undersigned buyer(s) and seller(s) acknowledge receipt of this notice on the date indicated below and acknowledge that the real estate licensee(s) named below have informed the buyer(s) and the seller(s) of the buyer(s)' rights and the seller(s)' obligations under Section 10-702.

|                            |               |                                                                                                                                                                                                                   |               |
|----------------------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| _____<br>Buyer's Signature | _____<br>Date | <div style="border: 1px solid black; padding: 2px;">Signed by:</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">Mirza Aliaskari</div> <div style="float: right;">07/28/2026</div> | _____<br>Date |
|                            |               | <b>Seller's Signature</b>                                                                                                                                                                                         |               |
|                            |               | <b>Omid Land Group LLC</b>                                                                                                                                                                                        |               |
| _____<br>Buyer's Signature | _____<br>Date | _____<br>Seller's Signature                                                                                                                                                                                       | _____<br>Date |
| _____<br>Agent's Signature | _____<br>Date | <div style="border: 1px solid black; padding: 2px;">Signed by:</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">John Burgess</div> <div style="float: right;">07/29/2026</div>    | _____<br>Date |
|                            |               | <b>Agent's Signature</b>                                                                                                                                                                                          |               |

**MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT**

Property Address: **705 Singer Rd, Abingdon, MD 21009**

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     | <input type="checkbox"/> Public | <input type="checkbox"/> Well                             | <input type="checkbox"/> Other _____                                                                                |
| Sewage Disposal  | <input type="checkbox"/> Public | <input type="checkbox"/> Septic System approved for _____ | (# of bedrooms) <b>Other Type</b> _____                                                                             |
| Garbage Disposal | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                               |                                                                                                                     |
| Dishwasher       | <input type="checkbox"/> Yes    | <input type="checkbox"/> No                               |                                                                                                                     |
| Heating          | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                      | <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                      | <input type="checkbox"/> Electric <input type="checkbox"/> Heat Pump Age _____ <input type="checkbox"/> Other _____ |
| Hot Water        | <input type="checkbox"/> Oil    | <input type="checkbox"/> Natural Gas                      | <input type="checkbox"/> Electric Capacity _____ Age _____ <input type="checkbox"/> Other _____                     |

**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 ApplyWhen 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 ☐ UnknownIn ceiling/attic? ☐ Yes ☐ No ☐ UnknownIn 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: \_\_\_\_\_

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 \_\_\_\_\_  
**Omid Land Group LLC**

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 \_\_\_\_\_

## 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:

---

---

---

---

---

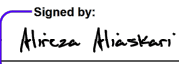
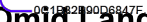
---

---

---

---

---

Seller  Signed by: Mirza Aliaskari Date 07/28/2026  
  
**Omid Land Group LLC**  
 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 \_\_\_\_\_



## DISCLOSURE OF INCLUSIONS/EXCLUSIONS, LEASED ITEMS, AND UTILITIES

### ADDENDUM

UPON EXECUTION BY BUYER AND SELLER, THIS DOCUMENT WILL BECOME AN ADDENDUM TO THE CONTRACT OF SALE

SELLER'S DISCLOSURE made on \_\_\_\_\_ ■ ADDENDUM to Contract of Sale dated \_\_\_\_\_  
 between Buyer \_\_\_\_\_  
 and Seller Omid Land Group LLC  
 for Property known as 705 Singer Rd, Abingdon, MD 21009.

**1. INCLUSIONS/EXCLUSIONS.** Included in the purchase price are all permanently attached fixtures, including all smoke detectors (and, carbon monoxide detectors, as applicable). Certain other **now existing items** which may be considered personal property, whether installed or stored upon the property, **are included if box below is checked.**

|                                                            |                                                              |                                                             |                                                     |
|------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Alarm System                      | <input checked="" type="checkbox"/> Exist. W/W Carpet        | <input type="checkbox"/> Playground Equipment               | <input type="checkbox"/> TV Antenna                 |
| <input checked="" type="checkbox"/> Ceiling Fan(s) # _____ | <input type="checkbox"/> Fireplace Screens/Doors             | <input type="checkbox"/> Pool, Equipment & Cover            | <input type="checkbox"/> Trash Compactor            |
| <input type="checkbox"/> Central Vacuum                    | <input type="checkbox"/> Fireplace Equipment                 | <input checked="" type="checkbox"/> Refrigerator(s) # _____ | <input type="checkbox"/> Wall Mount TV Brackets     |
| <input checked="" type="checkbox"/> Clothes Dryer          | <input type="checkbox"/> Freezer                             | <input checked="" type="checkbox"/> w/ Ice Maker(s) # _____ | <input type="checkbox"/> Wall Oven(s) # _____       |
| <input checked="" type="checkbox"/> Clothes Washer         | <input type="checkbox"/> Furnace Humidifier                  | <input type="checkbox"/> Satellite Dish                     | <input type="checkbox"/> Water Filter               |
| <input type="checkbox"/> Cooktop                           | <input checked="" type="checkbox"/> Garage Opener(s) # _____ | <input checked="" type="checkbox"/> Screens                 | <input type="checkbox"/> Water Softener             |
| <input checked="" type="checkbox"/> Dishwasher             | <input type="checkbox"/> Garage remote(s) # _____            | <input type="checkbox"/> Shades/Blinds                      | <input type="checkbox"/> Window A/C Unit(s) # _____ |
| <input type="checkbox"/> Drapery/Curtain Rods              | <input checked="" type="checkbox"/> Garbage Disposal         | <input type="checkbox"/> Storage Shed(s) # _____            | <input type="checkbox"/> Window Fan(s) # _____      |
| <input type="checkbox"/> Draperies/Curtains                | <input type="checkbox"/> Hot Tub, Equipment & Cover          | <input type="checkbox"/> Storm Doors                        | <input type="checkbox"/> Wood Stove                 |
| <input type="checkbox"/> Electronic Air Filter             | <input type="checkbox"/> Intercom                            | <input type="checkbox"/> Storm Windows                      |                                                     |
| <input checked="" type="checkbox"/> Exhaust Fan(s) # _____ | <input checked="" type="checkbox"/> Microwave                | <input checked="" type="checkbox"/> Stove or Range          |                                                     |

ADDITIONAL INCLUSIONS (SPECIFY): AS IS AND AS IS INSTALLED: 1) Windows and screens, 2) Fireplace and Chimney

ADDITIONAL EXCLUSIONS (SPECIFY): \_\_\_\_\_

**2. LEASED ITEM(S) INCLUDED:**

|                                                 |                                      |
|-------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Fuel Tank(s)           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Solar Panels           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Alarm System           | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Water Treatment System | <input type="checkbox"/> Other _____ |

ADDITIONAL TERMS AND/OR INFORMATION REGARDING LEASED ITEM(S): \_\_\_\_\_

**3. UTILITIES: WATER, SEWAGE, HEATING, AND AIR CONDITIONING (check all that apply):**

|                  |                                            |                                              |                                      |                                    |                                      |
|------------------|--------------------------------------------|----------------------------------------------|--------------------------------------|------------------------------------|--------------------------------------|
| Water Supply     | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Well                |                                      |                                    |                                      |
| Sewage Disposal  | <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Septic              | <input type="checkbox"/> Other _____ |                                    |                                      |
| Heating          | <input checked="" type="checkbox"/> Gas    | <input type="checkbox"/> Electric            | <input type="checkbox"/> Oil         | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Other _____ |
| Hot Water        | <input checked="" type="checkbox"/> Gas    | <input type="checkbox"/> Electric            | <input type="checkbox"/> Oil         |                                    | <input type="checkbox"/> Other _____ |
| Air Conditioning | <input type="checkbox"/> Gas               | <input checked="" type="checkbox"/> Electric |                                      |                                    | <input type="checkbox"/> Other _____ |

Utility Service Providers: \_\_\_\_\_

***All other terms and conditions of the Contract of Sale remain in full force and effect.***

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Signed by \_\_\_\_\_  
Mirza Aliaskari  
 Seller Signature  
Omid Land Group LLC  
 Date 07/28/2026

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

