

Addendum to Purchase Agreement

ADDENDUM to AGREEMENT (the "Agreement") between Weichert Workforce Mobility, Inc. ("Weichert"), for its own account or as nominee, and _____ ("Buyer"), dated _____, 20____, regarding the real property located at 6121 Ramsgate Rd Bethesda, MD 20816.

In the event any provision of this Addendum conflicts in whole or in part with the terms contained in the main body of the Agreement, the provisions of this Addendum shall control and the conflicting terms in the Agreement are hereby considered deleted and expressly waived by both Buyer and Weichert.

Buyer acknowledges that Weichert Workforce Mobility, Inc. ("Weichert") is a contract vendee with respect to the Property being sold hereunder pursuant to contracts with the Property's record title owner ("Weichert Seller") and such Weichert Seller's employer. Weichert, at its option, may deliver title either by deed directly from said Weichert Seller or by deed executed by Weichert. In any event, Buyer shall look exclusively to Weichert for the performance of Weichert's obligations pursuant to this Agreement.

1. **REAL ESTATE TAXES.** Real estate taxes shall be prorated to the closing date based on the last available tax bill. All prorations are final.
2. **REAL ESTATE COMMISSION.** Any broker's commission due shall be earned and payable only if and when the sale of the Property is closed pursuant to the Agreement. The rate of commission is as agreed in the listing agreement with broker and shall be paid by the closing agent as directed by Weichert.
3. **CONDITION OF THE PROPERTY.** The house, systems, fixtures, appliances and personal property, if any, being sold with the Property (the "Contents") are not new. The Property and Contents are to be delivered at the time of delivery of the deed in the same condition as they now are, reasonable use and wear thereof excepted.
4. **INFORMATION CONCERNING THE PROPERTY: DISCLAIMER OF WARRANTIES.** Buyer understands and acknowledges that Weichert has not resided in the Property, nor conducted any detailed investigations or inspections of the Property other than as may have been disclosed to Buyer in those documents specifically indicating on their face that they were performed or authorized by Weichert, and, therefore, Weichert has no knowledge of the Property sufficient to make any warranties or representations to Buyer. To the extent as may be qualified by Paragraph 7, "Conditional Acceptance By Weichert" hereof, Buyer also acknowledges that Weichert, through its agents, has provided Buyer with: (1) a copy of "Seller's Disclosure Statement," as completed by Weichert Seller, which is a statement of Weichert Seller's opinions concerning the condition of the Property, and (2) copies of all Property condition and/or inspection documents as performed or authorized by Weichert. Buyer understands that: (1) Weichert expressly makes no warranties or representations concerning these described documents; (2) Weichert has provided such documents to Buyer for informational purposes only; (3) the Seller's Disclosure Statement, as completed by Weichert Seller, is a statement of Weichert Seller's opinion concerning the condition of the Property; and, (4) Weichert has not independently verified any of the statements in such documents and therefore Weichert makes no warranties or representations with respect to such documents, and does not intend such documents to be used as a substitute for a thorough inspection of the Property by Buyer. Buyer understands and agrees that Buyer has not been influenced to enter into the Agreement by, nor has Weichert or any of its agents made, any warranties or any representations concerning the Property or the Contents, express or implied, except as may be separately attached hereto and referenced hereunder.
5. **INSPECTION.**
 - a. **Right to Inspect: No Reliance on Weichert's Inspections.** Buyer has the right to inspect the Property or to have inspections of the Property made by qualified inspectors or other agents designated by Buyer, at Buyer's expense. Buyer must have any/all inspection(s) completed within ten (10) days of the date of this Addendum but in no event later than five (5) days prior to the scheduled close date (the "Inspection Period"). Buyer agrees not to rely upon the Resident Owner's (Weichert Seller's) Real Property Information Statement, or any other Property condition inspection reports provided by Weichert, as a substitute for a thorough inspection of the Property by Buyer.
 - b. **Limitation of Remedies.** If Buyer or Buyer's agent discovers any substantial/material defect in the condition of the Property and its Contents, Buyer shall promptly notify Weichert in writing and identify such defect in reasonable detail on or before the expiration of the Inspection Period. Defects shall not include items of personal preference or taste.

"Weichert shall have twenty (20) days from the receipt of such notice (the "Correction Period") (i) to correct such defect; or, (ii) to cancel the Agreement by written notice of cancellation to the Buyer at any time prior to the expiration of the Correction Period. In the event that, pursuant to Section 5a. above, Weichert receives such notice from Buyer less than twenty (20) days prior to the scheduled closing date, then the scheduled closing date shall be postponed by at least a corresponding number of days such that Weichert is accorded the full Correction Period in which to respond. If such defect is not cured during the

Correction Period, Buyer may cancel the Agreement by giving written notice of cancellation to Weichert. In the event of cancellation of the Agreement by either party, all payments made under the Agreement by Buyer shall be refunded and all other obligations of the parties hereunder shall be null and void and without recourse by either party against the other."

c. **Waiver of Inspection Right.** If Buyer does not notify Weichert during the Inspection Period of any defect in the condition of the Property and the Contents, Buyer shall be deemed to have waived the rights and remedies provided above and to have accepted the condition of the Property and the Contents, "as is," subject to Paragraphs 3 and 4 hereof, without any other implied or express representations or warranties of any nature by Weichert.

d. **Pre-closing Inspection.** Notwithstanding the foregoing, Buyer shall also have the right to a pre-closing inspection to determine that the Property and the Contents are in the same condition as they were on the date of this Addendum and are in conformance with any other warranties set forth in Paragraph 3 above. The pre-closing inspection must be completed, and Weichert notified of any defects that do not comply with Paragraph 3, no later than twenty-four (24) hours before the scheduled closing of the Agreement, so that Weichert can have an opportunity to inspect and cure, if necessary, any such defects reported. This right to a pre-closing inspection does not give rise to, nor is it a substitute for, the inspection rights and remedies provided during the Inspection Period described above.

6. **NO SURVIVAL OF REMEDIES.** The acceptance of a deed by Buyer shall be deemed to be a full performance and discharge of every agreement and obligation contained in the Agreement and this Addendum, except any express warranties set forth in Paragraph 4 above and such others as are by the terms of this Addendum or the Agreement to be performed after the delivery of such deed.

CONDITIONAL ACCEPTANCE BY WEICHERT. Buyer, in recognition of Weichert's above-referenced status as a contract vendee in regard to the sale and title transfer of the Property, agrees that Weichert's acceptance of the Agreement is expressly conditioned upon the occurrence of all of the following events: (i) Where applicable based upon local real estate practice, Weichert's receipt and approval of the final written purchase offer as duly-executed by Buyer; (ii) Weichert's receipt and approval of all addenda and disclosure statements as duly-executed by Buyer; (iii) Weichert's receipt and approval of Buyer's financial qualifications and/or Buyer's lender approval letter; and, (iv) Weichert's receipt and approval of all duly-executed documentation from Weichert Seller that is necessary for Weichert to transfer title of the Property to Buyer.

7. **CLOSING.** The Closing Title Company/Attorney is:
Closing Company Name: **Brennan Title Company**
Address: **3261 Old Washington Road**
City, State Zip: **Waldorf, MD 20602**
Contact Name: **Lynda Hernandez**
Phone: **800-552-4915**
Fax: **301-316-3270**

Scheduled Closing:

Time is of the essence for a timely closing date. Therefore, if due to Purchaser's actions, Purchaser does not close on the scheduled closing date, a delay in closing charge of two percent (2%) of the sales price may be charged to the Purchaser(s) per month, pro-rated on a daily basis for each day that the closing is delayed. This clause cannot be waived without the written consent of Weichert.

Prior Approval:

Weichert, or an authorized representative of Weichert, must approve all closing figures prior to closing.

Deed:

At closing, title to the property shall be delivered by a deed from seller; Weichert will provide a General Warranty Deed, a Special Warranty Deed or a Bargain and Sale Deed.

Possession:

Possession shall be the date of closing or funding, whichever is later.

By: _____ Date _____
Weichert Workforce Mobility, Inc.

Buyer Date _____

Buyer Date _____

Lead Based Paint Disclosure

Weichert Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and Acknowledgment (Sale)

Weichert HAS PURCHASED OR IS IN THE PROCESS OF PURCHASING THE PROPERTY PURSUANT TO A SERVICE AGREEMENT WITH THE EMPLOYER OF THE PROPERTY'S RECORD OF TITLE OWNER Kristen Nawn and Jeffrey Nawn ("Weichert SELLER) WHO IS THE GRANTOR ON THE DEED TO BE CONVEYED TO WEICHERT OR THE BUYER, BUT WEICHERT HAS NEVER OCCUPIED THE PROPERTY.

Lead Warning Statement

Every Buyer 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-based paint that may place your 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 of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Weichert Disclosure (Weichert to Initial _____)

Yes / No

- No A. Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the Property located at the following address; other than what may be separately disclosed by Weichert Seller. **6121 Ramsgate Rd Bethesda, MD 20816**
- No B. Are there any records or reports relating to the above available to Weichert?
If yes, please provide and list by name: _____

Buyer's Acknowledgement (Buyer to Initial _____) - Circle Yes or No to questions (A) and (B).

- Yes / No A. Buyer has received copies of all information listed above.
- Yes / No B. Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".

Check (C) or (D) below:

- C. Buyer has 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.
- D. Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgement (Agent to Initial _____) - Circle Yes or No to question (A).

- Yes / No A. Agent has informed Weichert of Weichert's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

Weichert

Date

For Weichert Workforce Mobility, Inc. as Agent for its subsidiaries and affiliates.

Broker

Date

Buyer

Date

Broker

Date

Buyer

Date

Weichert Disclosure Statement

PROPERTY'S RECORD TITLE OWNER (Weichert SELLER) DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT BY WEICHERT WORKFORCE MOBILITY INC. (Weichert), CONCERNS THE REAL PROPERTY AND FIXTURES (THE "PROPERTY") LOCATED AT THE FOLLOWING ADDRESS: **6121 Ramsgate Rd Bethesda, MD 20816**

1. Weichert HAS PURCHASED OR IS IN THE PROCESS OF PURCHASING THE PROPERTY PURSUANT TO A SERVICE AGREEMENT WITH THE EMPLOYER OF THE PROPERTY'S RECORD TITLE OWNER Kristen Nawn and Jeffrey Nawn ("Weichert SELLER"). Weichert, AT ITS OPTION, MAY DELIVER TITLE EITHER BY DEED DIRECTLY FROM SAID "Weichert SELLER" OR BY DEED EXECUTED BY Weichert. "Weichert SELLER" IS THE GRANTOR ON THE DEED TO BE CONVEYED TO Weichert OR THE BUYER, BUT Weichert HAS NEVER OCCUPIED THE PROPERTY.
2. AS A CONDITION OF Weichert'S PURCHASE OF THE PROPERTY FROM Weichert SELLER, Weichert OBTAINED THE ATTACHED DISCLOSURE STATEMENT WITH ITS APPENDED REPORTS (IF ANY) FROM Weichert SELLER. SUCH Weichert SELLER DISCLOSURE STATEMENT AND APPENDED REPORTS CONCERNING THE CONDITION OF THE PROPERTY IS Weichert SELLER OPINION ONLY, AND IS NOT A STATEMENT OR REPRESENTATION MADE BY Weichert WITH RESPECT TO THE PROPERTY. Weichert HAS NEVER OCCUPIED THE PROPERTY, AND Weichert CANNOT VERIFY WHETHER ALL THE INFORMATION PROVIDED IN THE ATTACHED Weichert SELLER DISCLOSURE STATEMENT AND APPENDED REPORTS IS ACCURATE, AND THEREFORE Weichert MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO THE PROPERTY OR THE ATTACHED Weichert SELLER DISCLOSURE STATEMENT. Weichert PROVIDES SUCH Weichert SELLER DISCLOSURE STATEMENT TO A PROSPECTIVE BUYER FOR WHATEVER INFORMATIONAL PURPOSES IT MAY OR MAY NOT HAVE, AND SUCH DOCUMENT SHALL NOT BE DEEMED TO BE ANY SORT OF WARRANTY FROM Weichert OR Weichert SELLER TO A PROSPECTIVE BUYER REGARDING THE PROPERTY AND IS NOT A SUBSTITUTE FOR A THOROUGH INSPECTION OF THE PROPERTY BY A PROSPECTIVE BUYER.
3. WHERE Weichert MAY SUPPLY A PROSPECTIVE BUYER WITH SPECIFIC INFORMATION AND/OR REPORTS, SUCH INFORMATION AND/OR REPORTS ARE MORE SPECIFICALLY REFERENCED IN PARAGRAPH 20, HEREOF, "REPORTS, ADDITIONAL INFORMATION AND DISCLAIMER".

BASED ON THE FOREGOING, THE STATEMENT AND REPRESENTATION OF Weichert AS TO THE PROPERTY IS AS FOLLOWS:

PREAMBLE: THE TERM "EVER" WHEN USED HEREIN REFERS TO PROBLEMS THAT YOU BECAME AWARE OF BY PERSONAL OBSERVATION OR OTHERWISE DURING YOUR OCCUPANCY AND/OR THAT YOU HAVE BEEN MADE AWARE OF BY ANY FORMER OWNER.

1. HOUSE SYSTEMS AND PROPERTY STRUCTURES Are you aware of any problems ever affecting:			
	No Representation		No Representation
Electrical wiring	X	Exterior Walls, including any siding/other covering	X
Central Air Conditioning	X	Ceiling	X
Other Air Conditioning	X	Windows	X
Plumbing	X	Doors	X
Floors	X	Driveways	X
Well	X	Fences	X
Sprinkler System	X	Patios	X
Smoke Detector	X	Interior Lighting/Fixtures	X
Interior Walls	X	Exterior Lighting/Fixtures	X
Are all appliances included in the sale in working order			X

2. HEATING / WINTERIZATION	No Representation
What type of heating system does property have	X
What type of domestic hot water system	X
What is the age of the heating system	X
When was the heating system last serviced	X
Are all rooms heated by this system	X
What type of domestic hot water system	X
Is hot water heater Owned OR Rented	X

3. INSULATION / ASBESTOS / LEAD PAINT	No Representation
Is the property Insulated	X
Has urea formaldehyde foam insulation ever been present	X
Has an air test for UFFI/formaldehyde ever been performed	X
Are you aware of the presence of asbestos-containing insulation or materials	X
Was the home built before 1978	X
If "Yes," Do you know of any lead based paint or lead based hazards in the house, please explain below	X
Please provide any and all of the following in your possession: Risk Assessments, Records, Inspections or any other reports relating to insulation, asbestos or lead paint	X

4. LAND / FOUNDATION	No Representation
Are you aware of whether the property is located on filled or expansive soil	X
Are you aware of sliding, settling, earth movement, upheaval, or earth stability problems that have ever occurred on your property	X
Are you aware of sliding, settling, earth movement, upheaval, or earth stability problems that have ever occurred in the immediate neighborhood	X

5. MOISTURE	No Representation
Are you aware of whether water problems or dampness conditions ever existed anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space	X
If "Yes" above Questions ;Has the problem been corrected so that it has not happened since then?	X

6. ROOF	No Representation
Has the roof ever leaked	X
Has the roof ever been repaired	X
Do you know of any problems ever existing with the roof	X
Has a roof inspection ever been done	X
What is the age of the roof	X

7. SEWAGE	No Representation
Is the property connected to a public system	X
If "Yes," has there ever been any sewage backup or sewage drainage or leakage problem(s) on this property	X
Is there a septic tank/cesspool system serving this property	X
Are you aware of any problems ever existing relating to the septic tank/cesspool sewer system	X
Are you aware of any septic tank/cesspool problems ever existing in the neighborhood	X

8. DRAINAGE / WATER	No Representation
Are you aware if this property is located in a flood plain zone	X
Has this property ever had a drainage or flooding problem	X
Are you aware of the non-availability of flood insurance (private or government-backed) for this property)	X
Is this property connected to a public water supply (If not, please explain.)	X
Does the property have well water ;_If "Yes", have any tests ever been made of the well water, quality, flow valve and pressure (Please provide any copies of the tests in your possession.)	X

9. POOL	No Representation
Is there a swimming pool, hot tub, spa, or jacuzzi on this property	X
If "Yes," has there ever been any problem, damage or leak that has occurred with the pool's, hot tub's, spa's or jacuzzi's structure, facing, lining, pump, heater, motor, etc.	X

10. BOUNDARIES	No Representation
Has a survey of this property ever been done	X
Are the boundaries of this property marked in any way	X
Has there ever been a boundary dispute or problem	X

11. ADDITIONS / REMODELS	No Representation
Are you aware of any structural additions, changes, or repairs made to this property by former owners ;if "Yes," do you know if all necessary permits and government approvals were obtained	X
Have you made any structural additions, changes or repairs to this property	X
If "Yes," above was any of the work done by a licensed contractor	X
If "Yes," above did you do any of the work yourself	X
If "Yes," above, were necessary permits and government approvals obtained	X

12. ELECTRICAL SYSTEMS	No Representation
Are you aware of any electrical additions, changes, or repairs ever made to this property	X
If "Yes," do you know if all necessary permits and government approvals were obtained	X
If "Yes," was any of the work done by a licensed contractor	X
If "Yes," did you do any of the work yourself Please explain.	X

13. HOMEOWNER'S ASSOCIATION	No Representation
Is this property subject to the rules or regulations of any Homeowner's Association	X
Are you aware of any problems ever existing to any common area	X
Are you aware of any condition which may result in an increase in assessments	X
Is the Homeowner's Association responsible for the cost of all exterior and roof repairs to all units	X
Do you expect, or have any reason to expect, an increase in assessments or dues in the next twelve (12) months	X
Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex	X

14. NEIGHBORHOOD	No Representation
Is there any unusual amount of noise from any source (for example, airplanes, traffic, schools, or other) that affects this property	X
Are you aware of any other neighborhood conditions or environmental problems that might affect this property	X
Is there a hazardous waste site or disposal facility within two (2) miles of this property	X

15. RADON GAS	No Representation
Are you aware of any Radon Gas problem ever existing in this property	X
Has any test ever been done to determine if there is a Radon Gas problem in this property	X
Are you aware of any Radon Gas problem ever affecting other properties in this neighborhood	X

16. SYNTHETIC STUCCO (E.I.F.S.-External Insulated Finish Systems)	No Representation
Are you aware of any Synthetic Stucco ever being present on this property	X
Has any test ever been done to determine if there is either Synthetic Stucco present in this property	X
If Synthetic Stucco is present on this property, have any repairs ever been made to it	X
Are you aware of any Synthetic Stucco problem affecting other properties in this neighborhood	X

17. INDOOR AIR QUALITY (IAQ) /Mold	No Representation
Do you know of any mold problems that have ever existed in this property; Visible Mold and/or Non-Visible Mold	X
Has there ever been any previous Indoor Air Quality problems in this property	X
To your knowledge, has any test ever been made to determine if there is an Indoor Air Quality problem in this property	X

18. TITLE / ZONING INFORMATION	No Representation
Are you aware of any restrictions on your title to this property, such as easements or encroachments (recorded or unrecorded), use restrictions, lot line disputes, covenants, liens, or attachments	X
Are you aware of this property being in violation of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use)	X

19. MISCELLANEOUS	No Representation
Are you aware of any violations of local, state, or federal government laws or regulations relating to this property	X
Are you aware of any termite/pest control reports prepared for this property in the last five (5) years	X
Has the property been inspected by any exterminator in the last five (5) years	X
Are you aware of any existing or threatened legal action affecting this property	X
Are you aware of whether this property is located on an earthquake fault	X
Are you aware of any bonds or assessments for betterments that apply to this property	X
Have you had, or do you now have, any animals (pets) in this property	X
Does this property have one (1) or more fireplaces	X
If "Yes," are you aware of any problems ever existing to the chimney, fireplace(s), dampers, or flues	X
Does this property have any flues for wood/coal oil stoves	X
If "Yes" above, are you aware of any problems ever existing to the flues	X
Has there ever been an underground fuel tank on this property	X
Have there ever been any problems with any underground fuel tank, including but not limited to leaking	X
Does the municipality provide trash pick-up to this property	X
Is there a local trash dump or transfer station available to owners of this property	X
Are you aware of any facts, conditions, or circumstances which may adversely affect the value of property	X
Are you aware of any recent or upcoming mortgage foreclosure sales scheduled or threatened regarding other homes within two (2) square blocks of this property	X
Are you aware of any increase ever in insurance premiums due to a condition(s) of this property, including, but not limited to, water damage or moisture, mold, soil/foundation problems, etc.	X
Are you aware of any condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property	X

If Homeowners Association, have you delivered to your listing agent all pertinent documents that are in your possession including applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, Assessments, etc..

X

20. REPORTS, INFORMATION, AND DISCLAIMERS

A. Weichert HAS AUTHORIZED AND REQUESTED THE BELOW-CIRCLED REPORTS, AND/OR OBTAINED THIRD PARTY WARRANTIES SUCH AS FOR HOME APPLIANCES AND/OR INFESTATION, RELATING TO THE PROPERTY. IF SUCH REPORTS/THIRD PARTY WARRANTIES ARE CIRCLED BELOW, ANY SUCH CIRCLED REPORTS AND/OR THIRD PARTY WARRANTIES ARE ATTACHED HERETO AND ARE PROVIDED TO BUYER FOR INFORMATIONAL PURPOSES ONLY, AS SET FORTH MORE FULLY IN SUB-PARAGRAPH 20.C. HEREOF:

- (a) Surveys (b) Inspection Report (c) Building Permits (d) Septic Tank Inspection
- (e) Soil Report (f) Termite/Pest Control (g) Engineering Reports
- (h) Other (Describe) _____

B. THE FOLLOWING ADDITIONAL INFORMATION ("ADDITIONAL INFORMATION") AND/OR REPORTS HAVE COME TO Weichert's ATTENTION AND ARE PROVIDED HEREIN TO BUYER FOR INFORMATIONAL PURPOSES ONLY AS SET FORTH MORE FULLY IN SUB-PARAGRAPH 20.C. HEREOF (DESCRIBE): _____

C. DISCLAIMER:

1 BECAUSE Weichert HAS NEVER OCCUPIED THE PROPERTY, Weichert MAKES NO WARRANTIES OR REPRESENTATIONS WITH RESPECT TO ANY POSITIVE OR NEGATIVE STATEMENTS OR OMISSIONS WITH RESPECT TO THE CONDITION OF THE PROPERTY CONTAINED IN THE REPORTS AND/OR ADDITIONAL INFORMATION IDENTIFIED IN PARAGRAPH 20.A OR 20.B. HEREOF OR IN THE ATTACHED Weichert SELLER'S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S). SUCH REPORTS, ADDITIONAL INFORMATION AND THE ATTACHED Weichert SELLER'S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S) WERE OBTAINED BY Weichert TO HELP Weichert EVALUATE THE PROPERTY, OR WERE OTHERWISE MADE KNOWN TO Weichert. THEY ARE PROVIDED TO BUYER FOR WHATEVER INFORMATIONAL PURPOSES THEY MAY OR MAY NOT HAVE. BUYER SHOULD NOT RELY UPON ANY POSITIVE OR NEGATIVE STATEMENTS OR OMISSIONS CONTAINED IN SUCH REPORTS OR ADDITIONAL INFORMATION, OR TREAT SUCH REPORTS OR ADDITIONAL INFORMATION AS A REPRESENTATION BY Weichert AS TO THE CONDITION OF THE PROPERTY. BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY.

2 IN THE EVENT THAT ANY REPAIRS OF THE PROPERTY ARE NEGOTIATED BETWEEN Weichert AND BUYER TO BE PERFORMED BY Weichert, (WHETHER SUCH REPAIRS RELATE TO DEFECTS DISCLOSED IN ANY OF THE REPORTS, DISCLOSURES OR ADDITIONAL INFORMATION IDENTIFIED IN PARAGRAPH 20.A OR 20.B. HEREOF, OR IN THE ATTACHED Weichert SELLER'S DISCLOSURE STATEMENT AND ITS APPENDED REPORT(S) OR OTHERWISE), IT IS UNDERSTOOD THAT THE PERFORMANCE OF SUCH REPAIRS SHALL NOT BE DEEMED TO BE A REPRESENTATION OR WARRANTY AS TO THE CONDITION OF THE PROPERTY PRIOR TO OR UPON THE COMPLETION OF SUCH REPAIR, OR THAT SUCH DEFECTS HAVE BEEN CURED, IRRESPECTIVE OF ANY ORAL OR WRITTEN STATEMENTS MADE BY Weichert OR A Weichert REPRESENTATIVE INDICATING, OR TENDING TO INDICATE, THAT THE DEFECT HAS BEEN "REPAIRED", "FIXED", "CURED", OR OTHERWISE COMPLETED IN A WORKMANLIKE MANNER. THE PERFORMANCE OF SUCH REPAIRS, AND ANY STATEMENTS RELATING TO THE EFFICACY OR DURATION OF EFFECTIVENESS THEREOF IN CURING ANY DEFECTS, SHALL NOT BE DEEMED TO BE ANY SORT OF WARRANTY FROM Weichert REGARDING THE PROPERTY, AND IS NOT TO BE DEEMED A SUBSTITUTE FOR A RE-INSPECTION OF THE PROPERTY BY A PROSPECTIVE BUYER SUBSEQUENT TO THE PERFORMANCE OF SUCH REPAIR. IN THE EVENT THAT THIRD PARTY WARRANTIES ARE OBTAINED AS A PART OR RESULT OF THE REPAIR, SUCH WARRANTIES ARE NOT WARRANTIES BY Weichert AS TO THE CONDITION OF THE PROPERTY, AND THE PROSPECTIVE BUYER MUST LOOK TO THE SUPPLIER OF THE THIRD PARTY WARRANTIES FOR ANY ENFORCEMENT THEREOF.

Weichert acknowledges that the information herein is true and correct to the best of Weichert's knowledge as of the date signed by Weichert.

Weichert: _____ Print Name: _____ Date: _____

For Weichert Workforce Mobility, Inc. (Weichert) as Agent for its subsidiaries and affiliates

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer: _____ Print Name: _____ Date: _____

Buyer: _____ Print Name: _____ Date: _____

(Broker Representing Weichert): _____ By: _____ Date: _____
(please print) (Associate Licensee or Broker-Signature)

(Broker Representing Buyer): _____ By: _____ Date: _____
(please print) (Associate Licensee or Broker-Signature)

Weichert State Disclosure Addendum

THIS DISCLOSURE STATEMENT BY Weichert Workforce Mobility, Inc., ("Weichert") CONCERNS THE REAL PROPERTY AND FIXTURES (THE "PROPERTY") LOCATED AT THE FOLLOWING ADDRESS: **6121 Ramsgate Rd Bethesda, MD 20816**

1. Weichert HAS PURCHASED OR IS IN THE PROCESS OF PURCHASING THE PROPERTY PURSUANT TO A SERVICE AGREEMENT WITH THE EMPLOYER OF THE PROPERTY'S RECORD TITLE OWNER, Kristen Nawn and Jeffrey Nawn ("Weichert SELLER") WHO IS THE GRANTOR ON THE DEED TO BE CONVEYED TO Weichert OR THE BUYER, BUT Weichert HAS NEVER OCCUPIED THE PROPERTY.
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Weichert acknowledges that the information herein is true and correct to the best of Weichert's knowledge as of the date signed by Weichert.

Weichert: _____
Emilia Tedona

Date: _____

By: _____
Weichert Workforce Mobility, Inc.

Date: _____

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Buyer: _____

Print Name: _____

Date: _____

Buyer: _____

Print Name: _____

Date: _____

Broker Representing _____
Weichert

Print Name

By: _____

(Associate Licensee or Brokers Signature) Date

Broker Representing Buyer _____
Print Name

By: _____

(Associate Licensee or Brokers Signature) Date