

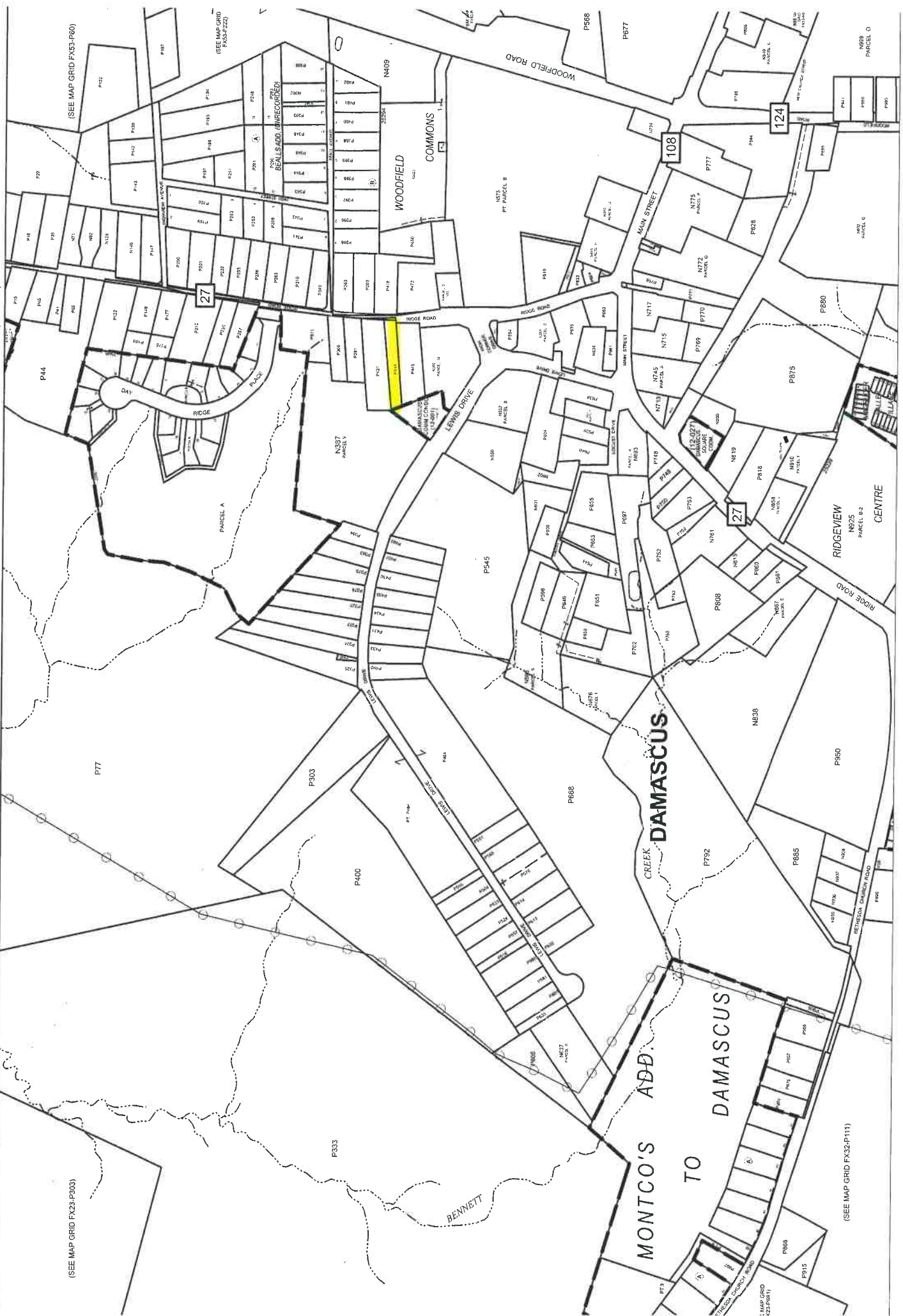


FX 343
FX 342

APN Label Record Layout:  
99-999999  
District ID J L Account ID

Subdivision Boundary:  
Town Boundary:  
Private Road:  
Stream Line:  
Property Line:  
Easement:  
Easement:  
Easement:  
(Assessors to Identify Ownership, must be preceded by a Map Number)

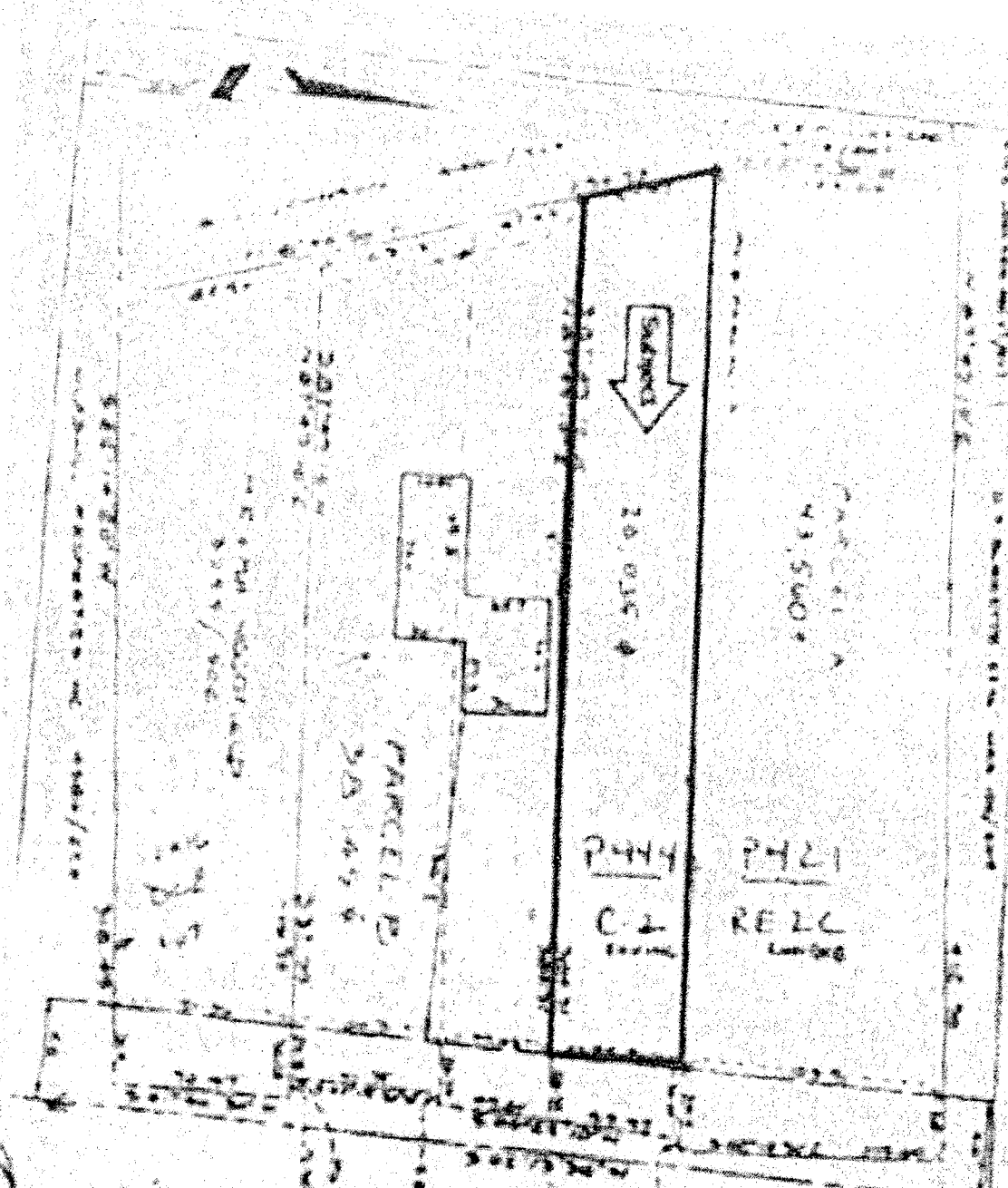
This parcel data were derived in part from information provided by the Maryland Department of Planning as the distributor of the data and the digital product.



(SEE MAP GRID FX33-P003)

(SEE MAP GRID FX32-P111)

1:24,000 GRID 421-P041

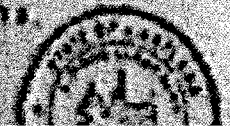


RIDGE ROAD, MD. ROUTE 27  
 PLAT OF SURVEY  
 PARCEL - A & PARCEL - B  
 BEING PART OF E. W. D. M. WOODFIELD PROPERTY  
 DAMASCUS DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE: 1" = 20'      SEPT. 14, 1977

I, SURVEYOR, CERTIFICATE  
 AND HEREBY CERTIFY THAT THE PLAT SHOWS HEREON IS  
 CORRECT AND IS BASED ON ACTUAL FIELD SURVEYS.

L.S.J. JR.  
 DATE 9-14-77

*Am LP*





REAL PROPERTY CONSOLIDATED TAX BILL  
 ANNUAL BILL  
 TAX PERIOD 07/01/2020 - 06/30/2021  
 FULL LEVY YEAR  
 LEVY YEAR 2020

Department of Finance  
 Division of Treasury  
 255 Rockville Pike, L-15  
 (Monroe Street Entrance)  
 Rockville, MD 20850

Hours: 8:00 a.m. - 4:30 p.m.  
 Mon - Fri

120892 26530 RIDGE ROAD LLC



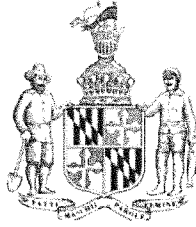
NOT A PRINCIPAL RESIDENCE

BILL DATE		07/01/2020	
PROPERTY DESCRIPTION			
LOT IN DAMASCUS			
BILL #	ACCOUNT #		
40082872	00944355		
REFUSE AREA	REFUSE UNITS		
*PER \$100 OF ASSESSMENT			
CURRENT YEAR FULL CASH VALUE TAXABLE ASSESSMENT		384,600	
CONSTANT YIELD RATE INFORMATION			
COUNTY RATE 0.6948 IS LESS THAN THE CONSTANT YIELD RATE OF 0.7080 BY 0.0132			

LOT	BLOCK	DISTRICT	SUB	TAX CLASS	ASSESSMENT	RATE	TAX/CHARGE
		12	001	R042	384,600	.1120*	430.75
MORTGAGE INFORMATION						.9912*	3,812.17
UNKNOWN (SEE REVERSE)							4,242.92
PROPERTY ADDRESS							
RIDGE RD							
TAX DESCRIPTION							
STATE PROPERTY TAX							
COUNTY PROPERTY TAX							
TOTAL							

Total Annual Amount Due: 4,242.92

YOU CAN VIEW AND PAY YOUR BILL ON THE INTERNET AT [www.montgomerycountymd.gov/finance](http://www.montgomerycountymd.gov/finance)  
 PLEASE RETAIN THE TOP PORTION FOR YOUR RECORDS



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 or broker's designee, 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") shall 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 are required to provide the same services to their clients that agents provide in transactions not involving dual agency, 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 terminates the brokerage agreement, the seller must then either represent him or herself or arrange to be represented by another real estate company. If the buyer terminates the brokerage agreement, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company. Alternatively, the buyer may choose to enter into a written buyer agency agreement with a different broker/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

\_\_\_\_\_ act as a Dual Agent for me as the

(Firm Name)

**26530 Ridge Rd**

\_\_\_ **Seller** in the sale of the property at: **Damascus, Md 20872**

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

## AFFIRMATION OF PRIOR CONSENT TO DUAL AGENCY

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

**26530 Ridge Rd, Damascus, Md 20872**

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