

EASTPORT WATERFRONT

705 GLENDON AVE.



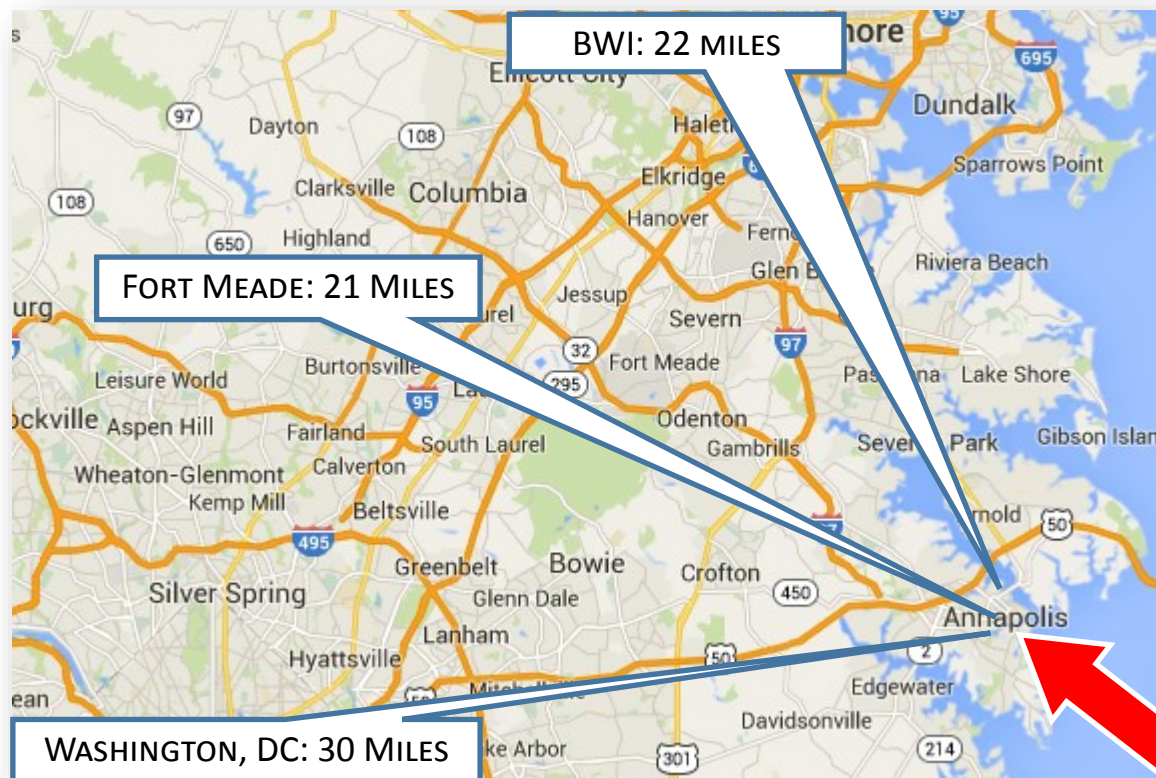
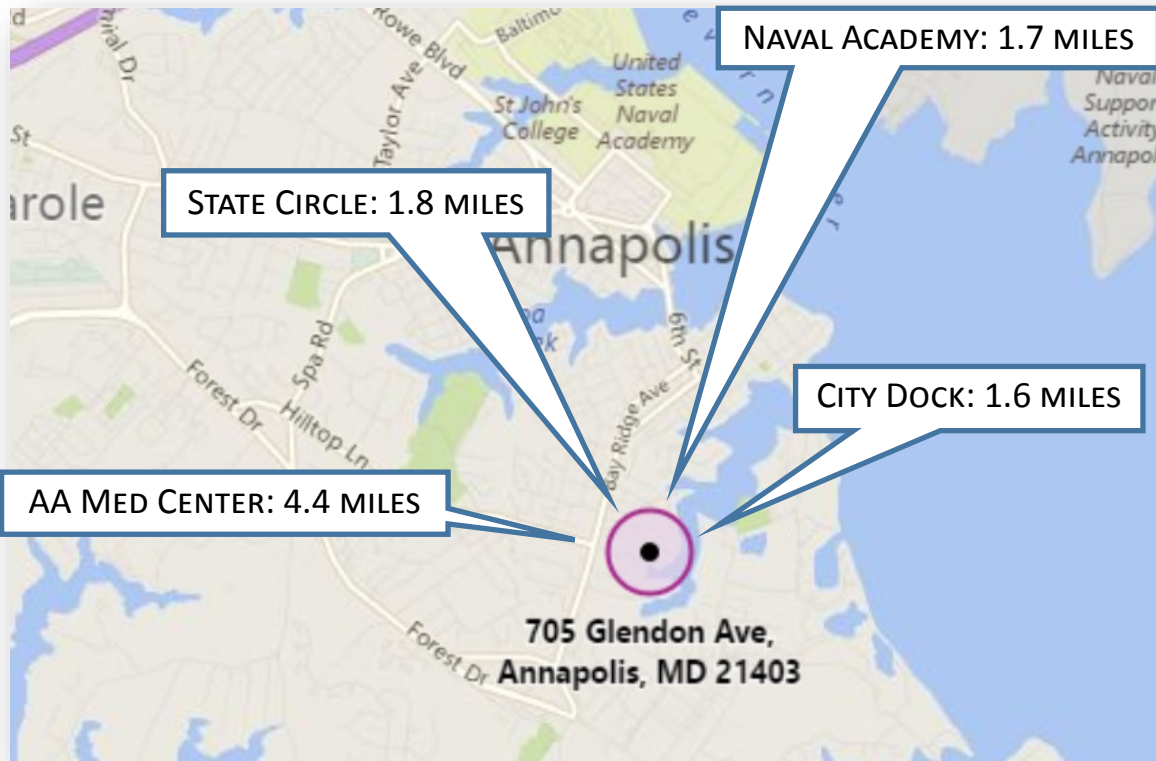
AA9757449

[705GLENDON.com](http://705GLENDON.com)

**TRAVIS GRAY** | c: 301.641.0809  
o: 410.263.8686  
e: [tgray@cbmove.com](mailto:tgray@cbmove.com)  
a: 4 church circle, annapolis, md 21401  
[AnnapolisWaterFrontGuide.com](http://AnnapolisWaterFrontGuide.com)







## ANNAPOLIS, MARYLAND

RICH IN HISTORY, THE ARTS, AND OUTDOOR ACTIVITIES, ANNAPOLIS HAS SOMETHING FOR EVERYONE. RESIDENTS AND VISITORS CAN ENJOY A SUNNY WINTER DAY AT THE QUIET WATERS ICE-SKATING RINK, SPEND A SUMMER EVENING WATCHING THE WEDNESDAY SAIL BOAT RACES FROM SPA CREEK, OR STROLL ALONG THE QUAIN HISTORIC ROW HOMES AMID A VARIETY OF RESTAURANTS AND ECLECTIC BOUTIQUES IN DOWNTOWN ANNAPOLIS ON A CRISP AUTUMN AFTERNOON.



### HERE ARE JUST A FEW ANNAPOLIS HIGHLIGHTS



#### ACTIVITIES FOR LEISURE:

RECREATIONAL PARKS  
WALKING TRAILS  
WATER SPORTS  
SHOPPING  
HISTORIC LANDMARKS  
RESTAURANTS & BARS  
HISTORICAL LANDMARKS

#### ANNUAL FESTIVALS:

MARYLAND SEAFOOD  
ANNAPOLIS ARTS, CRAFTS, & WINE  
MARYLAND POLAR BEAR PLUNGE  
ANNAPOLIS IRISH  
MARYLAND RENAISSANCE

#### THE ARTS:

ANNAPOLIS SHAKESPEARE COMPANY  
ANNAPOLIS SUMMER GARDEN  
CHILDREN'S THEATER OF ANNAPOLIS  
COLONIAL PLAYERS OF ANNAPOLIS  
COMPASS ROSE





## THE MARITIME COMMUNITY OF EASTPORT



LIKE ANY GREAT MOVEMENT, THE CONCEPT FOR THE MARITIME REPUBLIC OF EASTPORT BEGAN IN A LOCAL PUB OVER A COUPLE MUGS OF BEER. THE PRIME MISSION WAS TO FIND A CREATIVE WAY TO PROMOTE AND ENCOURAGE THE PATRONAGE OF EASTPORT BUSINESSES THAT WERE DESTINED TO BE HURT BY THE MARYLAND STATE HIGHWAY ADMINISTRATION'S SHUTTING DOWN FOR REPAIR OF THE DRAWBRIDGE CONNECTING MAINLAND ANNAPOLIS WITH THE EASTPORT PENINSULA. THE CITIZENS OF EASTPORT TOOK ADVANTAGE OF THEIR ISOLATION TO SEVER THEIR SOCIAL, POLITICAL AND ECONOMIC TIES AS WELL - TONGUE IN CHEEK - IN CELEBRATION OF OUR ECLECTIC AND QUIRKY NEIGHBORHOOD.

THE GOAL WAS TO FOSTER A SPIRIT OF INDEPENDENCE AND MERRIMENT IN A MANNER BEFITTING THE CHARACTER OF EASTPORT AND AT THE SAME TIME, TO CELEBRATE EASTPORT'S PROUD HERITAGE AND QUALITY OF LIFE. SO THE MARITIME REPUBLIC OF EASTPORT WAS FOUNDED ON SUPER BOWL SUNDAY, 1998, WHEN PATRIOTS RESIDING ON THE HORN POINT PENINSULA ROSE UP IN REVOLT AGAINST THE SNOBBISH SUPPRESSION OF "ANNAPOLIS PROPER" ACROSS THE HARBOR.

SINCE THAT TIME, MRE HAS BECOME A FORCE IN THE COMMUNITY, DOING GOOD FOR THE COMMUNITY AND HAVING FUN AT THE SAME TIME. LOCALS AND VISITORS ALIKE ENJOY THE CASUAL AND EASY WAY OF LIFE HERE IN EASTPORT. WHETHER YOU'RE IN THE MOOD FOR A GREAT BURGER AT DAVIS' PUB, A ROMANTIC DINNER ON THE WATER AT THE CHART HOUSE, OR WANTING TO ENJOY THE ECLECTIC SHOPPING AND RESTAURANTS IN THE ANNAPOLIS HISTORIC DISTRICT AND DOWNTOWN, IT'S ALL AT YOUR FINGERTIPS.

*\*All information deemed accurate but not guaranteed.*

**TRAVIS GRAY** | c: 301.641.0809  
o: 410.263.8686  
e: tgray@cbmove.com  
a: 4 church circle, annapolis, md 21401  
AnnapolisWaterFrontGuide.com





## 705 GLENDON AVE



- ◆ 4 BEDROOM, 3.5 BATHS
- ◆ 3953 SQUARE FEET OF FINISHED LIVING SPACE
- ◆ 3 FIREPLACES



### MAIN LEVEL

- ◆ THICK CROWN MOLDING AND BEAUTIFULLY DETAILED WAINSCOTING AND TRIM
- ◆ GORGEOUS HARDWOOD FLOORS WITH CHERRY AND BLACK WALNUT BORDER IN FOYER
- ◆ WHIRLPOOL GOLD STAINLESS STEEL APPLIANCES
- ◆ JENN AIRE DOWNDRAFT COOKTOP
- ◆ 2ND SINK IN KITCHEN ISLAND
- ◆ RAISED BREAKFAST BAR AND SPACIOUS AREA FOR DINING
- ◆ DOUBLE OVEN
- ◆ LEATHERED GRANITE COUNTERTOPS
- ◆ LARGE OFFICE WITH DOUBLE DOORS AND CLOSET SPACE
- ◆ SPACIOUS DECK WITH WATER VIEWS OF BACK CREEK IDEAL FOR DINING ON NICE EVENINGS



*\*All information deemed accurate but not guaranteed.*



## Upper Level



- ◆ 3 BEDROOMS WITH SPACIOUS CLOSETS
- ◆ UPPER LEVEL LARGE LAUNDRY ROOM WITH PLENTY OF STORAGE AND LIGHT
- ◆ FULL BATH WITH ATTRACTIVE ROUND WINDOW FEATURE
- ◆ CEILING FANS THROUGHOUT

### **MASTER**

- ◆ PRIVATE BALCONY WITH WATER VIEWS AND LARGE WINDOWS FOR LOTS OF NATURAL LIGHT
- ◆ ELECTRIC FIREPLACE WITH PLENTY OF HEAT AND ATTRACTIVE FLAMES MAKES AN INVITING MASTER SUITE.
- ◆ LARGE SOAKER TUB
- ◆ INCREDIBLY SPACIOUS SHOWER WITH BENCH AND DUAL SHOWER HEADS
- ◆ 2 VANITIES WITH GRANITE COUNTERS
- ◆ TRAY CEILING ADDS HEIGHT
- ◆ 2 VERY LARGE WALK-IN CLOSETS WITH BUILT-IN SHELVING



*\*All information deemed accurate but not guaranteed.*



## Lower Level



- ◆ LARGE LIVING AREA WITH KITCHENETTE
- ◆ GAS FIREPLACE CREATES A COZY ENVIRONMENT FOR ENTERTAINING OR WATCHING A MOVIE
- ◆ 4TH BEDROOM WITH LARGE CLOSET
- ◆ PLENTY OF STORAGE
- ◆ SLIDING GLASS DOOR ENTERS TO BACK YARD
- ◆ PLENTY OF RECESSED LIGHTING WITH PLUSH CARPETING KEEPS THE SPACE LIGHT AND AIRY



*\*All information deemed accurate but not guaranteed.*



## ADDITIONAL FEATURES



- ◆ ATTACHED 1-CAR GARAGE
- ◆ TWO DRIVEWAYS OFFER PARKING FOR 5+ CARS
- ◆ DUAL HEAT ZONES, 1 HEAT PUMP WITH PROPANE BACK-UP AND 1 HEAT PUMP WITH ELECTRIC EMERGENCY BACK-UP
- ◆ PAVER DRIVEWAY
- ◆ FINISHED BASEMENT WITH FIREPLACE, FULL BATH, ADDITIONAL BEDROOM, AND KITCHENETTE WITH WET BAR
- ◆ 1 BLOCK TO COMMUNITY MARINA



*\*All information deemed accurate but not guaranteed.*

**TRAVIS GRAY** | c: 301.641.0809  
o: 410.263.8686  
e: tgray@cbmove.com  
AnnapolisWaterFrontGuide.com | a: 4 church circle, annapolis, md 21401



## CONVENIENT LOCATION



### ◆ CONVENIENT LOCATION CLOSE TO:

- ◆ HISTORIC ANNAPOLIS
- ◆ CITY DOCK
- ◆ SHOPPING
- ◆ RESTAURANTS
- ◆ COUNTY AND COMMUNITY PARKS
- ◆ HEALTH AND WELLNESS SERVICES
- ◆ MARINAS
- ◆ MARITIME MUSEUM
- ◆ ART GALLERIES
- ◆ U.S. NAVAL ACADEMY
- ◆ THEATERS



*\*All information deemed accurate but not guaranteed.*



# BUILDER SPECIFICATIONS

## SUGGESTED SPECIFICATION

August 3, 2016

LOT: 705 GLENDON AVE MODEL: SAGAMORE

THE FOLLOWING STANDARD FEATURES ARE INCLUDED IN THE PRICE OF YOUR HOME.

### KITCHEN:

CABINETS: MANUFACTURED BY WOODMONT, OR EQUAL OPTIONAL RAISED PANEL SEMI CUSTOM CABINETS, MAPLE, HICKORY, OPTIONAL CHERRY

COUNTERTOPS: GRANITE OR CORIAN WITH CHOICE OF COLOR

SINK: DOUBLE BOWL STAINLESS STEEL SINK UNDER MOUNT (CHOICE OF STYLE)

APPLIANCES: STAINLESS STEEL HIGH END APPLIANCES EXACT TYPE & MODEL # T.B.D. DOUBLE OVEN, 4 DOOR REFRIG, GAS DOWN DRAFT COOK-TOP, DISHWASHER, MICROWAVE, AND DISPOSAL

FLOORING: HARDWOOD (SEE HARDWOOD SPEC.)

### MASTER BATH:

WATER CLOSET: TWO PIECE, AMERICAN STANDARD CADET, WHITE ELONGATED, OR KOHLER

VANITIES: WOODMONT, OR EQUAL WITH GRANITE TOPS, BACKSPLASH AND UNDERMOUNT SINK

VANITY FAUCETS: Pfister "PARK AVENUE" WIDE SPREAD (CHOICE OF COLOR)

TUB: SOAKING 6' WHITE TUB FREE STANDING (OPT WHIRL POOL JETS)

TOWEL BARS: CERAMIC OR MIAMI CAREY OR Pfister PARK AVENUE

FLOOR & WALL TILE: 12 X 12 FLOORS & 8 X 10 WALLS WITH DECORTIVE TRIM CERAMIC TILE CHOICE OF COLORS.

MIRRORS: LOCATED OVER BOTH HIS AND HER VANITIES

WALK-IN CLOSETS: DUSTPROOF RUBBER WIRE SHELVING / OPTIONAL CLOSET MAID CUSTOM SHELVING.

### POWDER ROOM:

VANITY WOODMONT, CABINET WITH GRANITE TOP & BACKSPLASH AND UNDERMOUNT SINK / OR PEDESTAL SINK

FAUCET: Pfister "PARK AVENUE" WIDE SPREAD (CHOICE OF COLOR)

*\*All information deemed accurate but not guaranteed.*

# BUILDER SPECIFICATIONS

STANSPEC

## SUGGESTED SPECIFICATION

LOT: 705 GLENDON AVE

MODEL: SAGAMORE

### POWDER ROOM: (CONTINUED)

WATER CLOSET: TWO PIECE, AMERICAN STANDARD, OR KOHLER, WHITE ELONGATED

FLOORING: HARDWOOD OR CERAMIC TILE

TOWEL BAR AND PAPER HOLDER: CERAMIC, MIAMI CAREY, OR Pfister "PARK AVENUE".

MIRROR: POLISHED EDGE MIRROR OVER VANITY

### HALL BATHS:

VANITY: WOODMONT (OR EQUAL) CABINET

VANITY TOPS: CULTURED MARBLE TOP WITH RECESSED OVAL BOWL

FAUCET: Pfister FAUCET "PARK AVENUE".

TUB: FIVE FOOT WHITE STEEL TUB OR CERAMIC TILE SHOWER PAN.

WATER CLOSET: TWO PIECE, AMERICAN STANDARD, OR KOHLER, WHITE ELONGATED

FLOOR & WALL TILE: DAL 6" X 6" or 8"x8" CERAMIC TILE CHOICE OF COLORS WITH DECORTIVE TRIM

MIRROR: MIRRORS OVER VANITIES

### LAUNDRY:

OUTLETS: EQUIPPED WITH 220 OUTLET, DRYER VENTING, WASHER HOOK UP

FLOORING: DAL 12' X 12 " CERAMIC TILE FLOORING

*\*All information deemed accurate but not guaranteed.*



# BUILDER SPECIFICATIONS

STANSPEC.

## SUGGESTED SPECIFICATIONS

LOT: 705 GLENDON AVE

MODEL: SAGAMORE

### INTERIOR:

CARPET: EVANS & BLACK OR EQUAL 30 OZ. CONTINUOUS FILAMENT SAN MIGUEL OR TRINIDAD, TUFTED CUT PILE IN OFFICE, HALLS, BSMT REC ROOM, & BEDROOMS.

HARDWOOD: NUMBER 2 COMMON 3/4" X 3 1/4" TONGUE AND GROOVE RED OAK, SANDED, STAINED AND FINISHED WITH THREE COATS OF POLYURETHANE.  
LOCATION: 1<sup>ST</sup> FLOOR FOYER, POWDER RM & OFFICE/STUDY  
GREAT ROOM  
DINING ROOM  
KITCHEN BREAKFAST

WALL FINISH: 1/2" GYPSUM WALLBOARD, GLUED AND SCREWED OR NAILED (GARAGE INCLUDED)

CEILING FINISH: 1/2" GYPSUM WALLBOARD, GLUED AND SCREWED.

CLOSET SHELVING: DUSTPROOF WIRE RUBBER SHELVING IN ALL CLOSETS.

HARDWARE: SCHLAGE POLISHED BRASS, BRUSHED NICOLE, CHROME, HANDLE

CROWN MOLDING: ONE, TWO, OR THREE PIECE 4 5/8" CROWN MOLD IN MASTER BEDROOM

DOOR HEAD FEATURES: FOYER, OFFICE, STUDY, KITCHEN, BREAKFAST, GREAT ROOM, HALLS, BEDROOMS, BATHROOMS, & REC ROOM (OPTIONAL)

WAINSCOTING: WAINSCOTING WOOD PANELING LINING, FOYER & GREAT ROOM (OPTIONAL)

COFFERED CEILING: COFFERED CEILING WITH BEADED T & G 1 X 6 IN GREAT ROOM (OPTIONAL)

BASE: 5 1/4" BEADED BASE THROUGHOUT

WINDOW TRIM: 3 1/4" BEADED TRIM WITH (OPTIONAL) DOOR HEADS

INTERIOR DOORS: 3-PANEL MASONITE SOLID CORE INTERIOR DOORS

ELECTRIC WIRING: COPPER FOR INTERIOR LIGHTING, SWITCHES AND WALL RECEPTACLES

LIGHTING: RECESSED LIGHTING PER PLAN, OPTIONAL LOCATED BY OWNERS (SEE LIGHTING ALLOWANCE, HOME OWNER SELECTED)

*\*All information deemed accurate but not guaranteed.*

# BUILDER SPECIFICATIONS

STANSPEC

## SUGGESTED SPECIFICATIONS

LOT 705 GLENDON AVE

MODEL: SAGAMORE

TELEPHONE & TV	HOUSE IS PREWIRED WITH 6 EACH PREWIRE: DUAL TV/INTERNET OUTLETS.
SMOKE DETECTOR:	ALL HOUSE TYPES RECEIVE SMOKE DETECTORS FOR FIRE PROTECTION, (1 EA. FLOOR & ALL BEDROOMS)
FIREPLACE:	GREAT ROOM: DIRECT VENT WITH SURROUND & WOOD MANTEL (OPTIONAL: BASEMENT DIRECT VENT & MASTER BED ELECTRIC)
STAIRS & PICKETS	OAK STAIN GRADE, PICKETS PAINTED WHITE, HAND RAIL STAINED CHOICE OF COLOR. BSMT STAIRS CARPET GRADE.
<u>EXTERIOR:</u>	
FOUNDATIONS:	8" OR 10" POURED "CONCRETE BRICK IMPRESSION OR 8" CMU BLOCK
ENTRANCE WALKS:	CONCRETE, (OPTIONAL) SLATE, FLAGSTONE, BRICK OR COBBLESTON
DRIVEWAYS:	ASPHALT (OPTIONAL) COBBLE STONE PAVER
WOOD FRAME CONSTRUCTION:	2" x 6 AND 2" X 4" CUSTOM STICK BUILT CONSTRUCTION
EXTERIOR STUDDING:	2" x 6" SPF STUDS
INTERIOR STUDDING:	2" x 4" SPF STUDS
FLOOR JOISTS:	2" X 10", 2" X 12" GRADED LUMBER OR TJI'S (AS DESIGNED BY THE ARCHITECT)
ROOF TRUSSES/JOISTS:	ENGINEERED WOOD ROOF TRUSSES & HAND CUT JOISTS
FLOOR SHEATHING:	4' x 8' 3/4" TONGUE AND GROOVE FLOOR SHEATHING GLUED AND NAILED
ROOF SHEATHING:	4' x 8' 5/8" OSB EXTERIOR SHEATHING

STANSPEC.

*\*All information deemed accurate but not guaranteed.*



# BUILDER SPECIFICATIONS

## SUGGESTED SPECIFICATIONS

LOT: <u>705 GLENDON AVE.</u>	MODEL: SAGAMORE
<u>EXTERIOR:</u> (CONTINUED)	
WALL SHEATHING:	4' X 8' ½" OSB WRAPPED WITH TYVEK AIR INFILTRATION WRAP
SIDING:	CEDAR IMPRESSION VINYL SHINGLE (OPTIONAL) LP SMART SIDING
TRIM:	FACIA: WHITE ALUMINUM WRAPPED, MAINTENANCE FREE SOFFIT: VENTED OR SOLID BEADED VINYL SOFFIT, MAINTENANCE FREE TRIM: VINYL, (OPTIONAL)LP SMART TRIM OR PVC TRIM BOARDS, MAINTENANCE FREE LOCATION: WINDOWS & DOORS PORCH FREEZE
FRONT PORCH:	CONCRETE: (OPTIONAL) SLATE (COLOR HOMEOWNER SELECTED) FIBERGLASS STRUCTURAL COLUMNS
BALCONY:	EVERGRAIN DECK, WHITE RAILING MAINTENANCE FREE
REAR DECK:	(OPTIONAL): EVERGRAIN DECK, WHITE RAILING LOW MAINTENANCE
WINDOWS:	ANDERSEN DBL. HUNG WINDOWS EXTERIOR WRAPPED IN LP SMART TRIM, INSULATED WINDOWS, TOP SASH GRILLES FOR ALL ELEVATIONS
FRONT ENTRY DOOR:	SIX PANEL FIBER CLASSIC INSULATED WITH GLASS SIDELIGHTS
SG DOORS:	ANDERSEN WOOD PVC, ALUMINUM CLAD DOOR WITH WOOD JAMB, INSULATED GLASS AND WEATHER STRIPPING
EXTERIOR HARDWARE:	SCHLAGE P. BRASS OR BRUSHED NICHOLE WITH SEPARATE MATCHING DEAD BOLTS KEYED ALIKE
PAINT:	A: WALL & CEILING - VINYL LATEX FLAT (UNTHINNED) B: WOODWORK - HIGH GLOSS ENAMEL, LATEX C: 1st COAT SPRAYED, 2nd COAT SPRAYED
EXTERIOR LIGHTS:	(SEE LIGHTING ALLOWANCE HOME OWNER SELECTED)
ROOFING:	CERTAINTeed OR TAMCO FIBERGLASS 30 YEAR, ARCHITECTURAL SHINGLES INSTALLED OVER ICE & WATER FELT. CHOICE OF COLORS

*\*All information deemed accurate but not guaranteed.*

# BUILDER SPECIFICATIONS

## SUGGESTED SPECIFICATIONS

LOT: 705 GLENDON AVE.

MODEL: SAGAMORE

HOSE BIBS: FROST FREE LOCATED TWO EACH HOUSE, REAR AND SIDE

ELECTRICAL OUTLET: GFI OUTLET LOCATED AT FRONT & REAR OF HOUSE

LANDSCAPING: FRONT PLANTING WITH SODDED FRONT YARDS

### MECHANICAL SYSTEMS:

HOT WATER HEATER: 1 EACH 55 GALLON QUICK RECOVERY ELECTRIC, 5 YEAR LIMITED WARRANTY

HEATING & AIR COND: TWO ZONE HEAT AND AIR CONDITIONING.

### MAIN LEVEL & BSMT:

ZONE 1: ELECTRIC AIR CONDITIONING  
HEAT: HEAT PUMP, WITH PROPANE GAS BACK UP  
AIR CONDITIONING: 3.5 TON COOLING

### 2ND FLOOR

ZONE 2: ELECTRIC AIR CONDITIONING, 3 TON COOLING

HEAT: HEAT: HEAT PUMP, ELECTRIC.

### INSULATION:

CEILING INSULATION: R-49 FIBERGLASS BATT. & BLOWN

OVERHANG: R-30 9 1/2" CRAFT FACED FIBERGLASS BATT.

KNEE WALLS: R-21 CRAFT FACED FIBERGLASS BATT.

WALL INSULATION: R-21 CRAFT FACED FIBERGLASS BATT.

MASONRY WALLS INS: R-13 3 1/2" HI PERMAFOIL FIBERGLASS BATT.

FINISHED BASEMENT: R-13 CRAFT FACED FIBERGLASS BATT

AIR INFILTRATION: POLYCEL FOAM ALL PLATE PENETRATION,  
PLUMBING AND ELECTRIC LINES.

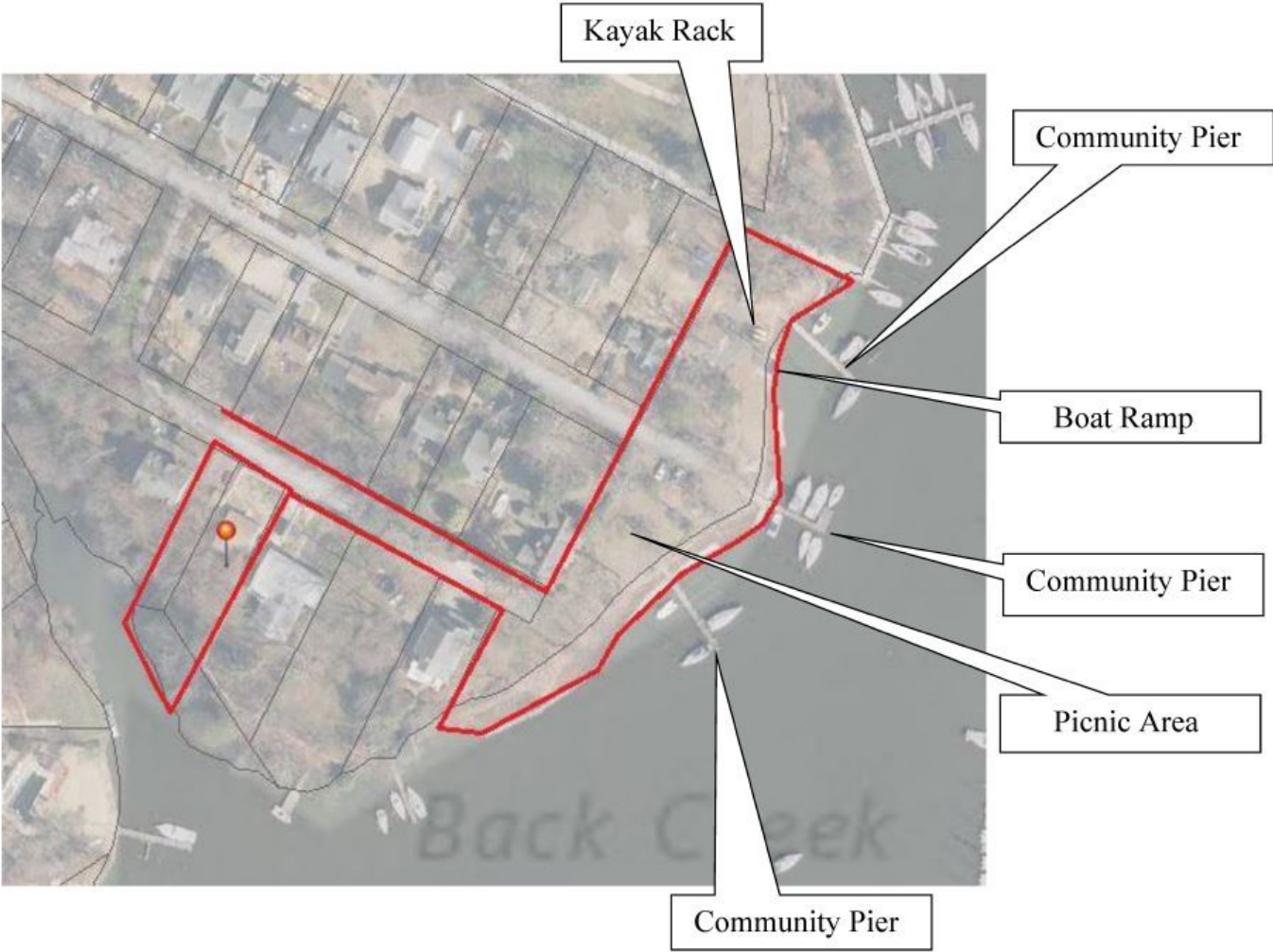
TYVEK WRAP: ALL EXT WALLS, HOUSE & GARAGE

TOTAL "R" VALUE OF WALLS AND ROOF EXCEEDS THAT LISTED ABOVE

*\*All information deemed accurate but not guaranteed.*



# Common Areas





**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 Coldwell Banker (firm name) and Travis Gray (salesperson) are working as:

**(You may check more than one box but not more than two)**

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

\_\_\_\_\_  
Signature (Date) 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 made Name of Individual to whom disclosure made

\_\_\_\_\_  
Agent's Signature (Date)  
Travis Gray

## Buyer Notes: