

RESIDENTIAL REAL ESTATE CONTRACT

SECTION ONE: GENERAL CONTRACT PROVISIONS

1. **DATE OF OFFER:** 06/15/2026
2. **TIME IS OF THE ESSENCE.** Time is of the essence of this Contract. The failure of Seller or Buyer to perform any act as provided in this Contract by a prescribed date or within a prescribed time period shall be a default under this Contract and the non-defaulting party, upon written notice to the defaulting party, may declare this Contract null and void and of no further legal force and effect. In such event, all Deposit(s) shall be disbursed in accordance with the Deposit paragraph of this Contract.
3. **SELLER:** Christine F. Hohmann
4. **BUYER:** Molly Neel and Steve Watkins
5. **PROPERTY:** Seller does sell to Buyer and Buyer does purchase from Seller, all of the following described Property (hereinafter "Property") known as 2503 Guilford Ave located in Baltimore Baltimore City City/County, Maryland, Zip Code 21218, together with the improvements thereon, and all rights and appurtenances thereto belonging.
6. **ESTATE:** The Property is being conveyed: ☐ in fee simple or ☒ subject to an annual ground rent, now existing, in the amount of ninety Dollars (\$90) payable semi-annually, as now or to be recorded among the Land Records of City/County, Maryland.
7. **PURCHASE PRICE:** The Purchase Price is two hundred fifty thousand Dollars (\$250,000).
8. **PAYMENT TERMS:** The payment of the purchase price shall be made by Buyer as follows:
(a) Buyer ☐ has delivered OR ☒ will deliver within 3 Days of the Date of Contract Acceptance an initial Deposit by way of Error in the amount of Error Dollars (\$5,000).
(b) An additional Deposit by way of _____ in the amount of _____ Dollars (\$_____) to be paid _____.
- (c) All Deposits will be held in escrow by: _____.
If Deposit will not be held by a Maryland licensed real estate broker, the parties shall execute a separate written Escrow Agreement that complies with Section 10-802 of the Real Property Article, Annotated Code of Maryland.
- (d) The purchase price less any and all Deposits shall be paid in full by Buyer in cash, wired funds, bank check, certified check or other payment acceptable to the settlement officer at settlement.
- (e) Buyer and Seller instruct broker named in subparagraph (c) above to place the Deposits in: **(Check One)**
☒ A non interest bearing account; OR
☐ An interest-bearing account, the interest on which, in absence of default by Buyer, shall accrue to the benefit of Buyer. Broker may charge a fee for establishing an interest bearing account.
9. **DEPOSIT:** If the Deposit is held by a Broker as specified in Paragraph 8(c) of this Contract, Buyer hereby authorizes and directs Broker to hold the Deposit instrument without negotiation or deposit until the parties have executed and accepted this Contract. Upon acceptance, the initial Deposit and additional Deposits (the "Deposit"), if any, shall be placed in escrow as provided in Paragraph 8(e) of this Contract and in accordance with the requirements of Section 17-502(b)(1) of the Business Occupations and Professions Article, Annotated Code of Maryland. If Seller does not execute and accept this Contract, the initial Deposit instrument shall be promptly returned to Buyer. The Deposit shall be disbursed at settlement. In the event this Contract shall be terminated or settlement does not occur, Buyer and Seller agree that the Deposit shall be disbursed by Broker only in accordance with a Release of Deposit agreement executed by Buyer and Seller. In the event Buyer and/or Seller fail to complete the real estate transaction in accordance with the terms and conditions of this Contract, and either Buyer or Seller shall be unable or unwilling to execute a Release of Deposit agreement, Buyer and Seller hereby acknowledge and agree that Broker may distribute the Deposit in accordance with the provisions of Section



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17-505(b) of the Business Occupations and Professions Article, Annotated Code of Maryland and Section 10-803 of the Real Property Article, Annotated Code of Maryland.

10. **SETTLEMENT:** Date of Settlement 07/08/2026 or sooner if agreed to in writing by the parties.

11. **ADDENDA/DISCLOSURES:** The Addenda checked below, which are hereby attached, are made a part of this Contract:

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| ☐ Affiliated Business Disclosure Notice | ☐ MD Non-Resident Seller Transfer Withholding Tax |
| ☐ Additional As Is Provisions | ☒ Notice to Buyer and Seller – Maryland Residential Property Condition Disclosure Law |
| ☐ ATU/BAT On-Site Sewage Disposal | ☐ Notice & Discl. of Deferred Water & Sewer Charges |
| ☐ Back-Up Contract | ☐ NPL Superfund Site Disclosure |
| ☐ Buyer Request for Seller's Compensation Of Buyer's Broker | ☐ On-Site Sewage Disposal System Inspection |
| ☐ Cash Appraisal Contingency | ☐ Property Inspections |
| ☐ Condominium Resale Notice | ☒ Property Subject to Ground Rent |
| ☐ Conservation Easement | ☐ Purchase Price Escalation |
| ☐ Disclosure of Licensee Status | ☐ Buyer's Sale, Fin., Settlement/Lease of Other Real Estate |
| ☒ Disclosure of Inclusions/Exclusions, Leased Items, & Utilities | ☐ Seller Contribution |
| ☒ Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards | ☐ Seller's Home of Choice |
| ☐ FIRPTA | ☐ Solar Panel |
| ☐ Forest Conservation Act | ☐ Short Sale |
| ☐ Homeowners Association Notice | ☐ Tenant Occupied |
| ☐ Kickout | ☐ Third Party Approval |
| ☐ Local City/County Certifications/Registrations | ☐ Water Quality Test |
| ☒ Local City/County Notices/Disclosure | ☐ Water Yield Test |
| ☒ Maryland Lead Poisoning Prevention Program | |
| ☐ Other Addenda/Special Conditions: | |

As Is Addendum

12. **BUYER AND SELLER MAY EXECUTE THIS CONTRACT ELECTRONICALLY USING ELECTRONIC SIGNATURES:**

Buyer and Seller hereby acknowledge that pursuant to Section 21-101 et seq. of the Commercial Law Article, Annotated Code of Maryland, Buyer and Seller may execute this contract electronically using electronic signatures. If a mortgage or settlement company requires wet signatures, all parties agree to promptly re-sign all the documents. The parties agree that this Contract offer shall be deemed validly executed and delivered by a party if a party executes this Contract and delivers a copy of the executed Contract to the other party by facsimile transmittal or delivers a digital image of the executed document by electronic transmittal.

13. **ENTIRE:** This Contract, together with all exhibits and attachments, contains the final and entire agreement between the parties, and supersedes all other agreements, understandings, or negotiations, oral or written, not herein contained. The parties to this Contract mutually agree that it is binding upon them, their heirs, executors, administrators, personal representatives, successors and, if permitted as herein provided,