

Selling Your Home

Pursuant to the Maryland Homeowners Association Act:

Information to be supplied by homeowner. - The homeowner shall provide the purchaser the following information in writing:

- (1) A statement as to whether the lot is located within a development.
- (2) The current monthly fees, or assessments, imposed by the homeowners association upon the lot.
- (3) A statement of whether any of the fees, assessments, or other charges against the lot are delinquent;
- (3) The name, address, and telephone number of the management agent of the homeowners association, or other officer or agent, authorized by the homeowners association to provide to members of the public, information regarding the homeowners association and the development, or a statement that no agent or officer is presently so authorized by the homeowners association.
- (4) A statement as to whether the owner has actual knowledge of:
 - (i) The existence of any unsatisfied judgments or pending lawsuits against the homeowners association; and
 - (ii) Any pending claims, covenant violations actions, or notices of default against the lot.
- (5) A copy of the articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development, and of other related developments to the extent reasonably available, to which the purchaser shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner's tenants, if applicable.
- (6) Notice of resale to homeowners association.
- (7) Except as provided in paragraph (4) of this subsection, within **twenty (20)** days after a written request by a lot owner other than a declarant, and receipt of a reasonable fee.