

Welcome to the Scenic South River

22 COLLINSON LEE LANE



OFFERED FOR : \$2,199,000

www.22COLLINSONLEE.com

SPECIAL NOTE: See listing agent for information on the possible sale of 25 Collinson Lee, located next door.

**All information deemed accurate but not guaranteed.*

TRAVIS GRAY
AnnapolisWaterfrontGuide.com



**MARTHA
JANNEY**

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 AMONG A VARIETY OF RESTAURANTS AND ECLECTIC BOUTIQUES IN DOWNTOWN ANNAPOLIS ON A CRISP AUTUMN AFTERNOON.



HERE ARE JUST A FEW ANNAPOLIS HIGHLIGHTS:



ANNUAL FESTIVALS:

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

ACTIVITIES FOR LEISURE:

RECREATIONAL PARKS
WALKING TRAILS
WATER SPORTS
SHOPPING

THE ARTS:

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

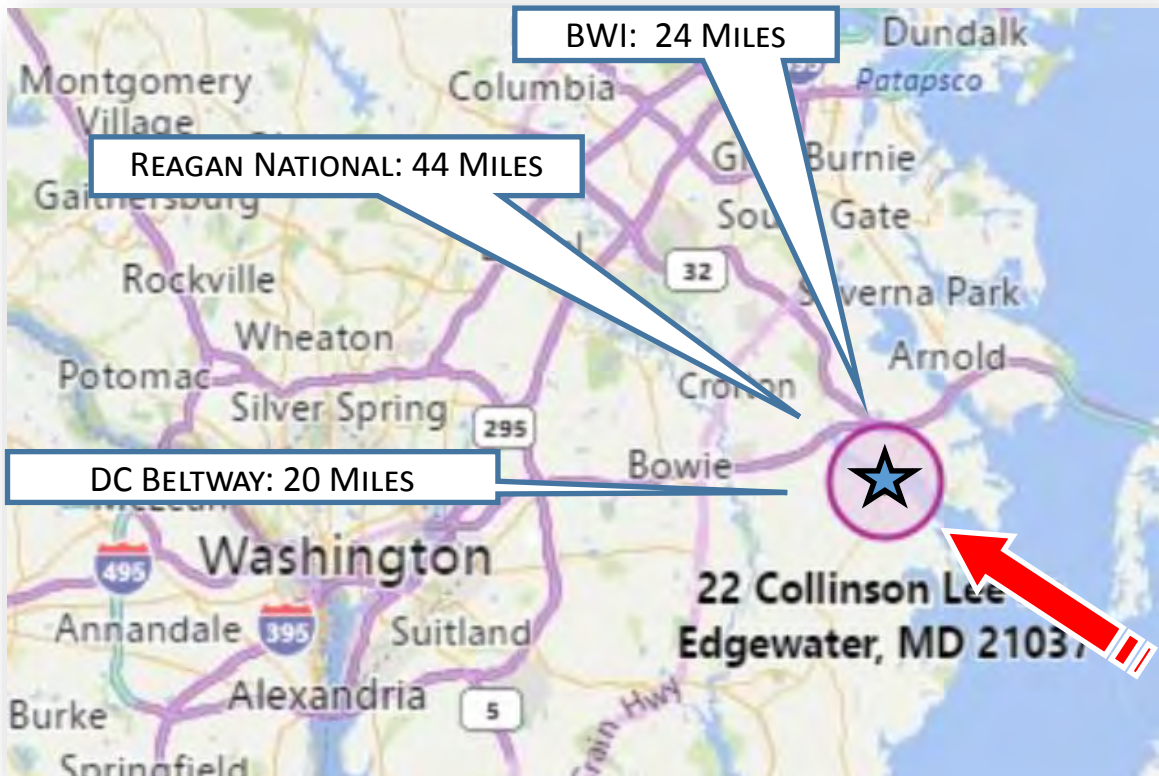
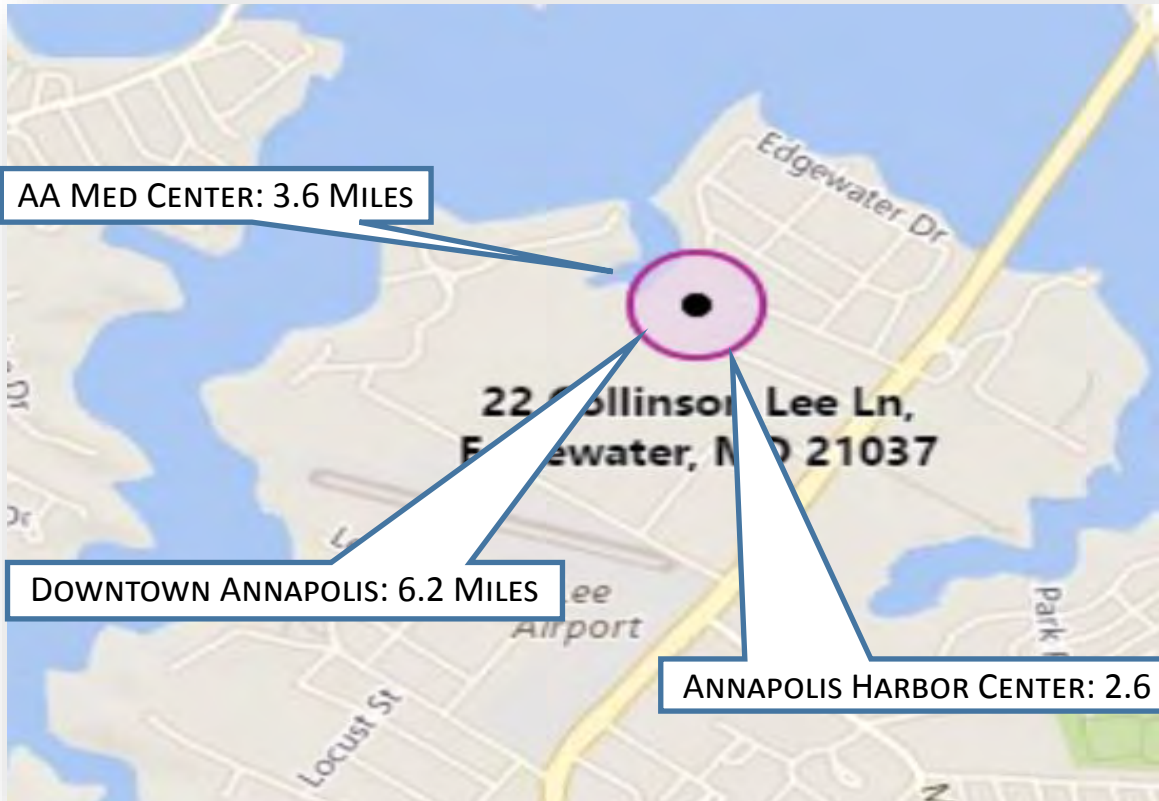


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EXTERIOR



- ◆ RENOVATED IN 2016 BY BAY VIEW BUILDERS
- ◆ 1.52 ACRES
- ◆ FOUR-SIDED, HAND-THROWN BRICK HOME WITH FLEMISH BOND PATTERN
- ◆ POURED WALL CONCRETE FOUNDATION
- ◆ 2 X 6 EXTERIOR WALLS
- ◆ HARDI PLANK AND AZAK TRIM AND FINISHES, ALL EXTERIOR TRIM FEATURES ARE COMPOSITE FOR ZERO MAINTENANCE AND UPKEEP
- ◆ ARCHITECTURAL SHINGLE ROOF, INSTALLED 2006
- ◆ COPPER ROOF ON FRONT ENTRY PORTICO, INSTALLED 8/16
- ◆ 6" HALF-ROUND COPPER GUTTERS WITH GUTTER HELMET
- ◆ CIRCULAR DRIVEWAY TO BRICK FRONT PORCH WITH COPPER ROOF
- ◆ SOLID MAHOGANY DOUBLE SIDED FRONT DOOR WITH SIDE LIGHTS
- ◆ DRIVEWAY RE-SURFACED 9/16
- ◆ BRICK SHED FOR STORAGE WITH FULL GARAGE DOOR, POURED CONCRETE FOUNDATION AND FLEMISH BOND PATTERN TO MATCH HOME
- ◆ SHED HAS FLEMISH BOND BRICK PATTERN TO COMPLEMENT THE HOME



NEW AS OF AUGUST 2016

- ◆ CARPET THROUGHOUT
- ◆ PAINT
- ◆ HARWOOD FLOORS
- ◆ WASHING MACHINE
- ◆ COPPER ROOF ON THE PORTICO
- ◆ BLUE STONE PATIO
- ◆ TOTO TOILETS IN ALL BATHROOMS
- ◆ GRANITE COUNTERTOPS IN ALL BATHROOMS
- ◆ HOUSE UPGRADED TO CAT6 WIRING THROUGHOUT (FROM CAT5)
- ◆ FIREPLACE LOG SET, FLU & CHIMNEY 6/16

◆ NEW DRIVEWAY (RE-SURFACED) 7/16
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OUTDOOR ENTERTAINING



- ◆ BLUESTONE LOWER PATIO, RESET IN NEW CONCRETE 8/16
- ◆ CUSTOM OUTDOOR KITCHEN AREA WITH INVITING OUTDOOR WOOD-BURNING FIREPLACE, STAINLESS STEEL LYNX SINK AND INSULATED BEVERAGE STATION, LYNX PROPANE GRILL WITH PROSEAR AND 2 BURNER COOKTOP AND GRANITE COUNTERTOP
- ◆ SECOND SEATING AREA WITH WATERFRONT OUTDOOR GAS FIRE PIT ON FLAGSTONE PATIO. 90,000 BTU WITH NATURAL LOOK AND SUPER TALL FLAMES, ZERO MAINTENANCE
- ◆ SCREENED PORCH OFF KITCHEN WITH FAN, DINING SPACE AND BUILT-IN SPEAKERS
- ◆ SYNTHETIC, LOW-MAINTENANCE FLOORING
- ◆ WATERFALL POND FEATURE WITH AUTO FILL AND LIGHTING
- ◆ STONE KNEE-WALL FRAMING THE PATIO AND LEADING THE EYE TO THE WATER
- ◆ COVERED REAR SEATING AREA WITH TWO CEILING FANS, RECESSED LIGHTS, AND STEPS TO THE STONE PATIO AND WOOD-BURNING FIREPLACE

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INTERIOR



- ◆ INSULATION BETWEEN ALL FLOORS AND BETWEEN MASTER BEDROOM AND OTHER ROOMS FOR ADDITIONAL SOUND "PROOFING"
- ◆ 7" PLANK TREE-CUT OAK FLOORING WITH GLITZA FINISH ON MAIN AND UPPER LEVELS. NEW IN 8/16
- ◆ 10 FOOT CEILINGS (ALL LEVELS) FRAMED BY 8" CROWN MOLDING
- ◆ 8' WEATHERSHIELD WINDOWS WITH TRANSOM AND 20 YEAR WARRANTY
- ◆ WINDOWS TILT FOR EASY CLEANING
- ◆ 5" WHITE ADAMS CASINGS ON ALL WINDOWS
- ◆ 8" WHITE BASE TRIM THROUGHOUT
- ◆ SMART HOME WIRING PACKAGE THROUGHOUT HOME FOR AUDIO AND VIDEO DISTRIBUTION
- ◆ BUILT-IN SPEAKERS IN CEILING IN MOST ROOMS IN THE HOME
- ◆ CURVED STAIRCASE WITH NEW CARPET, INSTALLED 8/16
- ◆ MAIN CHANDELIER ON A REMOTE CHAIN FOR EASY ACCESS AND CLEANING
- ◆ MUDROOM WITH CUSTOM CLOSET SYSTEM
- ◆ RECESSED LIGHTING THROUGHOUT
- ◆ NEW TOTO TOILETS IN EACH BATHROOM AS OF 8/16
- ◆ NEW GRANITE AND NEW SINK BASINS IN ALL BATHROOMS AS OF 8/16
- ◆ FULLY RENOVATED FULL BATHROOM AS OF 8/16
- ◆ CEILING FANS IN ALL BEDROOMS, PLAYROOM, AND OFFICE
- ◆ MAIN LEVEL LAUNDRY ROOM WITH DRY CLEANING FEATURE
- ◆ CONVENIENT UTILITY SINK IN LAUNDRY ROOM



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LIBRARY AND GREAT ROOM



LIBRARY

- ◆ GORGEOUS, CUSTOM-BUILT SOLID AFRICAN MAHOGANY LIBRARY WITH COFFERED CEILING
- ◆ CUSTOM-BUILT BENCH SEATING BY ATLANTIC WOODWORKING

GREAT ROOM

- ◆ CUSTOM CABINETRY WITH SHELVING AND DOORS BY ATLANTIC WOODWORKING
- ◆ UNIQUE RETRACTABLE TV MOUNTS TO CONCEAL AND STORE TV WHEN ENTERTAINING
- ◆ INTEGRATED LED ACCENT LIGHTING
- ◆ LOCAL 5.1 "THEATER"
- ◆ CROWN MOLDING, CHAIR RAIL, SCONCES, AND CHANDELIER IN DINING ROOM
- ◆ FIREPLACE WITH GAS LOG SET AND REMOTE, INSTALLED 7/16
- ◆ LIVING ROOM GAS FIREPLACE IS FULLY VENTED (CAN BE CONVERTED TO WOOD BURNING BY TAKING OUT THE GAS INSERT)

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KITCHEN AND DINING AREA



- ◆ WALK-IN PANTRY WITH CUSTOM CLOSET SYSTEM
- ◆ BUTLER PANTRY WITH GRANITE COUNTERTOP AND CHERRY CABINERY
- ◆ GRANITE COUNTERTOPS WITH DOUBLED THICKNESS AND CONTOURED EDGES
- ◆ RAISED ISLAND WITH DOUBLE DEPTH AND 6 BAR STOOLS
- ◆ SOLID CHERRY CABINERY
- ◆ GE MICROWAVE
- ◆ SUB ZERO 60 BOTTLE DUAL ZONE WINE COOLER (2016)
- ◆ VIKING PROFESSIONAL DOUBLE WALL OVEN WITH WARMING DRAWER
- ◆ VIKING 6-BURNER COOKTOP WITH TILE BACKSPLASH AND POT FILLER FAUCET
- ◆ SUB ZERO 695 DOUBLE DOOR REFRIGERATOR/FREEZER WITH CHERRY PANELS
- ◆ KITCHENAIDE ICE MAKER
- ◆ ASKO DISHWASHER
- ◆ FLOOR-TO-CEILING 8' WINDOWS WITH TRANSOM
- ◆ FRENCH DOORS LEADING TO REAR DECK AND TO SCREENED PORCH
- ◆ LARGE KITCHEN DINING SPACE WITH WATER VIEWS



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MASTER BEDROOM SUITE



- ◆ NEW CARPETING AS OF 8/16
- ◆ GAS FIREPLACE WITH REMOTE AND MARBLE SURROUND
- ◆ CUSTOM MANTLE BUILT BY ATLANTIC WOODWORKING
- ◆ PRIVATE WATER VIEW DECK OFF BEDROOM
- ◆ TRAY CEILING TO 12' HEIGHT
- ◆ CEILING FAN
- ◆ TWO WALK-IN CLOSETS WITH CUSTOM CLOSET SYSTEM WITH CABINERY
- ◆ NEW GRANITE VANITY TOPS, SINKS AND TOTO TOILETS AS OF 8/16.
- ◆ CUSTOM KOHLER STEAM SHOWER WITH 6 SHOWER HEADS AND BENCH SEAT
- ◆ HEATED TILE FLOORS IN MASTER BATH
- ◆ WIRED FOR TV
- ◆ CORNER TUB WITH JETS

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BEDROOMS



GUEST BEDROOMS

- ◆ GENEROUSLY SIZED MAIN LEVEL GUEST BEDROOM WITH 10' CEILING AND DEDICATED FULL BATH
- ◆ 8 FOOT TALL CLOSET DOOR WITH WALK-IN CLOSET
- ◆ LOW-PILE, HIGH QUALITY CARPET
- ◆ CEILING FAN
- ◆ NEW STANDING GLASS SHOWER IN BATH WITH SLIDING GLASS "BARN DOORS" IN MAIN LEVEL GUEST ROOM AS OF 8/16
- ◆ GRANITE VANITY TOP WITH CUSTOM VANITY
- ◆ CUSTOM WOOD BLINDS



UPPER LEVEL BONUS ROOM

- ◆ PLAY ROOM OR GUEST ROOM WITH FIVE DORMERS
- ◆ SIX GENEROUS EAVES FOR STORAGE
- ◆ INTERCOM
- ◆ CEILING FAN

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BEDROOMS WITH JACK-AND-JILL BATHROOM



- ◆ NEW CARPETING AS OF 8/16
- ◆ BLACKOUT AUTOMATIC BLINDS
- ◆ WALK IN CLOSETS WITH CUSTOM CLOSET SYSTEMS, INSTALLED 8/16
- ◆ AUTOMATED ROOM DARKENING BLINDS
- ◆ WAINSCOTING FEATURE WITH DEEP LEDGE
- ◆ BUILT-IN SPEAKERS LINKED TO HOME AUDIO SYSTEM
- ◆ BUDDY-BATH WITH LEATHERED GRANITE AND DOUBLE VANITY
- ◆ HEAT-LIGHT-FAN
- ◆ DEEP TUB

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LOWER LEVEL



- ◆ FULLY FINISHED
- ◆ HOME OFFICE WITH 10' CEILING
- ◆ FULL BATHROOM WITH HONED GRANITE VANITY CONNECTING BOTH BEDROOMS
- ◆ HOME GYM OR GUEST BEDROOM WITH 10' CEILING AND LEGAL EGRESS WINDOW
- ◆ HOME GYM HAS WALL-TO-WALL RUBBER ATHLETIC FLOORING CUSTOM FLOORING FROM MODERN CARPET ONE, 2016

CUSTOM BAR IN BASEMENT

- ◆ CUSTOM CHERRY "WALK BEHIND" BAR BUILT BY ATLANTIC WOODWORKING WITH BRASS BAR AT FOOT LEVEL FOR ENTERTAINING COMFORT
- ◆ GRANITE COUNTERTOPS AND STAINLESS STEEL SINK
- ◆ DUAL FISHER-PAYKEL DOUBLE DRAWER DISHWASHER
- ◆ ICEMAKER, DOUBLE TRASH BIN, GE SPACE MAKER MICROWAVE AND GE REFRIGERATOR/FREEZER WITH ICEMAKER
- ◆ UP-LIGHTED BOTTLE RACKS SHELVING
- ◆ TV MOUNT IN BAR



THEATER ROOM

- ◆ AUDIO/VIDEOPHILE CALIBER CUSTOM HOME THEATER: COMPLETELY SOUND-PROOFED, WRAPPED IN ACOUSTICAL MATTING AND FLOATING DRYWALL BEHIND CHERRY VENEER
- ◆ ACOUSTICAL SOUND TILES AND IN-WALL SPEAKERS
- ◆ CUSTOM CHERRY WOODWORKING, COFFERED CEILINGS AND CUSTOM ACCENT LIGHTING
- ◆ INTEGRATED B&W IN-WALL SPEAKERS, NEW 6/16
- ◆ CARPET NEW, 2016
- ◆ CEILING PRE-WIRED FOR DOLBY ATMOS INSTALLATION
- ◆ THEATER FURNITURE AND PROJECTION EQUIPMENT IS NEGOTIABLE



GOLF SIMULATOR GAME ROOM IN BASEMENT

- ◆ GOLF SIMULATOR GAME SANCTIONED BY THE PGA, MADE BY ABOUT GOLF (ABOUTGOLF.COM), INSTALLED IN 2009 (\$45K PACKAGE)
- ◆ OPTION TO PURCHASE; OTHERWISE DOES NOT CONVEY
- ◆ OSB SHEATHING IN ROOM WALLS

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WATER FEATURES



- ◆ SHARED PIER WITH SHARED USE AGREEMENT (2006)
- ◆ TWO, SEPARATE WATER AND ELECTRICITY FEEDS FOR EACH PIER USER
- ◆ 220V POWER AND ELECTRICAL BOX AT PIER
- ◆ SMOOTH, SLOPING, LANDSCAPED PATH TO PIER
- ◆ PIER ON PROTECTED SPRING COVE FEEDING TO SOUTH RIVER
- ◆ COMPOSITE BULKHEAD MATERIAL WITH 50 YEAR WARRANTY
- ◆ TWO MAGNUM BOATLIFTS LIFTS AT PIER

- ◆ FIRST LIFT IS 40,000 LB (E-GEAR UPGRADE)
- ◆ SECOND LIFT IS A 20,000 LB PLATFORM LIFT FOR MULTI-CRAFT USE

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UTILITIES

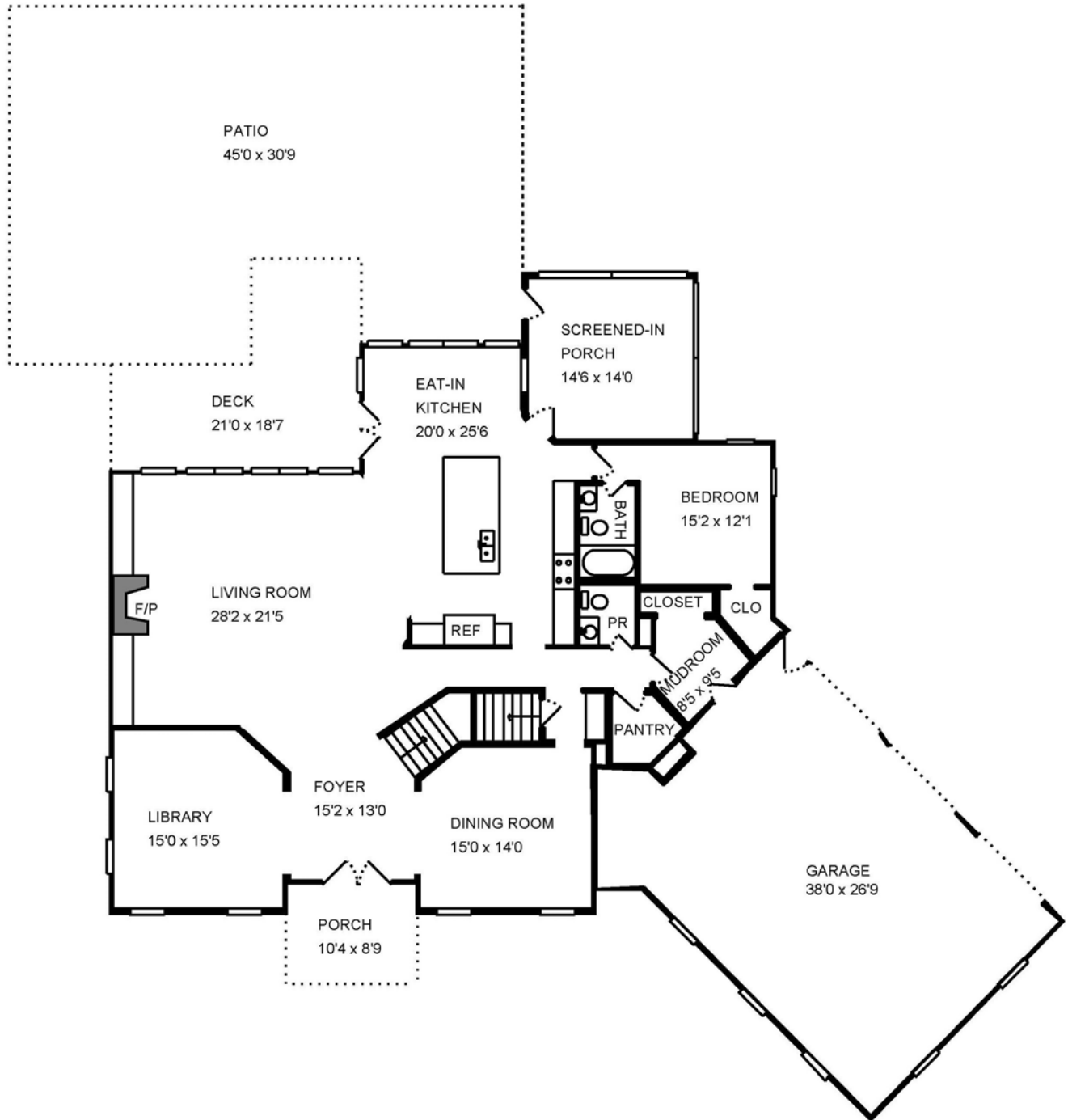
- ◆ BURIED 1000 GALLON LP TANK (OWNED)
- ◆ FOUR HEATING AND COOLING ZONES, ONE FOR EACH FLOOR AND ONE FOR BONUS ROOM
- ◆ HEAT-PUMP HEAT BACKED UP WITH FOSSIL FUEL KITS TO 2 LIQUID PROPANE GAS FURNACES IN BASEMENT
- ◆ SECURITY: GUARDIAN ACTIVE MONITORING SYSTEM
- ◆ GLASS-BREAK, SMOKE AND MOTION DETECTORS, AND EVERY WINDOW AND DOOR CONTAIN SENSOR
- ◆ LEAK DETECTION BUILT INTO MAIN LINE OF HOME
- ◆ ALL INTERIOR AND EXTERIOR SECURITY LIGHTS CONVERTED TO LED, 8/16
- ◆ WATER TREATMENT SYSTEM WITH SALT AND CHEMICALS SERVICED BY PHELPS
- ◆ REVERSE OSMOSIS IN MAIN KITCHEN
- ◆ CONSTANT PRESSURE PUMP
- ◆ NEW APRILAIRE WHOLE HOME HUMIDIFICATION SYSTEM, INSTALLED 8/16
- ◆ HOME IS ALL CPVC WITH HOT WATER RECIRC PUMP INSTALLED FOR INSTANT HOT WATER EVERYWHERE IN THE HOME
- ◆ FLO-LOGIC WHOLE HOME WATER MANAGEMENT AND LEAK DETECTION SYSTEM, INSTALLED 8/16
- ◆ SUMP PIT IN BASEMENT OFFICE CLOSET
- ◆ 25K GENERAC WHOLE HOME STANDBY GENERATOR PURCHASED NEW 2012. AUTOMATIC TRANSFER SWITCH INTEGRATED TO ELECTRICAL PANEL AUTOMATICALLY TURNS ON GENERATOR AND POWERS THE ENTIRE HOME WITHOUT HAVING TO DO ANYTHING. UNIT SHUTS ITSELF OFF WHEN POWER IS RESTORED. IT IS FUELED BY SAME 1000 GALL ON LP TANK THAT FEEDS THE HOME APPLIANCES.
- ◆ NEW ATTIC FAN, INSTALLED 8/16
- ◆ WHOLE-HOME AUDIO SYSTEM, ELAN
- ◆ AUTOMATED ROOM-DARKENING BLINDS (3 MAIN BEDROOMS)
- ◆ 26 ZONE IRRIGATION SYSTEM MANAGED BY ATLANTIC LIGHTING AND IRRIGATION
- ◆ MULTI-ZONED OUTDOOR LANDSCAPE LIGHTING, INSTALLED BY ATLANTIC LIGHTING AND IRRIGATION
- ◆ LED LIGHTING THROUGHOUT HOME
- ◆ SEPTIC CLEANED AND MAINTAINED BY STATEWIDE
- ◆ RAIN-GARDEN MITIGATION AREA ON LEFT SIDE OF HOME



- ◆ 3 CAR GARAGE WITH PREMIER GARAGE FLOORING
- ◆ CUSTOM GARAGE CABINETRY
- ◆ ALL APPLIANCES AND HVAC SERVICED 8/16

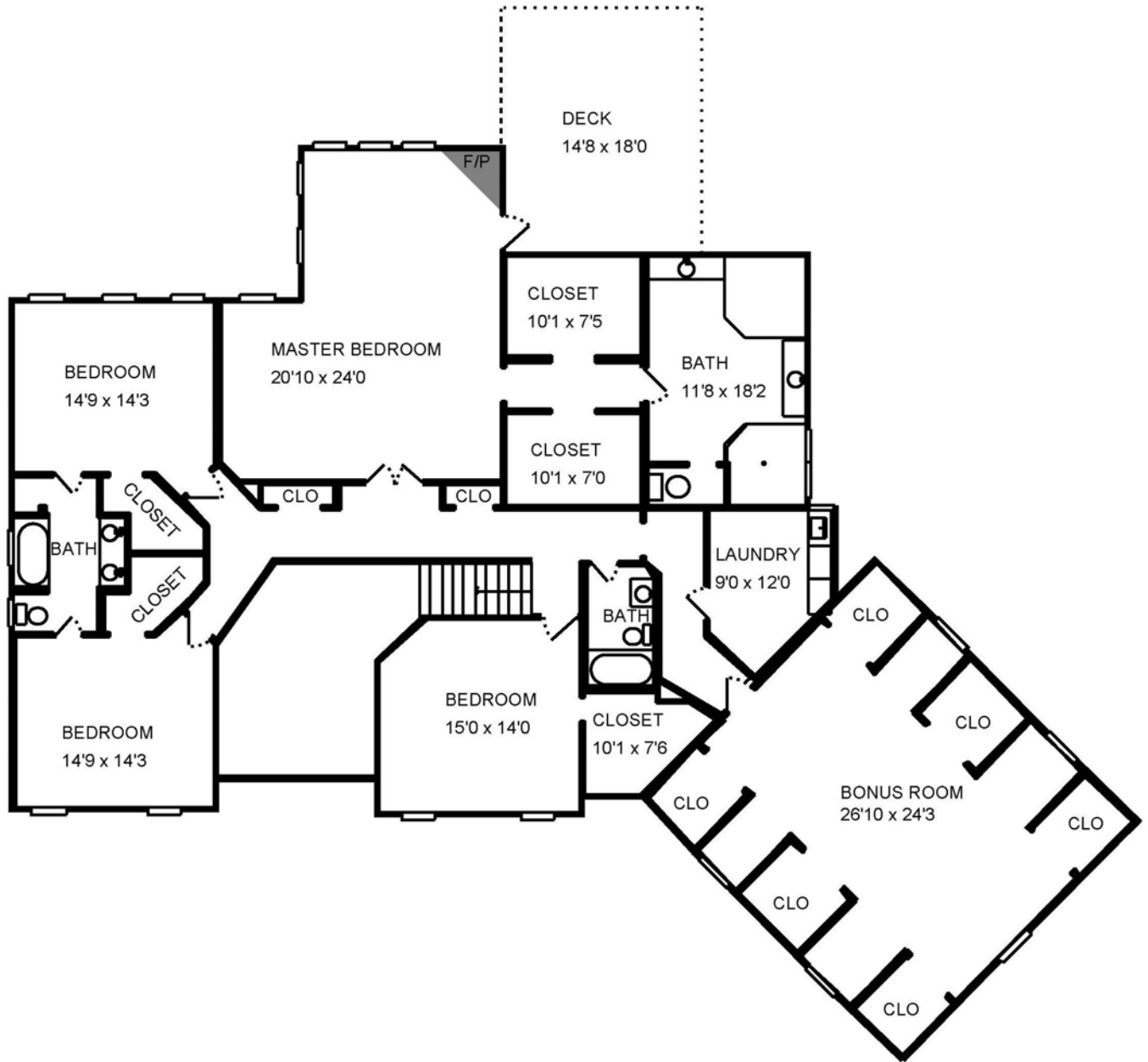
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MAIN LEVEL



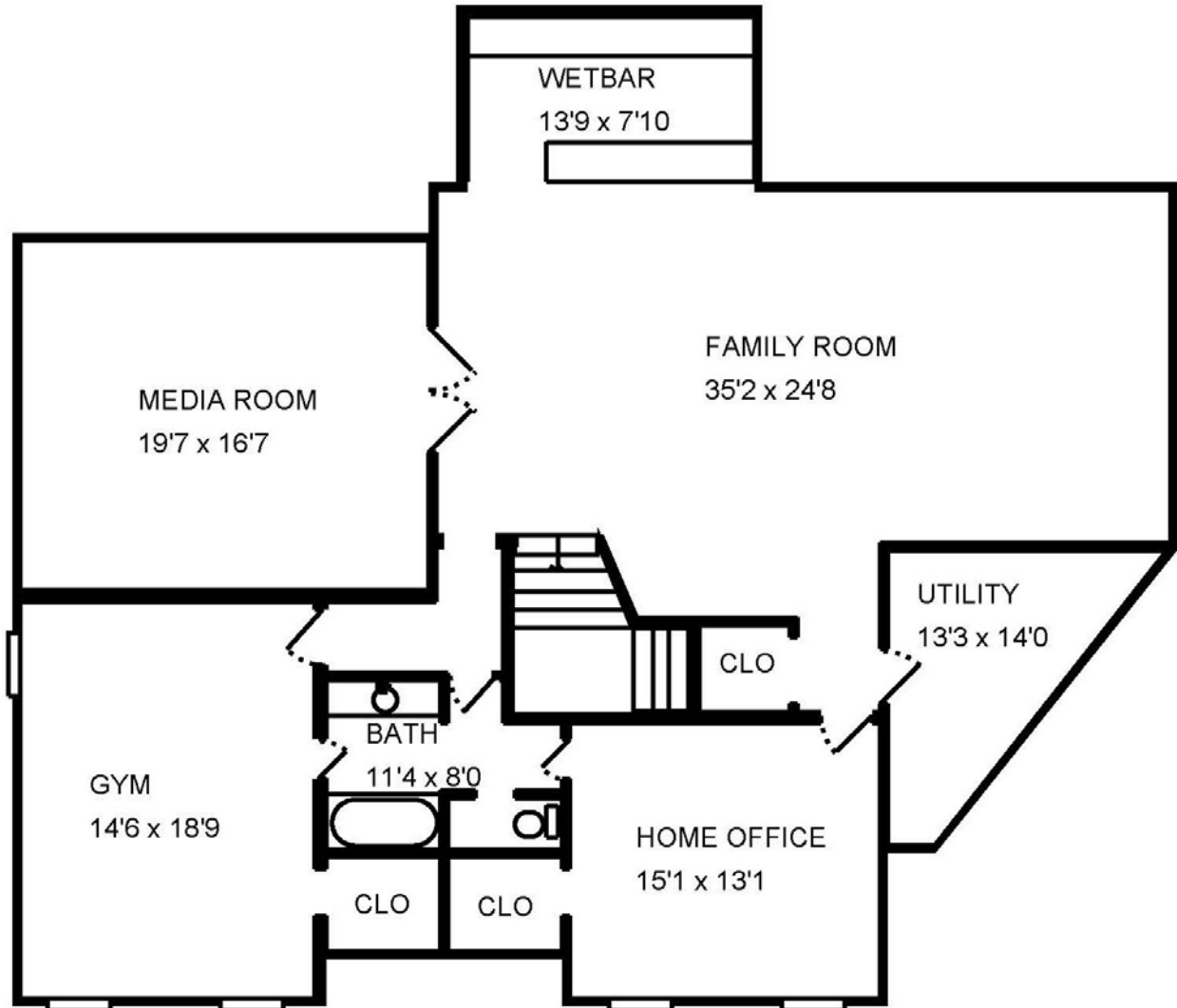
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UPPER LEVEL



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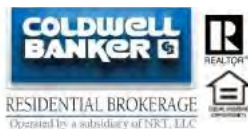
BASEMENT



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JANNEY**



**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.

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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 Residential Brokerage (firm name) and Martha Janney 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	9/8/16 (Date)	 Signature	9/8/16 (Date)
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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)

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Buyer Notes:

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