



**FIRST-TIME MARYLAND HOME BUYER
TRANSFER AND RECORDATION TAX ADDENDUM**

FOR USE ONLY WHEN AN INDIVIDUAL HAS NEVER OWNED RESIDENTIAL REAL PROPERTY IN THE STATE OF MARYLAND. TO QUALIFY AS A FIRST-TIME MARYLAND HOME BUYER, EACH BUYER MUST SIGN A STATEMENT UNDER OATH STATING THAT:

- (A.) THE BUYER HAS NEVER OWNED RESIDENTIAL REAL PROPERTY IN MARYLAND THAT HAS BEEN THE INDIVIDUAL'S PRINCIPAL RESIDENCE; AND
- (B.) THE RESIDENCE WILL BE OCCUPIED AS A PRINCIPAL RESIDENCE; OR
- (C.) THE BUYER IS A CO-MAKER OR GUARANTOR OF A MORTGAGE OR DEED OF TRUST TO BE SECURED BY THE PROPERTY AND THE CO-MAKER OR GUARANTOR WILL NOT OCCUPY THE PROPERTY AS A PRINCIPAL RESIDENCE.

ADDENDUM # _____ dated _____ to Contract of Sale dated _____ ,
 between Buyer _____
 and Seller _____
 for Property known as _____ .

STATE TRANSFER TAX, RECORDATION TAX AND LOCAL TRANSFER TAX

1. BUYER IS A FIRST-TIME MARYLAND HOME BUYER WHO WILL RESIDE IN THE PROPERTY AND SECTION 14-104 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PROVIDES:
 - (A.) THE BUYER'S PORTION OF THE STATE TRANSFER TAX IS WAIVED;
 - (B.) THE STATE TRANSFER TAX IS REDUCED TO 0.25% OF THE SALES PRICE OF THE PROPERTY AND SHALL BE PAID BY THE SELLER; AND
 - (C.) THE ENTIRE AMOUNT OF RECORDATION TAX AND LOCAL TRANSFER TAX SHALL BE PAID BY THE SELLER UNLESS THERE IS AN EXPRESSED AGREEMENT BETWEEN BUYER AND SELLER THAT THE RECORDATION TAX AND LOCAL TRANSFER TAX WILL NOT BE PAID ENTIRELY BY THE SELLER.

RECORDATION TAX AND LOCAL TRANSFER TAX

2. BUYER AND SELLER AGREE THAT THE COST OF RECORDATION TAX AND LOCAL TRANSFER TAX SHALL BE PAID AS FOLLOWS: **(MARK ONE)**
 - BUYER TO PAY
 - SELLER TO PAY
 - BUYER AND SELLER TO PAY EQUALLY
 - OTHER AS FOLLOWS: _____

All other terms and conditions of the Contract of Sale remain in full force and effect.

Buyer Signature	Date	Seller Signature	Date
Buyer Signature	Date	Seller Signature	Date

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