



First-Time Maryland HomeBuyer Transfer and Recordation Tax Addendum

For use when the Purchaser has never owned real property in State of Maryland that was used as their principal residence.

The Contract of Sale dated _____, Address _____
City _____, State _____ Zip _____ Lot: _____
Block/Square: _____ Unit: _____ Section: _____ Tax ID# _____
Parking Space(s) # _____ Storage Unit(s) # _____ Subdivision/Project: _____
between Seller _____ and
Buyer _____ is hereby amended
by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

I. Definition of First-Time Maryland Homebuyer.

In order to qualify as a First-Time Maryland Homebuyer, each Buyer must sign a statement under oath stating that:

- A. 1. Such Buyer has never owned residential real property in Maryland that has been used as the individual's principal residence; AND
- 2. The Property will be occupied by such Buyer as the Buyer's principal residence;
- OR
- B. 1. Such Buyer is a co-maker or guarantor of a Purchase Money Mortgage or Deed of Trust to be secured by the property AND
- 2. Such Buyer will not occupy the property as a principal residence.

II. State Transfer Tax, Recordation Tax and Local (County) Transfer Tax.

Buyer is a First-Time Maryland Homebuyer and, as such, Section 14-104 of the Real Property Article, and Section 13-203(b) of the Tax-Property Article, of the Annotated Code of Maryland provides that:

- A. The State Transfer Tax is reduced from 0.5% to 0.25% of the consideration payable;
- B. The entire amount of State Transfer Tax shall be paid by Seller; and
- C. The entire amount of the Recordation Tax and the Local (County) Tax shall be paid by the Seller unless there is an expressed written agreement between Buyer and Seller that the Recordation Tax and the Local (County) Transfer Tax will not be paid entirely by the Seller.

III. Agreement Regarding Recordation Tax and Local (County) Transfer Tax:

Buyer and Seller agree that the cost of the Recordation Tax and the Local (County) Transfer Tax shall be paid as follows:

- Buyer to pay.
Note: Seller shall still pay the non-waived portion of the State Transfer Tax.
- Seller to pay.
- Buyer and Seller to pay equally.
- Other as follows: _____

Seller Date Buyer Date

Seller Date Buyer Date

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