



## DISCLOSURE OF LICENSEE STATUS

Buyer(s)/Tenant(s): \_\_\_\_\_

Seller(s)/Landlord(s): BHG Ventures, LLC

Property Address: 133 Bonifant Rd, Silver Spring, MD 20905

This is to give notice that John Burgess / Ernest Loffler (INSERT NAME) hereby discloses that he/she is a Maryland real estate licensee **AND (CHECK THE APPROPRIATE BOX):**

☐ is the Buyer/Tenant of the Property or, if the Buyer/Tenant of the Property being purchased or leased is a business entity, has an ownership interest in such business entity;

☒ is the Seller/Landlord of the Property or, if the Seller/Landlord of the Property being sold or leased is a business entity, has an ownership interest in such business entity;

☐ is acting on behalf of or representing the Buyer/Tenant who is a member of the real estate licensee's immediate family\*;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate brokerage with which the real estate licensee is affiliated;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of a team or group of which the real estate licensee is a member;

☐ is acting on behalf of or representing the Buyer/Tenant who is an employee of the real estate licensee;

☐ is acting on behalf of or representing the Seller/Landlord who is a member of the real estate licensee's immediate family\*;

☒ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate brokerage with which the real estate licensee is affiliated;

☐ is acting on behalf of or representing the Seller/Landlord who is an employee of a team or group of which the real estate licensee is a member; or

☐ is acting on behalf of or representing the Seller/Landlord who is an employee of the real estate licensee.

**\*Immediate family includes a spouse or domestic partner, child, stepchild, child's spouse, stepchild's spouse, parent, sibling, grandparent, or grandchild.**

\_\_\_\_\_  
Buyer/Tenant Signature Date

DocuSigned by:  
Ernest Loffler 04/30/2025  
01AE3337A5E69D  
\_\_\_\_\_  
Seller/Landlord Signature Date  
BHG Ventures, LLC

\_\_\_\_\_  
Buyer/Tenant Signature Date

\_\_\_\_\_  
Seller/Landlord Signature Date



10/17



©Copyright 2017 Maryland REALTORS®. For use by REALTOR® members of Maryland REALTORS® only. Except as negotiated by the parties to the Contract, this form may not be altered or modified in any form without the prior expressed written consent of Maryland REALTORS®.



## AFFILIATED BUSINESS DISCLOSURE STATEMENT

To: **BHG Ventures LLC**

From: Samson Properties

Date: **04/30/2025**

This is to give you notice that Samson Properties has business relationships with the settlement services providers listed below:

Cardinal Title Group, LLC, a title insurance agency. The owner of Samson Properties holds a 100 percent ownership interest in Cardinal Title.

First Heritage Mortgage, LLC, a mortgage lender. The owner of Samson Properties has an ownership interest in First Heritage Mortgage, LLC through a limited liability company called Cardinal Investment Group 14, LLC, which owns 5% of First Heritage Mortgage, LLC.

Cardinal Title PLLC, a law firm. An employee of Cardinal Title Group owns Cardinal Title PLLC.

Because of these relationships, this referral may provide the owner of Samson Properties and a certain employee with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

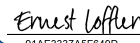
| PROVIDER AND SETTLEMENT SERVICE | CHARGE OR RANGE OF CHARGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cardinal Title Group, LLC       | Standard Settlement Fee – Virginia: \$500–\$1,000 (Buyer & Seller)<br>Standard Settlement Fee – Maryland: \$495–\$1,000 (Buyer & Seller)                                                                                                                                                                                                                                                                                                                                                                                            |
| Cardinal Title Group, LLC       | <u>District of Columbia Fees –</u><br>Buyer Settlement Fee: \$695.00<br>Seller Settlement Fee: \$495.00<br>Title Abstract Fee: \$275.00–\$400.00<br>Survey: \$250.00<br>Release Tracking Fee: \$35–\$70.00<br><u>Owner's Title Insurance – DC -</u> Rate per \$1000 of Sale Price<br>\$0 to \$250,000 of liability written: \$5.70/\$6.84 Enhanced<br>\$250,001 and up to \$500,000: \$5.10/\$6.12 Enhanced<br>\$500,001 and up to \$1,000,000: \$4.50/\$5.40 Enhanced<br>\$1,000,001 and up to \$5,000,000: \$3.90/\$4.68 Enhanced |

|                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                           | <p>\$5,000,001 and up to \$15,000,000: \$1.05/\$1.26 Enhanced<br/> Over \$15,000,001: \$.90/\$1.08 Enhanced<br/> <u>Lender Required Title Insurance– DC</u> - Rate per \$1000 of Sale Price<br/> \$0 to \$250,000 of liability written: \$4.50/\$5.40 Enhanced<br/> \$250,001 and up to \$500,000: \$3.90/\$4.68 Enhanced<br/> \$500,001 and up to \$1,000,000: \$3.30/\$3.96 Enhanced<br/> \$1,000,001 and up to \$5,000,000: \$2.70/\$3.24 Enhanced<br/> \$5,000,001 and up to \$15,000,000: \$0.85/\$1.02 Enhanced</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Cardinal Title Group, LLC | <p><u>Owner's Title Insurance – Virginia</u> - Rate per \$1000 of Sale Price<br/> Up to \$250,000 of liability written: \$4.10 / \$4.92 Enhanced<br/> Over \$250,000 and up to \$500,000, add: \$3.90 / \$4.68 Enhanced<br/> Over \$500,000 and up to \$1,000,000, add: \$3.60 / \$4.32 Enhanced<br/> Over \$1,000,000 and up to \$2,500,000, add: \$2.40 / \$2.88 Enhanced<br/> Over \$2,500,000 and up to \$5,000,000, add: \$2.10 / \$2.52 Enhanced<br/> Over \$5,000,000 and up to \$10,000,000, add: \$1.85 / \$2.22 Enhanced<br/> Over \$10,000,000 and up to \$20,000,000, add: \$1.70 / \$2.04 Enhanced<br/> Over \$20,000,000: Call company for quote</p> <p><u>Lender Required Title Insurance – Virginia</u> – Rate per \$1,000 of LA<br/> Up to \$250,000: \$3.05<br/> Over \$250,000 up to \$500,000: \$2.85<br/> Over \$500,000 up to \$1,000,000: \$2.40<br/> Over \$2,000,000 up to \$5,000,000: \$1.60</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Cardinal Title Group, LLC | <p><u>Owner's Title Insurance – Maryland</u> - Rate per \$1,000 of Sale Price<br/> Up to \$250,000: \$5.15 Basic / \$6.18 Enhanced<br/> Over \$250,000 up to \$500,000: \$4.40 Basic / \$5.28 Enhanced<br/> Over \$500,000 up to \$1,000,000: \$3.75 Basic / \$4.80 Enhanced</p> <p><u>Lender Required Title Insurance – Maryland</u> – Rate per \$1,000 SP<br/> Up to \$250,000: \$3.35<br/> Over \$250,000 up to \$500,000: \$3.05<br/> Over \$500,000 up to \$1,000,000: \$2.75<br/> \$1,000,000 up to \$5,000,000: \$1.90</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Cardinal Title, PLLC      | <p>ORNTIC Original Title Insurance Premium Rate for Owner's or Leasehold Policies in West Virginia: Liability Amount Base Premium Up to \$125,000 Amount \$4.00 per thousand Over \$125,000 and up to \$500,000, add \$3.20 per thousand Over \$500,000 and up to \$1,000,000, add \$2.10 per thousand Over \$1,000,000 and up to \$5,000,000, add \$2.00 per thousand Over \$5,000,000 and up to \$10,000,000 ,add \$1.50 per thousand Over \$10,000,000 and up to \$20,000,000, add \$1.00 per thousand Over \$20,000,000 and up to \$50,000,000 ,add \$0.90 per thousand Over \$50,000,000, add \$0.70 per thousand MINIMUM \$200.00 c) ALTA 2008 Homeowner's Policy (STAR POLICY – ORT 4445) The Rate for the STAR Policy Shall be: Owner's Policy Schedule Rates Provided in Item No. 1 Above, Then ADD an Additional: 15% to the Calculated Base Premium Rate.</p> <p>Original Title Insurance premium rates for mortgage policies: Liability Amount Base Premium Amount Up to \$125,000 \$3.00 per thousand Over \$125,000 and up to \$500,000, add \$2.20 per thousand Over \$500,000 and up to \$1,000,000, add \$1.70 per thousand Over \$1,000,000 and up to \$5,000,000, add \$1.40 per thousand Over \$5,000,000 and up to \$10,000,000, add \$1.00 per thousand Over \$10,000,000 and up to \$20,000,000, add \$0.80 per thousand Over \$20,000,000 and up to \$50,000,000, add \$0.70 per thousand Over \$50,000,000, add \$0.55 per thousand MINIMUM \$200.00</p> <p>Stewart Residential )for property in West Virginia shall be as follows: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$3.90 Over \$100,000 to \$500,000, add \$3.40</p> |

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              | <p>Over \$500,000 to \$5,000,000, add \$3.00 Stewart Title Guaranty Company – West Virginia (8/28/18) effective Page 6 LIABILITY AMOUNT CHARGE PER THOUSAND Over \$5,000,000 to \$10,000,000, add \$2.00 Over \$10,000,000 to \$20,000,000, add \$1.75 Over \$20,000,000, add \$1.00 Minimum \$200.00 (fixed) 2. Charge for Commercial Owner's or Leasehold Owner's Policy The charge for an original owner's or leasehold owner's policy on commercial property shall be as follows: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$150,000 \$4.00 Over \$150,000 to \$500,000, add \$3.00 Over \$500,000 to \$1,000,000, add \$2.50 Over \$1,000,000 to \$5,000,000, add \$2.00 Over \$5,000,000 to \$10,000,000, add \$1.50 Over \$10,000,000 to \$25,000,000, add \$1.00 Over \$25,000,000, add \$0.75 Minimum \$250.00 (fixed) 3. ALTA Homeowner's Policy of Title Insurance The charge for an ALTA Homeowner's Policy of Title Insurance (residential improved property only) shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$4.68 Over \$100,000 to \$500,000, add \$4.08 Over \$500,000 to \$5,000,000, add \$3.60 Over \$5,000,000 to \$10,000,000, add \$2.40 Over \$10,000,000 to \$20,000,000, add \$2.10 Over \$20,000,000, add \$1.20 Minimum \$200.00 (fixed).</p> <p>Charge for Residential Loan or Mortgage Policy The charge for an original loan or mortgage insurance policy on non-commercial (residential) property shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$2.90 Over \$100,000 to \$500,000, add \$2.40 Over \$500,000 to \$5,000,000, add \$2.00 Over \$5,000,000 to \$10,000,000, add \$1.50 Over \$10,000,000 to \$20,000,000, add \$1.00 Over \$20,000,000, add \$0.75 Minimum \$200.00 (fixed) 2. Charge for Commercial Loan or Mortgage Policy The charge for an original loan or mortgage insurance policy on commercial property shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$150,000 \$3.00 Over \$150,000 to \$500,000, add \$2.00 Over \$500,000 to \$1,000,000, add \$1.50 Over \$1,000,000 to \$5,000,000, add \$1.25 Over \$5,000,000 to \$10,000,000, add \$1.00 Over \$10,000,000 to \$25,000,000, add \$0.75 Over \$25,000,000, add \$0.60 Minimum \$250.00 (fixed)</p> |
| Cardinal Title, PLLC         | Standard Settlement Fee – West Virginia: \$500–\$1,000 (Buyer & Seller)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| First Heritage Mortgage, LLC | <ul style="list-style-type: none"> <li>• Origination Point: 0–1%</li> <li>• Discount Points: per program</li> <li>• Prepaid Interest: 0–31 days</li> <li>• Interest: See Lender for Quotes</li> <li>• Processing Fee: \$550–\$675</li> <li>• Underwriting Fee: \$550–\$675</li> <li>• Credit Report: \$65–\$100</li> <li>• Credit Report Update/Refresh: \$25–\$50</li> <li>• Appraisal (Owner-Occupied): \$415–\$600</li> <li>• Appraisal (Investor): \$550–\$650</li> <li>• Final Inspection: \$75–\$150</li> <li>• Flood Certification: \$14–\$19</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## ACKNOWLEDGEMENT

I have read this disclosure form and understand that Samson Properties is referring me to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

DocuSigned by:  
  
 91AE3337A5F649D...

CLIENT

04/30/2025

DATE

CLIENT

DATE

CLIENT

DATE

CLIENT

DATE



## MARKETING SERVICES AGREEMENT DISCLOSURE

Samson Properties has entered into a joint marketing services agreement with 2-10 Home Warranty, Inc and Cinch Home Services, professional third-party home warranty providers. These warranty service providers are afforded certain marketing opportunities to, and reciprocal services by Samson Properties, including but not limited to: distribution of marketing materials, display of signage in offices and on websites & newsletters, presentations and sponsorships of seminars and educational programs for the public and for Samson Properties' agents, and other activities designed to promote these vendors and the value of their warranty program to existing and potential clients. This relationship with 2-10 Home Warranty and Cinch Home Services results in compensation to Samson Properties, however, there is no direct financial benefit based on individual warranty applications, policies issued, or number of claims filed or paid. None of the principals or agents of Samson Properties has any ownership interest in 2-10 Home Warranty or Cinch Home Services. The business relationship is limited to joint marketing services agreements.

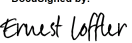
No part of your working relationship with Samson Properties requires you to engage the services of or obtain a warranty policy from 2-10 Home Warranty or Cinch Home Services. You are encouraged to compare the services and product offerings of other home warranty companies to determine that you are receiving the best warranty product, rate and/or service.

## ACKNOWLEDGEMENT

Note: If you are a Buyer or Seller in a transaction with Samson Properties, and you are represented by another Brokerage firm, this is only a disclosure and no signature is requested or required.

Samson Properties (Samson) Clients/Customers:

I have read this disclosure form and understand that Samson is referring me to one or more of their Marketing Services Agreement Partners (Home Warranty Company). If I choose to purchase such home warranty, Samson may receive a financial or other benefit as a result of this referral. I understand that NO obligation or commitment is created by signing this form and, by signing, I am merely acknowledging receipt of this Disclosure, nothing more.

DocuSigned by:  
  
91AE3337ABF649D  
\_\_\_\_\_  
SAMSON CLIENT or CUSTOMER

04/30/2025

\_\_\_\_\_  
DATE

\_\_\_\_\_  
SAMSON CLIENT or CUSTOMER

\_\_\_\_\_  
DATE