

MONTGOMERY COUNTY

B. WITHIN FIFTEEN (15) DAYS AFTER THE SIGNING OF THE CONTRACT OF SALE FOR A CONDOMINIUM UNIT, THE BUYER MAY RESCIND, IN WRITING, THE CONTRACT OF SALE WITHOUT ANY LIABILITY ON THE BUYER'S PART, AND SHALL THEREUPON BE ENTITLED TO THE RETURN OF ANY DEPOSIT MADE ON ACCOUNT OF THE CONTRACT.

C. AFTER THE SIGNING OF THE CONTRACT OF SALE FOR A CONDOMINIUM UNIT AND PRIOR TO THE CLOSING OF THE SALE, THE DEVELOPER MUST DELIVER TO THE BUYER A COPY OF ANY AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS TO THE PROPERTY REPORT. THE PROSPECTIVE PURCHASER MAY RESCIND, IN WRITING, THE CONTRACT OF SALE WITHIN FIVE (5) DAYS AFTER RECEIVING ANY OF THE AFORESAID ITEMS WITHOUT ANY LIABILITY ON THE BUYER'S PART AND SHALL THEREUPON BE ENTITLED TO THE RETURN OF ANY DEPOSIT MADE ON ACCOUNT OF THE CONTRACT.

D. IF THE DEVELOPER FAILS TO COMPLY WITH ANY OF THE REQUIREMENTS OF THIS CHAPTER, THE BUYER MAY, AT ANY TIME PRIOR TO THE CLOSING OF THE SALE, RESCIND, IN WRITING, THE CONTRACT OF SALE, WITHOUT ANY LIABILITY ON THE BUYER'S PART AND SHALL THEREUPON BE ENTITLED TO THE RETURN OF ANY DEPOSITS MADE ON ACCOUNT OF THE CONTRACT.

E. THE RIGHTS OF PROSPECTIVE PURCHASERS UNDER THIS SECTION MAY NOT BE WAIVED AND ANY SUCH ATTEMPTED WAIVER IS VOID.

11A-5. NOTICE; PROPERTY REPORT TO TENANTS; RIGHT TO TERMINATE.

A. PRIOR TO CONVERSION OF THE FIRST CONDOMINIUM UNIT TO CONDOMINIUM STATUS FROM RENTAL OR OTHER LEGAL STATUS, THE DEVELOPER SHALL GIVE 120 DAYS WRITTEN NOTICE TO ALL TENANTS AS REQUIRED BY STATE LAW. AT THE TIME OF RECEIVING NOTICE OF CONVERSION TENANTS SHALL BE PROVIDED WITH A PROPERTY REPORT AS DESCRIBED IN SECTION 11A-3 OF THIS CHAPTER.

B. ANY TENANT WITH MORE THAN 30 DAYS REMAINING ON A LEASE WHO RECEIVES A NOTICE OF CONVERSION TO CONDOMINIUM STATUS SHALL AT ANY TIME AFTER RECEIPT OF SUCH NOTICE HAVE THE RIGHT TO TERMINATE SUCH LEASE WITH THIRTY (30) DAYS WRITTEN NOTICE TO THE LANDLORD. SUCH TERMINATION SHALL BE WITHOUT PENALTY OR OTHER TERMINATION CHARGE TO THE TENANT.

11A-6. UNLAWFUL REPRESENTATIONS.

THE FACT THAT A PROPERTY REPORT HAS BEEN FILED WITH THE COUNTY SHALL NOT BE DEEMED A FINDING BY THE COUNTY THAT THE PROPERTY REPORT IS TRUE AND ACCURATE OR THAT THE COUNTY HAS IN ANY WAY PASSED UPON THE MERITS OR GIVEN