

You may protect against such a possibility by:

(1) Promptly paying incremental amounts due under the contract and requiring an express accounting from your contractor of the goods and/or services that are covered by each payment; and

(2) Requesting that your contractor provide you with waivers of liens from all applicable subcontractors, suppliers, or materialmen within a reasonable time after you have made payment for the goods or services they provide."

(b) (1) A -f-custom home-}- builder shall include in each -f-custom-}- home contract a certification by the builder.

(2) The certification by the builder under paragraph (3) of this subsection shall be:

(i) On a separate page of the -f-custom-}- home contract; and

(ii) Separately signed by the buyer.

(3) Except as provided under paragraph (4) of this subsection, the certification required under paragraph (1) of this subsection shall state:

"CERTIFICATION BY BUILDER

I (name of builder) hereby certify that to the best of my knowledge, both I and any business entity in which I had an ownership interest in excess of 51 percent have not:

(1) Within the past 3 years been adjudged by a court of competent jurisdiction in Maryland to have failed to comply with any provision of the Custom Home Protection Act or the Consumer Protection Act as it applies to the construction of new homes;

(2) Been adjudged liable for a final judgment in connection with a -f-custom-}- home contract, which judgment currently remains unsatisfied."

(4) If a -f-custom home-}- builder is unable to execute the certification under paragraph (2) truthfully, then another certification, required under subparagraph (i) of this paragraph shall be substituted, which shall state:

"CERTIFICATION BY BUILDER

I (name of builder) hereby certify that, to the best of my knowledge, the information provided below includes all instances