



## 7728 Merrick Lane, Hyattsville, MD 20785

**3**

BEDROOMS

**2.5**

BATHROOMS

**\$2,963**

ANNUAL  
TAXES

**1,650**

SQUARE  
FEET

**0.038**

ACRES

**1979**

YEAR  
BUILT

Virtual Tour: [7728.AlexSaenger.com](http://7728.AlexSaenger.com)



Located just 0.8 miles from FedEx Field and just 0.3 miles down the street from the elementary and middle schools. This home offers a modern kitchen with white faux brick backsplash, white appliances, and stacked laundry in the kitchen, spacious family room with sliding glass door to the backyard, master bedroom with double closets, modern shower in the attached master bath, and a spacious full bath upstairs.



KELLERWILLIAMS.  
CAPITAL PROPERTIES  
301-251-1221 x1000



**SAENGER GROUP**

Homes@AlexSaenger.com



This townhouse offers off street assigned parking in front of the home, fenced backyard with an outdoor shed and woodlands surrounding.



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CAPITAL PROPERTIES  
301-251-1221 x1000



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Enter this home through the foyer, which offers tile floor, neutral tones, and adjoins the living and family rooms. Down the hall is the main level half bathroom, featuring a large regal mirror and ceramic sink.





The kitchen boasts elegant white cabinets with matching white appliances, a white faux brick backsplash, and wood-like counters. There is also a stacked washer/dryer in the closet across from the refrigerator.



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The living room offers two picture windows with a view to the front yard, accented panel wall, wood floors, and neutral paint.



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The dining room features a classic chandelier, carpeted floors, and a view of the backyard. The room adjoins the kitchen, and family room.





The spacious family room is the heart of the home, offering a sliding glass door to the backyard, carpet floor, and classic painted walls.



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The owners suite offers ample space with two double door closets, three picture windows, neutral carpeting, and an attached master bathroom.



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The master bathroom offer a modern standing shower, a 3 panel medicine cabinet/mirror, tile floor, built in storage and multiple towel-racks.



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The 2<sup>nd</sup> bedroom offers a double door closet, carpet, picture window to the backyard, and modern paint.





The 2<sup>nd</sup> floor bathroom features tile on the floor, sink, and shower/tub siding, 3 panel medicine cabinet/mirror, and hand shower hose.





The 3<sup>rd</sup> bedroom features carpet floor, double door closet, picture window to the backyard, and is located next to the bathroom.



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0.8 Miles away is FedEx Field, home of the Washington Redskins and some of the biggest Washington DC Concerts. 2.2 Miles from the Morgan Boulevard metro on the blue and silver line.



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CAPITAL PROPERTIES  
301-251-1221 x1000



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# Home's Lifestyle Sheets – Page 1

## Top 5 Community Amenities (Parks, Pools, Sidewalks, Playgrounds, Tennis, Basketball, etc.)

- 1) National Harmony Memorial Park ~ 1.5 Miles
- 2) FedEx Field~ 0.8 Miles
- 3) Franklin J. Bourne Pool~ 2.3 Miles
- 4) G. James Gholson Middle School~ 0.3 Miles
- 5) AMC Magic Johnson Capital Center 12~ 2.2 Miles

Other – Downtown Washington D.C. ~ 10.6 Miles

Six Flags America~ 7.0 Miles

Largo Center Drive~ 4.5 Miles

## Top Commuting/Transportation Assets

Closest Bus Stop Intersection – Nalley Rd & E Nalley Rd~ 341 ft

Closest Train Stops (Metro/MARC)

New Carrollton Marc Station ~ 5.9 Miles

Metro Station ~ Morgan Boulevard~ 1.9 Miles

Closest Airports (Ranked by Distance)

Reagan National Airport ~ 13.9 Miles

Lee Airport ANP~ 24.9 Miles

BWI~ 27.7 Miles

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Closest Major Highway Intersection (i.e. 270/Route 28 exit 8)

RT 214 ~ 1.1 Miles

495 ~ 1.7 Miles



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# Home's Lifestyle Sheets – Page 2

## **Top 5 Lifestyle Benefits of Your Home (Close to a Gym/Shopping, Yard is Great for Kids and Pets, etc.)**

- 1) Great location, close to parks, and entertainment
- 2) School is just down the street
- 3) Off street parking
- 4) Fenced in backyard
- 5) Friendly neighborhood

## **Top 5 Favorite Nearby Restaurants (i.e. Coastal Flats – Downtown Crown)**

- 1) Longhorn Steakhouse
- 2) Johnny Rockets
- 3) TGI Fridays
- 4) Edwards Seafood
- 5) Keith & Sons Soul Food Cafe

Other –Pizza hut, Popeyes, Wendys, Taco Bell, McDonalds, KFC, Subway

## **Closest Coffee Shops (i.e. Starbucks – Falls Grove)**

- 1) Starbucks ~ 4.6 Miles
- 2) Dunkin Donuts ~ 3.1 Miles
- 3) Krispy Cream Doughnuts~ 2.5 Miles



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# Home's Lifestyle Sheets – Page 3

## **Closest Grocery Stores (i.e. Giant - Kentlands)**

- 1) Shoppers~ 3.3 Miles
- 2) Safeway ~ 5.2 Miles
- 3) Weis ~ 6.0 Miles
- 4) Giant~ 5.3 Miles
- 5) Aldi ~ 4.4 Miles

## **Favorite Nearby Shops (Dept. Store, Home Improvement, Gifts, Home Furnishings, Pet Store, Etc.)**

- 1) JCPenney ~ 3.6 Miles
- 2) Home Depot ~ 3.1 Miles
- 3) Petco ~ 3.3 Miles
- 4) Price Busters Discount Furniture~ 2.5 Miles
- 5) Target ~ 4.5 Miles

## **Hidden Gems! (i.e. Crepes-A-Go-Go– Kentlands)**

- 1) Cold Stone Creamery
- 2) Price George's Sports & Learning Complex
- 3) U.S National Arboretum
- 4) Old Town Trolley Tours
- 5) Neuhaus Belgian Chocolate



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# Offer Submission Guidelines

Please submit all offers via email to: [Alex@AlexSaenger.com](mailto:Alex@AlexSaenger.com)

Please confirm all submissions by phone on: 301.200.1232 after submission.

All offers shall have the following items included to be considered for review with the sellers:

- 1) Contract of sale using Regional Contract
- 2) A copy of the EMD check
- 3) Finances:
  - a) Completed Financial Information Sheet
  - b) Proof of funds for an all-cash transaction, or
  - c) A strongly-worded Pre-Commitment Letter from your lender
    - i) Your chosen lender should be prepared to answer the attached Lender Questionnaire before we ratify
- 4) All Jurisdictional Addenda
- 5) All Disclosures signed by Buyer
- 6) Executed Agency forms for Listing Agent
- 7) Dual Agency form (when applicable)
- 8) Seller prefers using JDKatz/Passport Title in Rockville, MD

All offers shall be submitted electronically as a PDF file. When emailing your offer, please include a synopsis of all the terms in the body of the email for quick review on any mobile device.

Office Address:

Keller Williams Capital Properties

20 W Gude Drive, Suite 200, Rockville, MD 20850

301-251-1221

Listing Agent Contact Details:

Alex Saenger

[Alex@AlexSaenger.com](mailto:Alex@AlexSaenger.com)

301.200.1232

MRIS ID: 97541

**Thank You For  
Your Offer!**

## Lender Questionnaire

Before accepting a contract on any of our listings, make sure the buyer's lender can answer these questions:

1. Please tell me about your company? \_\_\_\_\_

FDIC Bank / Mortgage Bank / Correspondent Lender / Broker

2. What type of letter has been provided by your company? \_\_\_\_\_

Pre-Qualification / Pre-Approval / Pre-Commitment

3. Did you type and sign the letter, or did someone else in your company review this file and issue it?  
\_\_\_\_\_

4. What type of Financing has the buyer been qualified for?

Conventional / FHA / VA / USDA / JUMBO

5. Is there any special type of financing being provided?

HPAP / HOC / MMP / CDA / DPA

6. Can you please describe the level of due-diligence that you have done on this buyer prior to issuing the letter? \_\_\_\_\_

a. Have you recently pulled credit on all borrowers?

b. Are there any Major Derogatory credit events in the last 12/24/36 months that would affect qualifying? YES / NO

1. If NO, proceed to next question

2. If YES, continue below

a. What type of credit event? Short Sale / BK / Foreclosure / Tax Lien

b. How were these items addressed and have you seen documentation that they have been resolved? \_\_\_\_\_

c. Have you been provided with all required years of tax returns? YES / NO

i. Have you accounted for all unreimbursed business expenses? Y / N

ii. Are they filed and up to date with payment to include returns? Y / N

iii. Are any of the borrowers on extension? Y / N

d. Have all of the Buyers funds to close been verified? Y / N

i. Have they been sourced and seasoned? Y / N

c. If the contract price goes above the offer price due to multiple bids, is the borrower qualified to escalate? Y / N

d. In the event that the property doesn't appraise, does the buyer have the cash available to put in to close in the home? Y / N

e. Are there any unusual large deposits that can't be explained? Y / N

1. Is the buyer receiving a gift from anyone? Y / N

2. Have you spoken to the donor to verify? Y / N

7. Is this buyer prepared to be approved today, excluding the time it takes to go through the underwriting process? Or do they require any "work" to be done on them first? Y / N

8. What are the current turn times for your company?

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9. Have you missed any purchase settlements recently? Y / N

a. NO – continue on

b. YES –why, please explain \_\_\_\_\_

10. Are you able to ensure that if my clients accept this contract that you and your company can settle on time?

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11. Is there anything else you would like to tell me about this loan and the buyers outside of what we have already discussed?

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# What Everyone Should Know About Equal Opportunity Housing

## The Law

**Civil Rights Act of 1866:** The Civil Rights Act of 1866 prohibits all racial discrimination in the sale or rental of property.

**Fair Housing Act:** The Fair Housing Act declares a national policy of fair housing throughout the United States. The law makes illegal any discrimination in the sale, lease or rental of housing, or making housing otherwise unavailable, because of race, color, religion, sex, handicap, familial status, or national origin.

**Americans with Disabilities Act:** Title III of the Americans with Disabilities Act prohibits discrimination against persons with disabilities in places of public accommodations and commercial facilities.

**Equal Credit Opportunity Act:** The Equal Credit Opportunity Act makes discrimination unlawful with respect to any aspect of a credit application on the basis of race, color, religion, national origin, sex, marital status, age or because all or part of the applicant's income derives from any public assistance program.

**State and Local Laws:** State and local laws often provide broader coverage and prohibit discrimination based on additional classes not covered by federal law.

## Responsibilities

The home seller, the home seeker, and the real estate professional all have rights and responsibilities under the law.

**For the Home Seller:** As a home seller or landlord you have a responsibility and a requirement under the law not to discriminate in the sale, rental and financing of property on the basis of race, color, religion, sex, handicap, familial status, or national origin. You cannot instruct the licensed broker or salesperson acting as your agent to convey for you any limitations in the sale or rental because the real estate professional is also bound by law not to discriminate. Under the law, a home seller or landlord cannot establish discriminatory terms or conditions in the purchase or rental; deny that housing is available, or advertise that the property is available only to persons of a certain race, color, religion, sex, handicap, familial status, or national origin.

**For the Home Seeker:** You have the right to expect that housing will be available to you without discrimination or other limitations based on race, color, religion, sex, handicap, familial status, or national

origin

This includes the right to expect:

- Housing in your price range made available to you without discrimination
- Equal professional service
- The opportunity to consider a broad range of housing choices
- No discriminatory limitations on communities or locations of housing
- No discrimination in the financing, appraising, or insuring of housing
- Reasonable accommodations in rules, practices and procedures for persons with disabilities
- Non-discriminatory terms and conditions for the sale, rental, financing, or insuring of a dwelling
- To be free from harassment or intimidation for exercising your fair housing rights.

**For the Real Estate Professional:** Agents in a real estate transaction are prohibited by law from discriminating on the basis of race, color, religion, sex, handicap, familial status, or national origin. A request from the home seller or landlord to act in a discriminatory manner in the sale, lease or rental cannot legally be fulfilled by the real estate professional.

## The REALTOR® Fair Housing Program

The National Association of REALTORS® has developed a Fair Housing Program to provide resources and guidance to REALTORS® in ensuring equal professional services for all people. The term REALTOR® identifies a licensed professional in real estate who is a member of the National Association of REALTORS®. Not all licensed real estate brokers and salespersons are members of the National Association, and only those who are may identify themselves as REALTORS®. They conduct their business and activities in accordance with a strict Code of Ethics.

**The Code of Ethics: Article 10** of the National Association of REALTORS® Code of Ethics provides that, "REALTORS® shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS® shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. REALTORS®, in their real estate employment practices, shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity."

A REALTOR® pledges to conduct business in keeping with the spirit and letter of the Code of Ethics. Article 10 imposes obligations upon REALTORS® and is also a firm statement of support for equal opportunity in housing.

## If You Suspect Discrimination

**Call the Local Board of REALTORS®:** Local Boards of REALTORS® will accept complaints alleging violations of the Code of Ethics filed by a home seeker who alleges discriminatory treatment in the availability, purchase or rental of housing. Local Boards of REALTORS® have a responsibility to enforce the Code of Ethics through professional standards procedures and corrective action in cases where a

violation of the Code of Ethics is proven to have occurred.

**Call the U.S. Department of Housing and Urban Development:** Complaints alleging discrimination in housing may be filed with the nearest office of the United States Department of Housing and Urban Development (HUD) or by contacting them at <http://www.hud.gov>.

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