



### Condominium Seller Disclosure/Resale Addendum for the District of Columbia (Recommended for the Listing Agreement and required for the GCAAR Contract)

Address 4000 Tunlaw Rd NW  
City Washington, State DC Zip 20007-4809 Parking Space(s) # 245  
Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: 4000 Tunlaw Rd NW

**PART I - SELLER DISCLOSURE:**

**1. CURRENT FEES AND ASSESSMENTS:** Monthly fees and assessments as of the date hereof amount respectively to:  
**A. Monthly Condominium Fee:** Potential Buyers are hereby advised that the present condominium fee for the subject unit and parking space or storage unit, if applicable, is \$ 370.35

**B. Special Assessments:**  No  Yes (If yes, complete 1-4 below)  
1) Reason for Assessment: \_\_\_\_\_  
2) Payment Schedule: \$ \_\_\_\_\_ per \_\_\_\_\_  
3) Number of payments remaining \_\_\_\_\_ as of \_\_\_\_\_ (Date)  
4) Total Special Assessment balance remaining: \$ \_\_\_\_\_

**C. Utilities Included:** The following utilities are included in the Monthly Condominium Fee:  
 None  Water  Sewer  Heat  Electricity  Gas  Other \_\_\_\_\_

**2. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as:  
1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Condominium Unit, or 3) Conveyed by Deed and separately taxed. The following Parking and/or Storage Units convey with this property:

Parking Space #(s) 245 and it  is  is not Separately taxed.  
If Separately taxed: Lot 2537 Square 1709, Lot \_\_\_\_\_ Square \_\_\_\_\_  
 Storage Unit #(s) \_\_\_\_\_ and it  is  is not Separately taxed.  
If Separately taxed: Lot \_\_\_\_\_ Square \_\_\_\_\_, Lot \_\_\_\_\_ Square \_\_\_\_\_

**3. MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the Condominium to provide information to the public regarding the Condominium and the Development is as follows:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

**4. CONDOMINIUM INSTRUMENTS AND CERTIFICATE OF CONDOMINIUM BOARD (Condo Docs):** This disclosure involves the resale of a condominium unit by a unit owner (i.e., the Seller) other than the declarant. Seller agrees to obtain from the unit owner's association and deliver to a Buyer, on or prior to the tenth (10th) business day following the ratification date of a Contract by a Buyer, a copy of the condominium instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, certifications and amendments to any of same) and a certificate setting forth the following:

- A. A statement, which need not be in recordable form, setting forth the amount of any unpaid assessments levied against the Unit;
- B. If applicable, a statement, which need not be in recordable form, certifying to the Board's waiver of, or failure or refusal to exercise, any rights of first refusal or other restraints on free alienability of the Unit which may be contained in the Condominium instruments;
- C. A statement of any capital expenditures approved by the unit owners' association within the current or succeeding 2 fiscal years;

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- D. A statement of the status and amount of any reserves for capital expenditures, contingencies, and improvements, and any portion of such reserves earmarked for any specified project by the Condominium Board;
- E. A copy of the statement of financial condition for the unit owners' association for the most recent fiscal year for which such statement is available, and the current operating budget, if any;
- F. A statement setting forth what insurance coverage is provided for all unit owners by the unit owners' association and a statement whether such coverage includes public liability, loss or damage, or fire and extended coverage insurance with respect to the Unit and its contents;
- G. A statement that any improvements or alterations made to the Unit or the limited common elements assigned thereto, by the Seller are not in violation of the condominium instruments;
- H. A statement of the remaining term of any leasehold estate affecting the Condominium or the Unit and the provisions governing any extension or renewal thereof; and
- I. The date of issuance of the certificate.

DocuSigned by: Bruce R Lindsey 8/7/2017  
 Seller Bruce R Lindsey Date 8/7/2017 Seller \_\_\_\_\_ Date \_\_\_\_\_

**PART II - RESALE ADDENDUM:**

The Contract of Sale dated \_\_\_\_\_, between Seller Bruce R Lindsey and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

**1. TITLE:** Paragraph is amended to include the agreement of the Purchaser to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in Condominium instruments, and the right of other Unit owners in the Common Elements and the operation of the Condominium.

**2. PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Monthly Fees and/or other Special Assessments as the Board of Directors or Association of the Condominium may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments as disclosed in the Current Fees and Assessments Paragraph unless otherwise agreed herein: \_\_\_\_\_

**3. CONDOMINIUM ASSOCIATION APPROVAL:** If this sale is subject to approval by or right of refusal of the Council Of Unit Owners or Board Of Directors of the Condominium, in the event such approval is denied or such right of first refusal is exercised by such Council or Board, this Contract shall be null and void and the Buyer's deposit shall be refunded without delay or deduction there from.

**4. ASSUMPTION OF CONDOMINIUM OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the Condominium instruments including the Condominium Bylaws and with the Rules and Regulations of the Condominium, as well as statutory insurance requirements (D.C. Official Code § 42-1901.01 *et seq.*), from and after the date of settlement hereunder.

**5. RIGHT TO CANCEL:** Buyer shall have the right for a period of three (3) business days following Buyer's receipt of the condominium documents and statements referred to in the Condo Docs Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such condominium documents and statements are delivered Buyer on or prior to the ratification of this Contract by Buyer, such three (3) business day period shall commence upon ratification of this Contract. If the condominium documents and statements are not delivered to Buyer within the 10 business day time period referred to in the Condo Docs Paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such condominium documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

DocuSigned by: Bruce R Lindsey 8/7/2017  
 Seller Bruce R Lindsey Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_  
 Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

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### LEAD DISCLOSURE FORM

**Federal Lead Warning Statement:** Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**ADDRESS OF PROPERTY, INCLUDING UNIT NUMBER IF ANY:**

**4000 Tunlaw Rd NW  
Washington, DC 20007-4809**

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The District of Columbia "Lead-Hazard Prevention and Elimination Act of 2008," as amended (the "Act"), D.C. Official Code § 8-231.01 *et seq.*, requires an owner of a residential property constructed before 1978 to disclose the information contained in this Lead Disclosure Form to prospective tenants or prospective property purchasers, before any change in occupancy or contract for possession is executed. Owners are required to disclose specific information which they know or reasonably should know about the property related to the presence of lead-based paint and/or lead-based paint hazards, and any pending actions ordered under the Act. To meet the requirements of this law, you must complete this Lead Disclosure Form.

I am the owner or authorized owner's agent of *(Insert Full Address of Property)*

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and affirm that the following answers state what I reasonably know about my property.

**CHECK ONE BOX UNDER A, B, AND C, BELOW.**

**A. Check one of the following 3 statements that accurately describes what you know about the presence of lead-based paint on your property:**

Lead-based paint is known or reasonably known to be present on the interior or on the exterior of the property (including common areas, if applicable), at the following locations (specify components, rooms, and any other relevant details, and **provide access to any available record or report** about the presence of lead-based paint at this property):

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To my knowledge, lead-based paint is not known or reasonably known to be present on the interior or on the exterior of the property, including common areas. I will provide access to any record or report I have about the absence of lead-based paint at this property.

While lead-based paint is not known by me to be present in the dwelling unit, it is presumed to be there, because the dwelling unit was constructed prior to 1978.

**B. Check one of the following 2 statements that accurately describes what you know or reasonably should know about the condition of your property:**

**NOTE: The following definitions must be followed to comply with District law.**

**DISTRICT OF COLUMBIA DEFINITION OF LEAD-BASED PAINT HAZARD:** "Lead-based paint hazard" means any condition that causes exposure to lead from lead- contaminated dust, lead-contaminated soil, deteriorated lead-based paint or presumed lead-based paint, or lead-based paint or presumed lead-based paint that is disturbed without containment. See D.C. Official Code § 8-231.01(22).

**DEFINITION OF PRESUMED LEAD-BASED PAINT:** "Presumed lead-based paint" means paint or other surface coating affixed to a component in or on a dwelling unit or child-occupied facility, constructed prior to 1978. See D.C. Official Code § 8-231.01(32).

I have reason to believe a lead-based paint hazard is present on the interior or on the exterior of the property (including common areas, if applicable), at the following locations (specify components, rooms, and any other relevant details, and provide access to any available record or report about the presence of lead-based paint hazards at this property):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To my knowledge, lead-based paint hazards are not present nor likely to be present on the interior or on the exterior of the property, including common areas, if applicable. I will provide access to any record or report I have about the absence of lead-based paint hazards at this property.

**C. Check one of the following 2 statements that accurately describes whether any government action is currently pending, with respect to your property or unit:**

There are currently no pending actions ordered by a District Government agency with respect to the property listed above.

There are currently pending actions that have been ordered by a District Government agency with respect to this property, as follows:

\_\_\_\_\_  
\_\_\_\_\_

By my signature below, I agree that this Lead Disclosure Form states information about my property or unit listed above, which is reasonably known to me, and that I have answered the questions in this form truthfully. I also agree to comply with the Act's requirement that I provide this information to my prospective tenants, as well as to any prospective purchasers, before they are under any contract to purchase or lease a dwelling unit. I understand that falsification of any information provided or required in this document may subject me to civil or criminal penalties. D.C. Official Code § 8-231.15(b) and § 8-231.16(b).

NAME OF OWNER/OWNER'S AUTHORIZED AGENT  
Bruce R Lindsey

DATE



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA



DEPARTMENT  
OF ENERGY &  
ENVIRONMENT

## ACKNOWLEDGEMENT FORM

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and/or Pending Government Actions

**ADDRESS OF PROPERTY, INCLUDING UNIT # IF ANY:**

**4000 Tunlaw Rd NW  
Washington, DC 20007-4809**

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**Lessee's Acknowledgement**

I confirm that I have received a completed Lead Disclosure Form for the property address specified above, and that I received it on (insert date): \_\_\_\_\_.

I confirm that I have received the pamphlet, *Protect Your Family From Lead in Your Home*, and that I received it on (insert date): \_\_\_\_\_.

\_\_\_\_\_  
Lessee's Signature

\_\_\_\_\_  
Date

**Prospective Purchaser's Acknowledgement**

I confirm that I have received a completed Lead Disclosure Form for the property address specified above, and that I received it on (insert date): \_\_\_\_\_.

I confirm that I have received the pamphlet, *Protect Your Family From Lead in Your Home*, and that I received it on (insert date): \_\_\_\_\_.

\_\_\_\_\_  
Prospective Purchaser's Signature

\_\_\_\_\_  
Date

**Agent's Acknowledgement**

I have informed the property owner of the property owner's obligations under 42 U.S.C. 4852d, and I am aware of my responsibility to ensure compliance.

\_\_\_\_\_  
Agent's Signature  
**Susan Berger**

\_\_\_\_\_  
Date



### Washington, DC Disclosure/Confirmation of Dual Representation and/or Designated Representation

(To be attached to the Regional Sales Contract or Lease Agreement whenever Dual Agency or Designated Representation occurs on a DC transaction.)

4000 Tunlaw Rd NW

With respect to the property located at Washington, DC 20007-4809 the undersigned, having previously consented to Dual Agency of the brokerage firm do hereby acknowledge disclosure that:

Evers & Co

(Name of brokerage firm acting as Dual Representative)

represents more than one party to the real estate transaction as indicated below:

Seller(s) and Buyer(s) or  Landlord(s) and Tenant(s)

The Seller(s) or Landlord(s) and the Buyer(s) or Tenant(s) are proceeding with the transaction acknowledging: (choose one below)

**Designated Representation:**

The brokerage firm has assigned Susan Berger (Name of Licensee & License #) to act as the Designated Representative of the Seller(s) or Landlord(s) and,

The brokerage firm has assigned Ellen Sandler (Name of Licensee & License #) to act as the Designated Representative of the Buyer(s) or Tenant(s)

----- OR -----

**Dual Representation**

The Licensee: \_\_\_\_\_ (Name of Licensee & License #)

And the Brokerage Firm represents more than one party to the contract as indicated above.

DocuSigned by: Bruce R Lindsey 8/7/2017

**Seller or Landlord** \_\_\_\_\_ Date **Buyer or Tenant** \_\_\_\_\_ Date

**Bruce R Lindssey**

\_\_\_\_\_  
 Seller or Landlord Date Buyer or Tenant Date

Previous editions of this form should be destroyed.



### Jurisdictional Disclosure and Addendum to the Sales Contract for Washington, DC (Recommended for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated \_\_\_\_\_ between \_\_\_\_\_ (Buyer) and Bruce R Lindssey (Seller) for the purchase of the real property located at Address 4000 Tunlaw Rd NW Unit# 804 City Washington State DC Zip Code 20007-4809, Parking Space(s) # 245 Storage Unit # \_\_\_\_\_ with the legal description of Lot 2180 Block/Square 1709 Section \_\_\_\_\_ Subdivision/Project Name Glover Park Tax Account # 1709/2180 is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

**PART I. SELLER DISCLOSURE - AT TIME OF LISTING:**

The information contained in this Disclosure was completed by Seller, is based on the Seller's actual knowledge and belief, and is current as of the date hereof.

1. **SELLER DISCLOSURE:** Pursuant to D.C. Code §42-1301, Seller is exempt from property condition disclosure.  Yes  No

2. **DC SOIL DISCLOSURE REQUIREMENTS:** The characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is urban land unrated

For further information, Buyer can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

3. **TENANCY:** Seller represents that property  is/was OR  is not/was not subject to an existing residential lease or tenancy at the time Seller decided to sell. District of Columbia broadly defines a tenant as "a tenant, subtenant, lessee, sublessee, or other person entitled to the possession, occupancy, or the benefits of any rental unit within a housing accommodation." If applicable, the DC Tenancy Addendum is hereby provided.

4. **CONDOMINIUM/CO-OPERATIVE/HOMEOWNERS ASSOCIATION:** Seller represents that this Property  is OR  is not subject to a condominium, co-operative or homeowners association. If applicable, the following required addendum is attached:

- Condominium Seller Disclosure/Resale Addendum for DC,
- Co-operative Seller Disclosure/Resale Addendum for Maryland and the District of Columbia, or
- HOA Seller Disclosure/Resale Addendum for DC

5. **UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family home sales only)**  
In accordance with the requirements of the District of Columbia Underground Storage Tank Management Act of 1990 [D.C. Code Section 8-113.02(g)], as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Buyer that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tanks as that term is defined in the Act and the Regulations, except as follows: n/a

6. **PROPERTY TAXES:** Future property taxes may change. To determine the applicable rate, see [https://www.taxpayerservicecenter.com/RP\\_Search.jsp?search\\_type=Assessment](https://www.taxpayerservicecenter.com/RP_Search.jsp?search_type=Assessment). Additional information regarding property tax relief and tax credit information (tax reductions for seniors, homestead exemptions, property tax abatements and others) can be found at: <http://otr.cfo.dc.gov/page/real-property-tax-credits-frequently-asked-questions-faqs>.

DocuSigned by: Bruce R Lindssey 8/7/2017  
Seller: Bruce R Lindssey Date: \_\_\_\_\_ Seller Date: \_\_\_\_\_

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**PART II. RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller Bruce R Lindsey and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. **SELLER DISCLOSURE:** Pursuant to D.C. Code §42-1302, prior to the submission of the offer, Buyer is entitled to a Seller's Disclosure Statement (if Seller is not exempt) and hereby acknowledges receipt of same.  Yes  No  Not applicable

2. **RECORDATION AND TRANSFER TAXES:** Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/service/recorder-deeds-frequently-asked-questions-faqs>. In limited circumstances, an exemption from Recordation Tax may be available to Buyer, if Buyer meets the requirements for the Lower Income Home Ownership Exemption Program ("Tax Abatement Program"). See below for additional information. Unless otherwise negotiated, the following will apply:

A. **Real Property:** Recordation Tax will be paid by Buyer and Transfer Tax will be paid by Seller.

B. **Co-operatives:** The Economic Interest Deed Recordation Tax will be split equally between Buyer and Seller. There is no Transfer Tax for Co-operatives.

C. **Tax Abatement Program:** Additional information (including the required Application Form) for the Tax Abatement Program can be obtained at: <http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov%20140909%20110358.pdf>. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer  is or  is not applying for the Tax Abatement Program.

3. The principals to the Contract mutually agree that the provisions hereof shall survive the execution and delivery of the Deed and shall not be merged herein.

DocuSigned by: <u>Bruce R Lindsey</u>	8/7/2017		
Seller <small>020CE3B84F8...</small>	Date	Buyer	Date
<b>Bruce R Lindsey</b>			
Seller	Date	Buyer	Date





**Inclusions/Exclusions Disclosure and/or Addendum**  
*Required for use with GCAAR Listing Agreement & Sales Contract*

PROPERTY ADDRESS: 4000 Tunlaw Rd NW, Washington, DC 20007-4809

**1. SELLER DISCLOSURE OF CONVEYED/LEASED ITEMS AND CERTIFICATION:**

**PERSONAL PROPERTY AND FIXTURES:** The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, shutters, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items shall be noted in the blank.

**KITCHEN APPLIANCES**

- Stove/Range
- Cooktop
- Wall Oven
- Microwave
- Refrigerator
- w/ Ice Maker
- Wine Refrigerator
- Dishwasher
- Disposer
- Separate Ice Maker
- Separate Freezer
- Trash Compactor

**ELECTRONICS**

- Alarm System
- Intercom
- Satellite Dishes

**RECREATION**

- Hot Tub/Spa, Equipment & Cover
- Pool Equipment & Cover
- Sauna
- Playground Equipment

**LIVING AREAS**

- Fireplace Screen/Door
- Gas Log
- Ceiling Fans
- Window Fans
- Water Treatments

**OTHER**

- Storage Shed
- Garage Door Opener
- Garage Door Remote/Fob
- Back-up Generator
- Radon Remediation System

**LAUNDRY**

- Washer
- Dryer

**WATER/HVAC**

- Water Softener/Conditioner
- Electronic Air Filter
- Furnace Humidifier
- Window A/C Units

**LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS:** Leased items/systems or service contracts, including but not limited to: solar panels & systems, appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here and regulated by GCAAR Form 1339: Addendum of Clauses B: Leased Items, Leased Systems & Service Contracts paragraph, which must be appended to the Contract referenced below: \_\_\_\_\_

**CERTIFICATION:** Seller certifies that Seller has completed this checklist disclosing what conveys with the Property and gives permission to make this information available to prospective buyers.

Bruce R Lindssey                      8/8/2017  
 Seller Bruce R Lindssey                      Date                      Seller                      Date

**2. ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT:** *(Completed only after presentation to the Buyer)*

The Contract of Sale dated \_\_\_\_\_ between Seller Bruce R Lindssey and Buyer \_\_\_\_\_ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller *(signed only after Buyer)* \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_ Seller *(signed only after Buyer)* \_\_\_\_\_ Date \_\_\_\_\_

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## **SELLER'S DISCLOSURE STATEMENT**

### **Instructions to the Seller for Seller's Disclosure Statement**

These Instructions are to assist the Seller in completing the required Seller's Disclosure Statement in order to comply with the District of Columbia Residential Real Property Seller Disclosure Act.

**1. Who must complete the Seller's Disclosure Statement?** The Seller, not the broker and not the management company, condominium association, cooperative association or homeowners association.

**2. In what types of transactions must the Seller provide the Seller's Disclosure Statement to the Purchaser?** The Act applies to the following types of transfers or sales of District of Columbia real estate:

- (a) where the property consists of one to four residential dwelling units, and,
- (b) the transactions a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase, and,
- (c) the purchaser expresses, in writing, an interest to reside in the property to be transferred.

However, the Act does not apply to:

- (a) court ordered transfers;
- (b) transfers to a mortgagee by a mortgagor in default;
- (c) transfers by sale under a power of sale in a deed of trust or mortgage or any foreclosure sale under a decree of foreclosure or deed in lieu of foreclosures;
- (d) transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- (e) transfers between co-tenants;
- (f) transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combinations of the foregoing);
- (g) transfer between spouses under a divorce judgment incidental to such a judgment;
- (h) transfers or exchanges to or from any governmental entity; and
- (i) transfers made by a person of newly constructed residential property that has not been inhabited.

**3. When does the Seller's Disclosure Statement have to be provided to the Purchaser?** In a sale, before or at the time the prospective transferee executes a purchase agreement with the transferor. In an installment sales contract (where a binding purchase contract has not been executed), or in the case of a lease with no option to purchase, before or at the time the prospective transferee executes the installment sales contract or lease with the transferor.

**4. What information must the Seller disclose?** Answer ALL questions on the Seller's Disclosure Statement. If some items do not apply to your property, check "N/A" (not applicable). If you do not know the facts, check "UNKNOWN". Report actually known conditions referred to in the questions. Each disclosure must be made in "good faith" (honesty in fact in the making of the disclosure). Attach additional pages with your signature if additional space is required.

**The Seller of a condominium unit, cooperative unit, or a lot in a homeowners association, is to provide information only as to the Seller's unit or lot, and not as to any common elements, common areas or other areas outside of the unit or lot.**

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

GCAAR Form #919 – DC Seller's Disclosure

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Revised October 2011

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Ellen Sandler

4000 tunlaw

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**SELLER'S DISCLOSURE STATEMENT**  
**Instructions to the Seller for Seller's Disclosure Statement**

**5. What is the remedy if the Seller does not provide the Seller's Disclosure Statement to the Transferee?** If the Seller's Disclosure Statement is delivered after the purchaser executes the purchase agreement, installment sales contract or lease with an option to purchase, the purchaser may terminate the transaction by written notice to the seller not more than five (5) calendar days after receipt of the Seller's Disclosure Statement by the purchaser, and the deposit must be returned to the purchaser. The right to terminate is waived if not exercised before the earliest of:

- (a) the making of an application for a mortgage loan (if the lender discloses that the right to rescind terminates on submission of the application); or
- (b) settlement or date of occupancy in the case of a sale; or
- (c) occupancy in the case of a lease with an option to purchase.

**6. If the Seller finds out different information after providing the Seller's Disclosure Statement to the Purchaser, how does this impact a ratified contract?** If information becomes inaccurate after delivery of the disclosure form, the inaccuracy shall not be grounds for terminating the transaction.

**7. How must a Seller deliver the Seller's Disclosure Statement to the Transferee?** The Seller's Disclosure Statement must be delivered by personal delivery, facsimile delivery, or by registered mail to the transferee. Execution by the transferor of a facsimile is considered execution of the original.

**SELLER'S PROPERTY CONDITION STATEMENT**

**For Washington, DC**

**4000 Tunlaw Rd NW**

**Property Address: Washington, DC 20007-4809**

Is the property included in a:

condominium association?  Yes  No

cooperative?  Yes  No

homeowners association with mandatory participation and fee?  
 Yes  No

If this is a sale of a condominium unit or cooperative unit, or in a homeowners association, this disclosure form provides information only as to the unit (as defined in the governing documents of the association) or lot (as defined in the covenants applicable to the lot), and not as to any common elements, common areas or other areas outside of the unit or lot.

**Purpose of Statement:** This Statement is a disclosure by the Seller of the defects or information actually known by the Seller concerning the property, in compliance with the District of Columbia Residential Real Property Seller Disclosure Act. Unless otherwise advised, the Seller does not possess an expertise in construction, architecture, engineering, or any other specific area related to the construction of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.**

**Seller Disclosure:** The Seller discloses the following information with the knowledge that, even though this is not a warranty, the Seller specifically makes the following statements based on the seller's actual knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent (s) to provide a copy of this statement to any prospective buyer or agent of such prospective buyer in connection with any actual or anticipated sale of property. The following are statements made solely by the Seller and are not the statements of the Seller's agent (s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

The seller(s) completing this disclosure statement have owned the property from 1997 to present.

The seller(s) completing this disclosure have occupied the residence from 2001 to present, as a pied a terre.

**A. Structural Conditions**

1. Roof  roof is a common element maintained by condominium or cooperative (no further roof disclosure required).

Age of Roof  0-5 years  5-10 years  10-15 years  15+ years  Unknown

Does the seller have actual knowledge of any current leaks or evidence of moisture from roof?

Yes  No If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any existing fire retardant treated plywood?

Yes  No If yes, comments: \_\_\_\_\_

2. Fireplace/Chimney(s)

Does the seller have actual knowledge of any defects in the working order of the fireplaces?

Yes  No  No Fireplace(s)

If yes, comments: \_\_\_\_\_

Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?

Yes  No  No chimneys or flues

If yes, when were they last serviced or inspected? \_\_\_\_\_

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

**3. Basement**

Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement?

Yes       No       Not Applicable

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any structural defects in the foundation?

Yes       No

If yes, comments: \_\_\_\_\_

**4. Walls and floors**

Does the seller have actual knowledge of any structural defects in walls or floors?

Yes       No

If yes, comments: \_\_\_\_\_

**5. Insulation**

Does the seller have actual knowledge of presence of urea formaldehyde foam insulation?

Yes       No

If yes, comments: \_\_\_\_\_

**6. Windows**

Does the seller have actual knowledge of any windows not in normal working order?

Yes       No

If yes, comments: \_\_\_\_\_

**B. Operating Condition of Property Systems**

**1. Heating System**  heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required).

Type of system     Forced Air       Radiator       Heat Pump

Electric baseboard     Other

Heating Fuel     Natural Gas       Electric       Oil       Other

Age of system     0-5 years       5-10 years       10-15 years       Unknown

Does the seller have actual knowledge that heat is not supplied to any finished rooms?

Yes       No

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any defects in the heating system?

Yes       No

If yes, comments: \_\_\_\_\_

Does the heating system include:

Humidifier     Yes       No       Unknown

Electronic air filter  Yes       No       Unknown

If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?

Yes       No       Not Applicable

If yes, comments: \_\_\_\_\_

**2. Air Conditioning System**  air conditioning is a common element maintained by condominium or cooperative (no further disclosure on air conditioning system required).

Type of system:     Central AC       Heat Pump       Window/wall units

Other       Not Applicable

Air Conditioning Fuel  Natural Gas       Electric       Oil       Other

Age of system     0-5 years       5-10 years       10-15 years       Unknown

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms?  Yes  No  Not Applicable

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any problems or defects in the cooling system?

Yes  No  Not Applicable

If yes, comments: \_\_\_\_\_

### 3. Plumbing System

Type of system  Copper  Galvanized  Plastic Polybutelene  Unknown

Water Supply  Public  Well

Sewage Disposal  Public  Well

Water Heater Fuel  Natural Gas  Electric  Oil  Other

Does the seller have actual knowledge of any defects with the plumbing system?

Yes  No

If yes, comments: \_\_\_\_\_

### 4. Electrical System

Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring?

Yes  No

If yes, comments: \_\_\_\_\_

## C. Appliances

Does the seller have actual knowledge of any defects with the following appliances?

Range/Oven	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Dishwasher	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Refrigerator	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Range hood/fan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Microwave oven	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Sump Pump	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Trash compactor	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
TV antenna/controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Central vacuum	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Ceiling fan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Attic fan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Sauna/Hot tub	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Pool heater & equip.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Security System	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Intercom System	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Garage door opener	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
& remote controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Lawn sprinkler system	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Water treatment system	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Smoke Detectors	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Carbon Monoxide			
Detectors	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Other Fixtures	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Or Appliances	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable

If yes to any of the above, describe defects: \_\_\_\_\_

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

**D. Exterior/Environmental Issues**

**1. Exterior Drainage**

Does the seller have actual knowledge of any problem with drainage on the property?

Yes  No

If yes, comments: \_\_\_\_\_

**2. Damage to property**

Does the seller have actual knowledge whether the property has previously been damaged by:

Fire  Yes  No

Wind  Yes  No

Flooding  Yes  No

If yes, comments: \_\_\_\_\_

\_\_\_\_\_

**3. Wood destroying insects or rodents?**

Does the seller have actual knowledge of any infestation or treatment for infestations?

Yes  No

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any prior damage or repairs due to a previous infestation?

Yes  No

If yes, comments: \_\_\_\_\_

**4. Does the seller have actual knowledge of any substances, materials or environmental hazards (including but not limited to asbestos, radon gas, lead based paint, underground storage tanks, formaldehyde, contaminated soil, or other contamination) on or affecting the property?**

Yes  No

If yes, comments: \_\_\_\_\_

**5. Does the seller have actual knowledge of any zoning violations, nonconforming uses, violation of building restrictions or setback requirements, or any recorded or unrecorded easement, except for utilities, on or affecting the property?**

Yes  No

If yes, comments: \_\_\_\_\_

**6. Does the seller have actual knowledge that this property is a D.C. Landmark included in a designated historic district or is designated a historic property?**

Yes  No

If yes, comments: \_\_\_\_\_

**7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?**

Yes  No

If yes, comments: \_\_\_\_\_

8. Does the seller have actual knowledge if a façade easement or a conservation easement has been placed on the property?

Yes  No

If yes, comments: \_\_\_\_\_

The seller(s) certifies that the information in this statement is true and correct to the best of their knowledge as known on the date of signature.

Bruce R Lindssey  
Seller  
Bruce R Lindssey

8/8/2017  
Date

\_\_\_\_\_  
Seller

\_\_\_\_\_  
Date

Buyer(s) have read and acknowledge receipt of this statement and acknowledge that this statement is made based upon the seller's actual knowledge as of the above date. This disclosure is not a substitute for any inspections or warranties which the buyer(s) may wish to obtain. This disclosure is NOT a statement, representation, or warranty by any of the seller's agents or any sub-agents as to the presence or absence of any condition, defect or malfunction or as to the nature of any condition, defect or malfunction.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date



### Metropolitan Regional Information Systems, Inc.

Tax ID #: 1709//2180

WASHINGTON  - Select this listing

4000 TUNLAW RD NW 804, WASHINGTON, DC 20007-4848

Public Record

Legal Subdivision: Glover Park  
Incorporated City: WASHINGTON DC  
Owner Name: Bruce R Lindsey  
Additional:

Condo/Coop Name: Glover Park

Company:

Absentee: Yes

**Media Center**

- [Photos](#)
- [Tax Neighbor Photos](#)
- [Virtual Earth Maps](#)

**Resource Center**

- [Property History](#)
- [Community Information](#)
- [Washington D.C. GIS Assessor Maps](#)
- [Washington DC Tax Website](#)

**Mailing Address:** 20 E PALISADES DR, LITTLE ROCK, AR, 72207-1904

Care of Name:  
 Legal Description:  
 Mag/Dist #: Lot: 2180  
 Election District: 3 Legal Unit #: Block/Square: 1709/  
 Section: Subdiv Ph: Grid:  
 Map Suffix: Suffix: Addl Parcel Flag/#: Tax Map: 1709 2180  
 Historic ID: Agri Dist: Plat Folio: Parcel: Map: 026  
 Plat Liber: Sub Parcel:

**Tax Year 2016**

**TOTAL TAX BILL: \$1,421**  
 State/County Tax: City Tax: 1421.46 Tax Levy Year: 2016  
 Special Tax: Homestd/Exempt Status: Refuse: Tax Rate:  
 Front Foot Fee: Tax Class: TX-001 Exempt Class:  
 Mult Class: Y

**ASSESSMENT**

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2016	\$162,170	\$48,650	\$113,520	
2015	\$167,230	\$50,170	\$117,060	
2014	\$173,530	\$52,060	\$121,470	

**DEED**

Transfer Date	Price	Grantor	Deed Liber:	Deed Folio:	Grantee
19-Aug-1997	\$42,500				Lindsey, Bruce R
05-Aug-1997	\$22,227	Clare P Salmon			Bruce R Lindsey

**PROPERTY DESCRIPTION**

Year Built: 1960 Zoning Code: Census Tract/Block: /  
 Irregular Lot: Square Feet: 469 Acreage: .010 Property Card #:  
 Land Use: Residential  
 Property Class: 017 Plat Liber/Folio: /  
 Zoning Desc: Quality Grade: Average  
 Prop Use: CONDO VERTICAL  
 Building Use: Xfer Devel. Right:  
 Lot Description: Site Influence:  
 Sidewalk: Road Desc:  
 Pavement: Road Frontage:  
 Topography:

**STRUCTURE DESCRIPTION**

	Section 1	Section 2	Section 3	Section 4	Section 5
<b>Construction</b>					
<b>Story Type:</b>					
<b>Description</b>					
<b>Dimensions:</b>					
<b>Area</b>					

**Foundation:**  
 Ext Wall:  
 Stories: Units: Roofing:  
 Style: Year Remodeled: 1979 # of Domers:  
 Total Building Area: 440 Model/Unit Type:  
 Living Area: 440 Base Sq Ft:

Patio or Deck Type/Sqft: /  
 Balcony Type/Sqft: /  
 Attic Type/Sqft: /  
 Porch Type/Sqft: /  
 Pool Type/Area: /  
 Roof Type:

**Rooms:** 2  
 Bedrooms: 0  
 Full Baths: 1  
 Half Baths: 0  
 Baths: 1  
 Fireplace Type:  
 Bsmt Type:  
 Bsmt Tot Sq Ft:  
 Bsmt Fin Sq Ft:  
 Bsmt Unfin Sq Ft:  
 Fireplaces:  
 Garage Type: Open  
 Garage Constr:  
 Garage Sq Ft:  
 Garage Spaces: 1

Other Rooms:  
 Other Amenities:  
 Appliances:  
 Gas: Heat: Water:  
 Electric: Sewer: Undergroud: Air Cond:  
 Interior Floor:  
 Outbuildings:  
 Fuel: Walls:

Last Updated: 28-Nov-2016

Information is believed to be accurate, but should not be relied upon without verification. Accuracy of square footage, lot size and other information is not guaranteed.

### Metropolitan Regional Information Systems, Inc.

Tax ID #: 1709//2537

4000 TUNLAW RD NW 245, WASHINGTON, DC 20007

WASHINGTON - Select this listing  
Public Record

Legal Subdivsion: Glover Park  
Incorporated City: WASHINGTON DC  
Owner Name: Bruce R Lindsey  
Additional:  
Condo/Coop Name:  
Company:  
Absentee: Yes

**Media Center**  
No Photos  
[Tax Neighbor Photos](#)  
[Virtual Earth Maps](#)

**Mailing Address:** 20 E PALISADES DR, LITTLE ROCK, AR, 72207-1904

**Resource Center**  
[Property History](#)  
[Community Information](#)  
[Washington D.C. GIS Assessor Maps](#)  
[Washington DC Tax Website](#)

Care of Name:  
Legal Description:  
Mag/Dist #: Lot: 2537  
Election District: 3 Legal Unit #: Block/Square: 1709/  
Section: Subdiv Ph: Grid:  
Map Suffix: Suffix: Addl Parcel Flag/#: Tax Map: 1709 2537  
Historic ID: Agri Dist: Plat Folio: Parcel: Map: 026  
Plat Liber: Sub Parcel:  
Plat Liber:

#### Tax Year 2016

**TOTAL TAX BILL: \$85**  
State/County Tax: City Tax: 85 Tax Levy Year: 2016  
Special Tax: Homestd/Exempt Status: Refuse: Tax Rate:  
Front Foot Fee: Tax Class: TX-001 Mult Class: Y

#### ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2016	\$10,000	\$3,000	\$7,000	
2015	\$10,000	\$3,000	\$7,000	
2014	\$10,000	\$3,000	\$7,000	

**DEED**  
Transfer Date Price Grantor Grantee  
Deed Liber: Deed Folio:

**PROPERTY DESCRIPTION**  
Year Built: Zoning Code: Census Tract/Block: /  
Irregular Lot: Square Feet: 9 Acreage: .000 Property Card #:  
Land Use: Residential  
Property Class: 018 Plat Liber/Folio: /  
Zoning Desc: Quality Grade:  
Prop Use: CONDO GARAGE  
Building Use: Xfer Devel. Right:  
Lot Description: Site Influence:  
Sidewalk: Road Desc:  
Pavement: Road Frontage:  
Topography:

STRUCTURE DESCRIPTION					
	Section 1	Section 2	Section 3	Section 4	Section 5
Construction					
Story Type:					
Description					
Dimensions:					
Area					

Foundation:  
Ext Wall: Roofing:  
Stories: Units: Year Remodeled: # of Domers:  
Style: Model/Unit Type:  
Total Building Area: Living Area: Base Sq Ft:

Patio or Deck Type/Sqft: /  
Balcony Type/Sqft: /  
Attic Type/Sqft: /  
Porch Type/Sqft: /  
Pool Type/Area: /  
Roof Type:

**Rooms:**  
Bedrooms: Fireplace Type: Fireplaces:  
Full Baths: Bsmt Type: Garage Type:  
Half Baths: Bsmt Tot Sq Ft: Garage Constr:  
Baths: Bsmt Fin Sq Ft: Garage Sq Ft:  
Bsmt Unfin Sq Ft: Garage Spaces:

Other Rooms:  
Other Amenities: Air Cond:  
Appliances: Interior Floor:  
Gas: Heat: Outbuildings:  
Electric: Water: Sewer: Fuel:  
Underground: Walls:

Last Updated: 28-Nov-2016

Information is believed to be accurate, but should not be relied upon without verification.  
Accuracy of square footage, lot size and other information is not guaranteed.