



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

Address 3823 Rodman St NW
 City Washington, State DC Zip 20016 Parking Space(s) # _____
 Storage Unit(s) # _____ Subdivision/Project: McLean Gardens

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 \$ 426.50
- 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) _____ and it is is not Separately taxed.
 If Separately taxed: Lot _____ Square _____, 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:

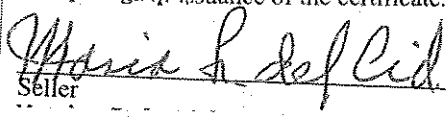
Name: _____ Phone: _____
 Address: _____

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, DC Condominium Bill of Rights and Responsibilities, 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;

©2017 The Greater Capital Area Association of REALTORS®, Inc.
 This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
 Previous editions of this Form should be destroyed.

- 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.


9/27/12
Date
Seller
Date

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Maria Del Cid 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.

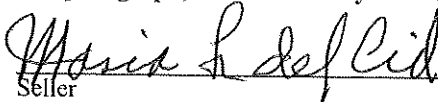
1. TITLE: Paragraph is amended to include the agreement of the Purchaser to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in Condominium instruments, and the right of other Unit owners in the Common Elements and the operation of the Condominium.

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.


9-27-12
Date
Buyer
Date

Seller _____ Date _____ Buyer _____ Date _____



Inclusions/Exclusions Disclosure and/or Addendum

Required for use with GCAAR Listing Agreement & Sales Contract

PROPERTY ADDRESS: 3823 Rodman St NW, Washington, DC 20016

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.

<p>KITCHEN APPLIANCES</p> <p><input checked="" type="checkbox"/> Stove/Range</p> <p><input type="checkbox"/> Cooktop</p> <p><input type="checkbox"/> Wall Oven</p> <p><input type="checkbox"/> Microwave</p> <p><input checked="" type="checkbox"/> Refrigerator</p> <p><input type="checkbox"/> w/ Ice Maker</p> <p><input type="checkbox"/> Wine Refrigerator</p> <p><input checked="" type="checkbox"/> Dishwasher</p> <p><input checked="" type="checkbox"/> Disposer</p> <p><input type="checkbox"/> Separate Ice Maker</p> <p><input type="checkbox"/> Separate Freezer</p> <p><input type="checkbox"/> Trash Compactor</p>	<p>ELECTRONICS</p> <p><input type="checkbox"/> Alarm System</p> <p><input type="checkbox"/> Intercom</p> <p><input type="checkbox"/> Satellite Dishes</p> <p>LIVING AREAS</p> <p><input type="checkbox"/> Fireplace Screen/Door</p> <p><input type="checkbox"/> Gas Log</p> <p><input type="checkbox"/> Ceiling Fans</p> <p><input type="checkbox"/> Window Fans</p> <p><input type="checkbox"/> Window Treatments</p> <p>WATER/HVAC</p> <p><input type="checkbox"/> Water Softener/Conditioner</p> <p><input type="checkbox"/> Electronic Air Filter</p> <p><input type="checkbox"/> Furnace Humidifier</p> <p><input type="checkbox"/> Window A/C Units</p>	<p>RECREATION</p> <p><input type="checkbox"/> Hot Tub/Spa, Equipment & Cover</p> <p><input type="checkbox"/> Pool Equipment & Cover</p> <p><input type="checkbox"/> Sauna</p> <p><input type="checkbox"/> Playground Equipment</p> <p>OTHER</p> <p><input type="checkbox"/> Storage Shed</p> <p><input type="checkbox"/> Garage Door Opener</p> <p><input type="checkbox"/> Garage Door Remote/Fob</p> <p><input type="checkbox"/> Back-up Generator</p> <p><input type="checkbox"/> Radon Remediation System</p> <p><input type="checkbox"/> Solar Panels</p> <p><input checked="" type="checkbox"/> <u>Basement Storage</u></p> <p><input type="checkbox"/></p>
--	--	---

EXCLUSIONS: _____

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: _____

CERTIFICATION: Seller certifies that Seller has completed this checklist disclosing what conveys with the Property.

Maria Del Cid 9-27-18
 Seller **Maria Del Cid** Date _____ Seller _____ Date _____

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

The Contract of Sale dated _____ between Seller **Maria Del Cid** _____ and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer)	Date	Buyer	Date
_____	_____	_____	_____
Seller (sign only after Buyer)	Date	Buyer	Date
_____	_____	_____	_____

DC Lead Disclosure Form

Information about Lead-Based Paint in this Property

Purpose: Inform potential renters and homebuyers of the presence of lead-based paint and related hazards in the property they are considering.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can be a health hazard, especially for young children and pregnant women. Owners or managers of these properties must provide information about lead-based paint in the property that they want to rent or sell. DC requires the renter or buyer to have this information **before** they decide to rent or purchase the property.

This form does not replace the Federal Lead Disclosure form. DC law provides additional protections for the renter or purchaser. A DC Lead Disclosure form is not required for properties built in 1978 or later.

Are you a POTENTIAL TENANT or BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER or MANAGER?

You will need the following information to complete this form:

- Copies of any lead-based paint reports, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-based paint related legal actions taken against the property.

Property owners and managers: keep the signed original of this form on record for at least 6 years, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see 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., and the Federal Lead Warning Statement, 24 CFR Part 35: <http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ ስ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.



If you are:	You need to:
The property owner or manager	<ul style="list-style-type: none"> • Complete Sections A and B. • Provide a copy to the tenant/buyer.
The potential tenant or buyer	<ul style="list-style-type: none"> • Carefully review Section B. • Sign Section C.

SECTION A: Property Owner/Manager's Signature

Property Address: **3823 Rodman St NW** Unit: **D22** Washington, DC ZIP: **20016**

I am the (check one) owner manager of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property.

Owner/Manager Name: **Maria Del Cid** Signature: *Maria Del Cid*

SECTION B: Information About the Lead-Based Paint in this Property

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

No Yes, in the following location(s): *For more space attach a summary*

Does DC Government have any pending actions related to lead-based paint for this property?
Check all that apply

- Yes, a notice of violation
- Yes, a notice of lead-based paint hazards
- Yes, an administrative order to eliminate lead-based paint hazards
- Yes, other notices or orders related to lead-based paint. Please list:
- No

Are there any reports or documents about lead-based paint or hazards in or around this property?
This includes reports or documents provided to you by a previous or current owner, property manager, DC Government agency, or contractor.

No Yes and I understand I must provide a copy of those documents to the tenant/buyer if they ask.

SECTION C: Tenant/Buyer's Acknowledgement

I was provided this form and the Protect Your Family from Lead in Your Home pamphlet before I signed a lease or purchase agreement.

Yes No, I have already signed a lease or purchase agreement.

I understand I have the right to ask the owner or manager for any reports or documents about lead-based paint or hazards in or around this property.

Name: _____ Signature: _____ Date: _____

DC LEAD PAINT LAWS & DISCLOSURES

IMPORTANT LINKS FOR REALTORS®*

The following is information regarding District of Columbia's Lead Paint laws & disclosure requirements. Here are several helpful links:

- Information on the DC Lead Paint Disclosure Law, including the definition of Lead Paint Hazard and 2013 updates to the regulations:
<http://green.dc.gov/service/lead-related-regulatory-and-legislative-affairs>
- A copy of the Act itself:<http://green.dc.gov/publication/lead-hazard-prevention-and-elimination-act>
- Lead Paint Disclosure Form and Instructions for completion:
<http://green.dc.gov/publication/lead-paint-disclosure-form-and-instructions>
- Understanding the District's Lead Laws guide with Frequently Asked Questions for real estate professionals:
<http://ddoe.dc.gov/page/understanding-district%E2%80%99s-lead-laws>
- Tenants' Rights under the DC Lead Paint Disclosure Law:
<http://green.dc.gov/publication/tenant-rights-under-districts-lead-law>
- Access to various forms, include clearance check-lists and tenant relocation:
<http://green.dc.gov/publication/tenant-rights-under-districts-lead-law>
- A list of the DC Certified Lead Paint Abatement Companies:
<http://green.dc.gov/publication/certified-lead-based-paint-abatement-companies>
- A list of the DC Certified Lead Paint Consultants (including Certified Inspectors, etc):<http://green.dc.gov/publication/lead-based-paint-consultant-companies>

* The information expressed within this document is a general resource guide for the members of the Greater Capital Area Association of REALTORS® (GCAAR) and is subject to change. The content of this document does not constitute legal advice and may not be relied upon as legal advice, and you may not convey or imply otherwise to clients, other real estate professionals or members of the public. While GCAAR strives to make the information in this document as accurate as possible, GCAAR makes no claims or guarantees about the accuracy of the contents and expressly disclaims liability for any errors or omissions. ©2015 GCAAR All Rights Reserved.



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

3823 Rodman St NW

Property Address: Washington, DC 20016

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 11/1991 to present.

The seller(s) completing this disclosure have occupied the residence from 11/1991 to present.

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)** N/A

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

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 Yes No Not Applicable

Dishwasher Yes No Not Applicable

Refrigerator Yes No Not Applicable

Range hood/fan Yes No Not Applicable

Microwave oven Yes No Not Applicable

Garbage Disposal Yes No Not Applicable

Sump Pump Yes No Not Applicable

Trash compactor Yes No Not Applicable

TV antenna/controls Yes No Not Applicable

Central vacuum Yes No Not Applicable

Ceiling fan Yes No Not Applicable

Attic fan Yes No Not Applicable

Sauna/Hot tub Yes No Not Applicable

Pool heater & equip. Yes No Not Applicable

Security System Yes No Not Applicable

Intercom System Yes No Not Applicable

Garage door opener Yes No Not Applicable

& remote controls Yes No Not Applicable

Lawn sprinkler system Yes No Not Applicable

Water treatment system Yes No Not Applicable

Smoke Detectors Yes No Not Applicable

Carbon Monoxide Yes No Not Applicable

Detectors Yes No Not Applicable

Other Fixtures Yes No Not Applicable

Or Appliances Yes No 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: Maybe

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.

Maria Del Cid
Seller
Maria Del Cid

9-27-18
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



Consent for Dual Representation and Designated Representation in the District of Columbia
(To be attached to all listing agreements and buyer or tenant brokerage agreements
for transactions in the District of Columbia.)

"Designated Representation" occurs when the Seller or Landlord has entered into a listing agreement with a licensee and the Buyer or Tenant has entered into a buyer brokerage agreement with a different licensee affiliated with the same firm. Each of the licensees, known as Designated Representatives, represents fully the interest of his/her individual clients. The Supervising Broker is a Dual Representative of both the Buyer and Seller, and must not disclose information obtained in confidence to other parties in the transaction.

- If the Seller or Landlord does not consent to Designated Representation, the property may not be shown by any licensees affiliated with the brokerage firm that have entered into a representation agreement with a prospective Buyer or Tenant.
 - If the Buyer or Tenant does not consent to Designated Agency, the Buyer or Tenant may not be shown any properties listed by other licensees affiliated with the brokerage firm.
- Prior to entering into a contract in which the buyer and seller are represented by Designated Representatives, the relationship of both Designated Agents must be disclosed/confirmed in writing.

"Dual Representation" occurs when Seller or Landlord has entered into a listing agreement with a licensee and the Buyer or Tenant has entered into a buyer brokerage agreement with the same licensee. When the parties agree to dual representation, the ability of the licensee and the brokerage firm to represent either party fully and exclusively is limited. The confidentiality of all clients shall be maintained.

- If the Seller or Landlord does not consent to Dual Representation, the property may not be shown by the licensee to any prospective Buyers or Tenants that have entered into a buyer brokerage agreement with the licensee.
- If the Buyer or Tenant does not consent to Dual Agency, the licensee may not show any properties listed by the licensee.
- Prior to entering into a contract in which the buyer and seller are represented by Dual Agency, this relationship must be disclosed/confirmed in writing.

I(We) consent to **Designated Representation**, acknowledging the broker/firm Evers & Co, may represent both the seller(s) and buyer(s) or landlords and tenants, and the sales associate, Ellen Sandler/Susan Berge, license # 5066/1328 as the Designated Representative for the party indicated below:

Seller(s) or Buyers(s)
 Landlord(s) or Tenant(s)

I (We) do not consent to **Designated Representation**

I (We) consent to **Dual Representation**, acknowledging the broker/firm Evers & Co, and the sales associate, Ellen Sandler/Susan Berge, license # 5066 may represent both the seller(s) and buyer(s) (or landlord(s) and tenant(s)), as the **Dual Representatives** for the both parties indicated below:

Sellers(s) and Buyer(s)
 Landlord(s) and Tenant(s)

I (We) do not consent to **Dual Representation**

Maria L del Cid 9-27-18
Signed Maria Del Cid Date

Signed _____ Date _____

©2005, The Greater Capital Area Association of REALTORS®, Inc.

This recommended form is the property of The Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
Previous editions of this form should be destroyed.



CHRISTIE'S
INTERNATIONAL REAL ESTATE

* ALERT *



Important Consumer Information

Anti-Fraud Disclosure Statement

Electronic communications such as e-mail, text messages and social media messaging are neither secure nor confidential. While **Long & Foster Real Estate, Inc. (Long & Foster)** has adopted policies and procedures to aid in avoiding fraud, even the best security protections can still be bypassed by unauthorized parties. Long & Foster will never send you any electronic communication with instructions to transfer funds or to provide nonpublic personal information, such as credit card, bank account or taxpayer identification numbers.

YOU SHOULD NEVER TRANSMIT NONPUBLIC PERSONAL INFORMATION, SUCH AS CREDIT OR DEBIT CARD, BANK ACCOUNT OR ROUTING NUMBERS, BY EMAIL OR OTHER UNSECURED ELECTRONIC COMMUNICATION. EMAILS ATTEMPTING TO INDUCE FRAUDULENT WIRE TRANSFERS MAY APPEAR TO COME FROM A TRUSTED SOURCE.

Please be aware that there are numerous e-mail phishing scams that involve fraudulent requests to wire funds in conjunction with a real estate transaction. Long & Foster recommends that if you receive any electronic communication directing you to transfer funds or provide nonpublic personal information, **EVEN IF THAT ELECTRONIC COMMUNICATION APPEARS TO BE FROM A REPRESENTATIVE OF LONG & FOSTER**, do not respond. Such requests, even if they may otherwise appear to be from Long & Foster, could be part of a scheme to defraud you by misdirecting the transfer of sale proceeds or using your identity to commit a crime.

If you should receive wiring instructions via electronic means that appear to be from a legitimate source involved in your real estate transaction, you should verify - using contact information other than that provided in the communication - that the instructions were sent by an actual representative of the requesting company. Conversely, if you have provided wiring instructions to a third party, it is important to confirm with the representative of said company that the wire instructions are not to be substituted without your verified written consent. If you have received wiring instructions that appear to be from Long & Foster, a settlement company or any other entity, please contact the representative with whom you are working at Long & Foster (in person or by telephone) for assistance. ***Please remember that when wiring funds, never rely exclusively on an e-mail, fax or text communication.***

ACKNOWLEDGMENT: I/we have read this Anti-Fraud Disclosure Statement and understand that Long & Foster will never send me/us any electronic communication with instructions to transfer funds or provide financial account numbers or other nonpublic personal information.

Maria L del Rio - 9-27-18
Signature (Date)

Signature (Date)

Affiliated Business Arrangement Disclosure Statement

Property:

To:

From:

Date:

This is to give you notice that Long & Foster Real Estate, Inc. ("Long & Foster"), also doing business as Virginia Properties, Evers & Company Real Estate and Northrop Realty, and the settlement service providers listed in the table below are part of a family of companies (the "Affiliated Companies"), and each may refer to you the services of another. Each of the Affiliated Companies is indirectly owned, in whole or in part, by a common parent, HomeServices of America, Inc. ("HSoA"). The percentage of indirect ownership interest held by HSOA in each Affiliated Company is indicated in the table. Because of these relationships, the referral of a customer (including you) by any of the Affiliated Companies to another may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

In addition, while Long & Foster Insurance Agency, Inc. ("LFIA"), an Affiliated Company, does not have common ownership with Home Buyers Resale Warranty Corporation doing business as 2-10 Home Buyers Warranty ("2-10") or HMS National Inc. ("HMS"), provider of the Long & Foster Home Warranty Plan, it does have a contractual relationship with 2-10 and HMS pursuant to which LFIA advertises and promotes 2-10 and HMS for a fixed service fee.

Further, Mid-States Title Insurance Agency, Inc. ("Mid-States"), a Long & Foster affiliate, has business relationships with the following unaffiliated closing attorneys, pursuant to which Mid-States advertises and promotes these firms for a fixed service fee: Crawford and Keller, PLLC; Baird Mandalas Brockstedt, LLC; and Giordano, DelCollo, Werb & Gagne, LLC.

AFFILIATED COMPANIES	
SECTION A: Settlement of Your Loan and / or Title Insurance	
RGS Title LLC (VA, MD, DC, WV) (100%)	Sage Title Group, LLC (VA, MD, DC, WV) (100%)
RGS Title LLC dba RGS Property Closing Services (PA) (100%)	Sage Title Group, LLC d/b/a Sage Premier Settlements (PA, NJ, DE, MD) (100%)
Sage Title Group, LLC d/b/a Infinity Title Agency (NJ) (100%)	Sage Title Group, LLC d/b/a Mid-States Title of Southwest Virginia (VA) (100%)
Sage Title Group, LLC d/b/a Infinity Settlements Agency (PA) (100%)	L&F/Fonville Morisey Title, LLC d/b/a Guaranty Title (NC) (100%)
Bon Air/Long & Foster Title Agency LLC (VA) (50%)	Trident Land Transfer Company LP (PA, DE) (100%)
Trident Land Transfer Company (NJ), LLC (NJ) (49%)	Premier Service Abstract, LLC (NJ) (100%)
Chancellor Title Services, Inc. (MD) (100%)	Attorneys Title Holdings, Incorporated (NC) (100%)
Preferred Carolinas Title Agency, LLC (NC) (100%)	
SECTION B: Property / Hazard / Flood Insurance	
Long & Foster Insurance Agency, Inc. (100%)	Trident Insurance Agency Company LP (100%)
HomeServices Insurance, Inc. (100%)	HomeServices Insurance Northeast, LLC (50%)
SECTION C: Mortgage Services	
Prosperity Home Mortgage, LLC (100%)	HomeServices Lending, LLC (100%)
Trident Mortgage Company LP (100%)	
SECTION D: Real Estate Services	
L&F/Fonville Morisey Real Estate, LLC d/b/a Fonville Morisey Realty (NC) (100%)	Fox & Roach LP d/b/a Berkshire Hathaway HomeServices Fox & Roach, REALTORS® (PA, NJ, DE, MD) (100%)
Houlihan Lawrence, Inc. (NY, CT) (100%)	Champion Realty, Inc. (MD) (100%)
SCS Realty Investment Group, LLC d/b/a Gloria Nilson & Co. Real Estate (NJ, PA) (100%)	Preferred Carolinas Realty, Inc. d/b/a Berkshire Hathaway HomeServices Carolina Realty, York Simpson Underwood Realty, Yost & Little Realty, and Pinehurst Realty Group (NC, SC) (100%)

Set forth below is the estimated charge or range of charges for each of the services listed. You are NOT required to use any of these service providers as a condition of the sale of the subject property or to obtain access to any settlement service.

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	SERVICE	ESTIMATED RANGE OF CHARGES
Providers listed in Section A above	Settlement Fees, including Document Preparation, Title Search & Exam Fees	\$0-\$2,000 Fees vary depending on transaction type and state
	Title Charges	See Title Insurance Chart below
Providers listed in Section B above	Homeowner's Insurance	\$300-\$10,000 plus per year; charges may vary based on coverage requested and other factors including multi-unit properties.
	Flood Insurance	Flood Insurance is not included in this estimate but may be available for an additional fee and may be lender required.
Providers listed in Section C above	Mortgage Origination & Application Fees	\$0-\$3,375 (or 1% of loan amount plus \$890)
	Appraisal	\$300-\$1,000 (may exceed for complex appraisal)
	Credit Report	\$9.75-\$200
	Tax Service & Flood Certification Fees	\$75-\$140
Providers listed in Section D above	Real Estate Brokerage Services	Purchaser: 0%-5% of Sales Price + \$200-\$1,200 Seller: 0%-10% of Sales Price + \$200-\$1,200

TITLE INSURANCE FOR AFFILIATES
ESTIMATE OF RANGE OF CHARGES GENERALLY MADE BY PROVIDER
 (Estimated owner's title insurance premiums per \$1,000 of sales price)

STATE	SALES PRICE	PREMIUM FOR AFFILIATES
DE	First \$100,000	\$4.60
	\$100,001 - \$1,000,000	\$3.90
	\$1,000,001-\$5,000,000	\$3.25
		Enhanced policy is 120% of above rates. Simultaneous issue of Lenders' Policy (DE) is \$25. Lender required endorsements are \$50 each. Closing Protection Letter (CPL) per Lender Policy is \$125.
DC	First \$250,000	\$6.84
	\$250,001 - \$500,000	\$6.12
	\$500,001 - \$1,000,000	\$5.40
	\$1,000,001-\$5,000,000	\$4.68
		Simultaneous issue of Lenders' Policy (DC) is \$150. Closing Protection Letter (CPL) per Lender Policy is \$50.
MD	First \$250,000	\$5.75
	\$250,001 - \$500,000	\$4.90
	\$500,001 - \$1,000,000	\$4.20
	\$1,000,001- 2,000,000	\$3.30
		Simultaneous issue of Lenders' Policy (MD) is \$150.
NJ	First \$100,000	\$5.25
	\$100,001 - \$500,000	\$4.25
	\$500,001 - \$2,000,000	\$2.75
		Enhanced policy is 120% of above rates. Simultaneous issue of Lenders' Policy (NJ) is \$25. Lender required endorsements are \$25 each. Title Search/Exam Fee is \$100. Closing Service Letter per Lender Policy is \$75.
NC	First \$250,000	\$ 2.45
	\$250,001 - \$500,000	\$ 1.91
	\$500,001 - \$2,000,000	\$ 1.25
	\$2,000,001 - 7,000,000	\$0.96
		Enhanced policy 120% of above rates. Simultaneous issue of Lenders' Policy is \$ 25. Closing Protection Letter is an additional 10% if lenders' policy issued. Premium for issuance of commitment is \$15. Lender required endorsements are approximately \$20 each.
PA	First \$30,000	\$569.00
	\$30,001 - \$45,000	\$ 7.41
	\$45,001 - \$100,000	\$ 6.27
	\$100,001 - \$500,000	\$ 5.70
	\$500,001 - \$1,000,000	\$ 4.56
	\$1,000,001-\$2,000,000	\$ 3.42
		Lender-required endorsements (PA) are \$50- \$500. Closing Protection Letter (CPL) per Lender Policy is \$125.
VA	First \$250,000	\$ 4.68
	\$250,001 - \$500,000	\$ 4.44
	\$500,001 - \$1,000,000	\$ 4.08
	\$1,000,001- \$2,000,000	\$ 2.70
		Simultaneous issue of Lender's Policy (VA) is \$150. Closing Protection Letter (CPL) per Lender Policy is \$20.
WV	First \$100,000	\$ 4.68
	\$100,001 - \$500,000	\$ 4.08
	\$500,001 - \$2,500,000	\$ 3.60
		Enhanced policy is 120% of basic rates. Simultaneous issue of Lender's Policy is \$100. Title insurance commitment fee per policy will not exceed \$100.

CONTRACTED PROVIDERS		
PROVIDER	SERVICE	ESTIMATED RANGE OF CHARGES
2-10 Home Buyers Warranty HMS National Inc.	Home Warranty	\$450 - \$1,620, depending on property and optional coverage

ACKNOWLEDGEMENT: I/we have read this disclosure form, and understand that the Affiliated Companies may refer me/us to purchase the above-described settlement service(s) from one another and that any such referrals may provide the referring company, its affiliates, and/or their employees with a financial or other benefit.

 Mario L del Cid 9-27-18
 Signature (Date)

 Signature (Date)



SELLER HOME WARRANTY DISCLOSURE

Office: _____
Address: _____
Phone #: _____

Property Address: 3823 Redman St
(Street) DC 20016
(City/State/Zip)

(County)

Selling your Home with a Home Warranty

A Home Warranty is a residential service agreement that provides for the repair or replacement of a home's covered mechanical systems and major appliances that break down due to normal wear and tear. It can offer you protection while your home is for sale, and may make your home more attractive to potential buyers. A seller offering a Home Warranty may receive offers that otherwise would not have been made.

Having a Home Warranty in effect while the home is for sale may protect you against costly repairs, and may help to avoid conflicts over a malfunctioning warranted item that could affect or delay your settlement. Additionally, the warranty may be passed on to the buyer for a period of one year from the date of settlement, depending on the terms of the particular agreement.

Typical components a Home Warranty could cover (depending on warranty provider)

- Air Conditioning
- Door Bell Chimes
- Garbage Disposal
- Hot Water Heater
- Ceiling Fans
- Trash Compactor
- Central Vacuum
- Electrical Systems
- Garage Door Opener
- Microwave (built-in)
- Plumbing System
- Washer/Dryer
- Dishwasher (built-in)
- Faucets
- Heat
- Oven/Range
- Refrigerator
- Water Softener

Long & Foster encourages its sellers to obtain a Home Warranty and to that end, we can make available various brochures and product descriptions for you to review so that you can make an informed decision regarding Home Warranty coverage.

After having read the foregoing, we hereby acknowledge that a Long & Foster sales associate has made available to us certain information concerning Home Warranty Programs. We understand that we may choose to accept or decline any or all of the programs presented to us.

I am interested in Home Warranty coverage

Decline Home Warranty

Maria R delcid
Seller

9-27-2018
Date

Seller

Date

Seller

Date



Metropolitan Regional Information Systems, Inc.

Tax ID #: 1823//2022

WASHINGTON - Select this listing

3823 RODMAN ST NW D22, WASHINGTON, DC 20016-2816

Public Record

Legal Subdivision: Cleveland Park
Incorporated City: WASHINGTON DC
Owner Name: Maria Delcid
Additional:

Condo/Coop Name: Cleveland Park

Company:

Absentee: No

Media Center

No 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: 3823 RODMAN ST NW D22, WASHINGTON, DC, 20016-2816

Care of Name:

Legal Description:

Mag/Dist #:

Election District: 3

Section:

Map Suffix:

Historic ID:

Lot: 2022

Legal Unit #:

Subdiv Ph:

Suffix:

Agri Dist:

Block/Square: 1823/

Grid:

Addl Parcel Flag/#:

Parcel:

Plat Folio:

Tax Map: 1823 2022

Map: 013

Sub Parcel:

Plat Liber:

Tax Year 2017

TOTAL TAX BILL: \$2,411

State/County Tax:

Special Tax:

Front Foot Fee:

Homestd/Exempt Status: 1

Tax Class: TX-001

City Tax: 2410.76

Refuse:

Tax Levy Year: 2017

Tax Rate: 0.85

Exempt Class:

Mult Class: Y

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2017	\$362,210	\$108,660	\$253,550	
2016	\$356,070	\$106,820	\$249,250	
2015	\$354,010	\$106,200	\$247,810	

DEED

Deed Liber:

Deed Folio:

Transfer Date

Price

Grantor

Grantee

PROPERTY DESCRIPTION

Year Built: 1942

Irregular Lot:

Land Use: Residential

Property Class: 016

Zoning Code:

Square Feet: 1109

Plat Liber/Folio: /

Census Tract/Block: /

Acreage: .030

Property Card #:

Zoning Desc:

Prop Use: CONDO HORIZONTAL

Building Use:

Lot Description:

Sidewalk:

Pavement:

Topography:

Quality Grade: Average

Xfer Devel. Right:

Site Influence:

Road Desc:

Road Frontage:

STRUCTURE DESCRIPTION

Section 1	Section 2	Section 3	Section 4	Section 5
-----------	-----------	-----------	-----------	-----------

Construction

Story Type:

Description

Dimensions:

Area

Foundation:

Ext Wall:

Stories:

Style:

Total Building Area: 833

Units:

Roofing:

Year Remodeled: 1982

Model/Unit Type:

Living Area: 833

of Domers:

Base Sq Ft:

Patio or Deck Type/Sqft: /

Balcony Type/Sqft: /

Attic Type/Sqft: /

Porch Type/Sqft: /

Pool Type/Area: /

Roof Type:

Rooms: 5

Bedrooms: 2

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: None

Garage Constr:

Garage Sq Ft:

Garage Spaces:

Other Rooms:

Other Amenities:

Appliances:

Gas:

Electric:

Heat:

Water:

Air Cond:

Interior Floor:

Outbuildings:

Sewer:

Underground:

Fuel:

Walls:

Last Updated: 29-Dec-2017

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.



THIS NOTICE IS REQUIRED BY LAW AND IS NOT A CONTRACT.
THIS DISCLOSURE DOES NOT CREATE A BROKERAGE RELATIONSHIP.

Disclosure of Brokerage Relationship District of Columbia

Prior to providing specific real estate assistance, District of Columbia law requires that a licensee disclose to any party who the licensee does **NOT** represent the identity of the party to the proposed transaction which the licensee does represent. Even though a licensee may not represent you, that licensee must still treat you honestly in the transaction.

We, the undersigned Buyer(s)/Tenant(s) or Seller(s)/Landlord(s) acknowledge receipt of this Disclosure, and understand we are **NOT** represented by the licensee identified below.

Ellen Sandler/Susan Berger and Evers and Co
 (Licensee & License #) (Brokerage Firm)

The licensee and brokerage firm named above represent the following party in the real estate transaction:

Seller(s)/Landlord(s) (The licensee has entered into a written listing agreement with the seller(s) or landlord(s) or is acting as a sub-agent of the listing broker.)

Buyer(s)/Tenant(s) (The licensee has entered into a written agency agreement with the buyer/tenant.)

Designated Agent of the **Buyer(s)/Tenant(s)** or **Seller(s)/Landlord(s)**
 (Both the buyers and sellers have previously consented to "Designated Agency", and the licensee listed above is indicating the parties represented.)

Maria Del Cid Acknowledged 9-27-2018 Date

 Acknowledged Date

Name of Person(s): _____
 I certify on this date that I, the real estate agent, have delivered a copy of this disclosure to the person(s) identified above.

 Signed (Licensee) Date

Previous editions of this form should be destroyed.



Jurisdictional Disclosure and Addendum to the Sales Contract for District of Columbia
(Required for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated _____, between _____ (Buyer) and Maria Del Cid (Seller) for the purchase of the real property located at Address 3823 Rodman St NW Unit# D22 City Washington State DC Zip Code 20016, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot 2022 Block/Square 1823 Section _____ Subdivision/Project Name Cleveland Park Tax Account # 1823//2022 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 UMG

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 following required Addendum shall be incorporated into the Contract.

- Tenancy Addendum for District of Columbia (Single-Family Accommodation)
- Tenancy Addendum for District of Columbia (2 to 4 Rental Units)
- Multi-Unit or Non-Residential Addendum

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

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 §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. 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>.

©2018 The Greater Capital Area Association of REALTORS®, Inc.
 This Recommended Form is property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
 Previous editions of this Form should be destroyed.

