



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

PROPERTY ADDRESS: 4518 Albemarle St NW, Washington, DC 20016-2016

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
- Window Treatments

OTHER

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

WATER/HVAC

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

LAUNDRY

- Washer
- Dryer

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.

Charles T Magee Living Trust Trustee Jan 22, 2020
 Seller _____ Date _____ Seller _____ Date _____

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

The Contract of Sale dated _____ between Seller Charles T Magee Living Trust 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 _____

©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 REALTOR® members only. Previous editions of this Form should be destroyed.



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.)

4518 Albemarle St NW

Washington, DC 20016-2016

With respect to the property located at _____ the undersigned, having previously consented to Dual Agency of the brokerage firm do hereby acknowledge disclosure that:

Evers & Co, a Long and Foster Company
(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/Ellen Sandler
(Name of Licensee & License #)
to act as the Designated Representative of the Seller(s) or Landlord(s) and,

The brokerage firm has assigned _____
(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.

[Signature] Trustee Jan 22, 2020 _____
Date Date
Seller or Landlord Buyer or Tenant Date
Charles T Magee Living Trust

Date Date
Seller or Landlord Buyer or Tenant 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 Charles T Magee Living Trust (Seller) for the purchase of the real property located at Address 4518 Albemarle St NW Unit# _____ City Washington State DC Zip Code 20016-2016, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot 8 Block/Square 1566 Section _____ Subdivision/Project Name American University Park Tax Account # 1566//0008 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: unknown

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>.

PART II. RESALE ADDENDUM


The Contract of Sale dated _____, between Seller _____ 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_110358.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.
- D. **First-Time Homebuyer Recordation Tax Credit:** Buyer is OR is not a District of Columbia First-Time Homebuyer and may be eligible for a reduced recordation tax. It is the Buyer's responsibility to confirm their eligibility (See <https://otr.cfo.dc.gov/node/1272871>).

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.


10.11.18

Seller	Date	Buyer	Date
Charles T Magee Living Trust			
Seller	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 በ 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: 4518 Albemarle St NW	Unit:	Washington, DC	ZIP: 20016-2016
--	-------	----------------	-----------------

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: Charles T Magee Living Trust	Signature: 
--	---

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:
-------	------------	-------



Lead Paint - Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 4518 Albemarle St NW, Washington, DC 20016-2016

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR Construction dates are unknown. If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.

LEAD WARNING STATEMENT FOR BUYERS: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazards

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

_____ OR

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ OR

Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) _____ / _____ Buyer has read the Lead Warning Statement above.

(D) _____ / _____ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.

(E) _____ / _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).

(F) _____ / _____ Buyer has (check one below):

Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) SB Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

SB 10.11.2018
Seller _____ Date
Charles T Magee Living Trust

Buyer _____ Date

Seller _____ Date
Susan Berger / Ellen Sandler
Agent for Seller, if any _____ Date
Susan Berger / Ellen Sandler

Buyer _____ Date

Agent for Buyer, if any _____ 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.

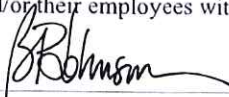
PROVIDER	SERVICE	ESTIMATED RANGE OF CHARGES
Providers listed in Section A above	Settlement Fees, including Document Preparation, Title Search & Exam Fees	\$0-\$2,000 Fees vary depending on transaction type and state
	Title Charges	See Title Insurance Chart below
Providers listed in Section B above	Homeowner's 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 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.


10.11.18

Signature (Date) Signature (Date)



SELLER HOME WARRANTY DISCLOSURE

Office: # Evers + Co, 7470
 Address: 4402 Jennifer St. N # 200
 Phone #: 2) 304-1700

 (County) DC

Property Address: 4516 Albemarle St. NW
 (Street)
DC 20016
 (City/State/Zip)

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



 Seller

10.11.18

 Date

 Seller

 Date

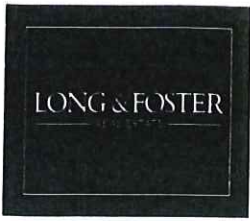
 Seller

 Date



LF319





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.


Signature

10.11.2018
(Date)

Signature

(Date)