



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

PROPERTY ADDRESS: 3883 Connecticut Avenue NW #506 Washington, DC 20008

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; central vacuum system (with all hoses and attachments); shutters; window shades; blinds; window treatment hardware; mounting brackets for electronics components; smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. 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

LAUNDRY

- ☒ Washer
- ☒ Dryer

- ☐ Security Cameras
- ☐ Alarm System
- ☐ Intercom
- ☐ Satellite Dishes
- ☐ Video Doorbell

LIVING AREAS

- ☐ Fireplace Screen/Doors
- ☐ Gas Logs
- ☐ Ceiling Fans
- ☐ Window Fans
- ☐ Window Treatments

WATER/HVAC

- ☐ Water Softener/Conditioner
- ☐ Electronic Air Filter
- ☐ Furnace Humidifier
- ☐ Window AC Units

RECREATION

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

OTHER

- ☐ Storage Shed
- ☐ Garage Door Opener
- ☐ Garage Door Remote/Fob
- ☐ Back-up Generator
- ☐ Radon Remediation System
- ☐ Solar Panels (must include Solar Panel Seller Disclosure/Resale Addendum)
- ☐
- ☐

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED:

LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS: Leased items/systems or service contracts, including but not limited to: 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: N/A

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

Denise Holmes 3/1/2021
Seller Date

Seller Date

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

The Contract of Sale dated _____ between Seller Denise E Holmes and Buyer _____ for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (signed only after Buyer) _____ Date _____

Buyer _____ Date _____

Seller (signed only after Buyer) _____ Date _____

Buyer _____ Date _____

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SELLER'S PROPERTY CONDITION STATEMENT

OF WASHINGTON, DC

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 have owned the property from:

2005

To:

PRESENT

The seller(s) completing this disclosure have occupied the residence from:

To:

Property Address: 3883

Connecticut Avenue NW #506 Washington DC 20008

The property is included in: ☒ Condominium Association ☐ Cooperative ☐ Homeowners association with mandatory participation and fee

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.

| | | |
|-----------------------------|---|--|
| 1. Roof | <input checked="" type="checkbox"/> Roof is a common element maintained by condominium or cooperative (if you check this box, no further roof disclosure required; go to section B) | |
| | Age of Roof <input type="checkbox"/> 0-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15+ years <input checked="" type="checkbox"/> Unknown | |
| | Does the seller have actual knowledge of any current leaks or evidence of moisture from roof? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| | If yes, please provide comments: | |
| 2. Fireplace/ Chimney(s) | Does the seller have actual knowledge of any defects in the working order of the fireplace(s)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No fireplace(s) | |
| | If yes, please provide comments: | |
| | Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No chimney(s) or flue(s) | |
| | If yes, when were they last serviced or inspected?: | |
| 3. Basement | Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable | |
| | If yes, please provide comments: | |
| | Does the seller have actual knowledge of any structural defects in the foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| | If yes, please provide comments: | |

| | | |
|---------------------|---|---|
| 4. Walls and Floors | Does the seller have actual knowledge of any structural defects in walls or floors? If yes, please provide comments: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 5. Insulation | Does the seller have actual knowledge of presence of urea formaldehyde foam insulation? If yes, please provide comments: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 6. Windows | Does the seller have actual knowledge of any windows not in normal working order? If yes, please provide comments: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

B. Operating Condition of Property Systems

| | | | | | | | |
|--|---|---|--|---|--|---|--|
| 1. Heating System | <input type="checkbox"/> Heating system is a common element maintained by condominium or cooperative (If you check this box, no further disclosure on heating system required; go to section B.3.) | | | | | | |
| | Type of System: | <input checked="" type="checkbox"/> Forced Air | <input type="checkbox"/> Radiator | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Electric Baseboard | <input type="checkbox"/> Other | |
| | Heating Fuel: | <input type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Other | | |
| | Age of System: | <input type="checkbox"/> 0-5 years | <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-15 years | <input checked="" type="checkbox"/> Unknown | | |
| | Does the heating system include a humidifier? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | | |
| | Does the heating system include an electronic air filter? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | | |
| | Does the seller have actual knowledge that heat is not supplied to any finished rooms? If yes, please provide comments: | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |
| | Does the seller have actual knowledge of any defects in the heating system? If yes, please provide comments: | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | | | |
| | If installed, does the seller have actual knowledge of any defects with the humidifier or electronic filter? If yes, please provide comments: | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not applicable | | |
| | 2. Air Conditioning System | <input type="checkbox"/> Air conditioning is a common element maintained by condominium or cooperative (If you check this box, no further disclosure on the air conditioning system is required; go to section B.3.) | | | | | |
| Type of System: | | <input checked="" type="checkbox"/> Central AC | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Window/Wall Unit | <input type="checkbox"/> Other | <input type="checkbox"/> Not applicable | |
| AC Fuel: | | <input type="checkbox"/> Natural Gas | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil | <input type="checkbox"/> Other | | |
| Age of System: | | <input type="checkbox"/> 0-5 years | <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-15 years | <input checked="" type="checkbox"/> Unknown | | |
| Does the heating system include a humidifier? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | | | |
| Does the heating system include an electronic air filter? | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Unknown | | | |
| If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? If yes, please provide comments: | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not applicable | | | |
| Does the seller have actual knowledge of any problems or defects in the cooling system? If yes, please provide comments: | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not applicable | | | |

| | |
|----------------------|--|
| 3. Plumbing System | Type of material: (check all that apply) <input type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized iron <input type="checkbox"/> Brass <input type="checkbox"/> PVC <input type="checkbox"/> Plastic polybutylene <input checked="" type="checkbox"/> Unknown |
| | Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well |
| | Sewage Disposal Treatment: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic tank <input type="checkbox"/> Cesspool <input type="checkbox"/> Onsite treatment |
| | Water Heater Fuel: <input checked="" type="checkbox"/> Natural gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other |
| | Does the seller have actual knowledge of any defects with the plumbing system? If yes, please provide comments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 4. Water System | Does the seller have actual knowledge of the results of any lead tests conducted on the water supply of the property? If yes, please provide test results: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Does the seller have actual knowledge that the property has been included on the DC Water service line map website (https://www.dcwater.com/leadmap) as of August 2019) as a property with a lead water service line on the private property or in public space? If yes, please provide comments: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Does the seller have actual knowledge of any lead-bearing plumbing, including the water service line servicing the property? <input type="checkbox"/> Yes, there is a lead service line servicing the property <input type="checkbox"/> Yes, there is lead bearing plumbing on the property <input checked="" type="checkbox"/> No Comments: |
| | If there is a lead service line servicing the property, does the seller have actual knowledge that any portion of the lead water service line has been replaced? (Note: This applies to portions of the service line on private property and in public space). <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable If yes, please provide date(s) of replacement(s): |
| 5. Electrical System | Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring? If yes, please provide test results: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

C. Appliances and Fixtures

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 checked="" type="checkbox"/> No | <input type="checkbox"/> Not applicable |
| Trash compactor | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not applicable |
| TV antenna/controls | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not applicable |
| Central vacuum | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input 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 checked="" type="checkbox"/> No | <input 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 or Appliances | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not applicable |

If yes to any of the above, please describe the defects:

D. Exterior/Environmental Issues

| | | |
|---------------------------------------|--|--|
| 1. Exterior Drainage | Does the seller have actual knowledge of any problem with drainage on the property? If yes, please provide comments: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| 2. Damage to Property | Does the seller have actual knowledge whether the property has previously been damaged by: Fire: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wind: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Flooding: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes to any, please provide comments: | |
| 3. Wood destroying insects or rodents | Does the seller have actual knowledge of any infestation or treatment for infestations? If yes, please provide comments: Does the seller have actual knowledge of any prior damage or repairs due to a previous infestation? If yes, please provide comments: | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| | | |
|-----------------|---|---|
| 4. Other issues | Does the seller have actual knowledge of any problem with drainage on the property? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | 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? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | 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? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | 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? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Has the property been cited for a violation of any historic preservation law or regulation during your ownership? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Does the seller have actual knowledge if a facade easement or a conservation easement has been placed on the property? <i>If yes, please provide comments:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| | Does the seller have actual knowledge that the property has received a vacant or blighted building exemption? <i>If yes, please state the type of exemption, and when the exemption will expire:</i> | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Certification and Signature

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.

Kevin G. Holmes
Seller's Signature

2/24/2021
Date

Seller's Signature

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's Signature

Date

Buyer's Signature

Date



Jurisdictional Disclosure and Addendum to the GCAAR 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 **Denise E Holmes** (Seller) for the purchase of the real property located at
Address **3883 Connecticut Avenue NW** Unit # **506**
City **Washington** State **DC** Zip Code **20008**, Parking Space(s) # _____
Storage Unit # _____ with the legal description of Lot **2234** Block/Square **2213** Section _____
Subdivision/Project Name **Forest Hills** Tax Account # **2234/2213**
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 **unk**

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>.

Seller _____

Date _____

Seller _____

Date _____

PART II. RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Denise E Holmes
_____ 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. PAYMENT OF FEES AND ASSESSMENTS: 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: <https://otr.cfo.dc.gov/page/real-property-tax-relief-and-tax-credits>. 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](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.

Seller _____ (Sign only after Buyer) _____ Date _____

Buyer _____ Date _____

Seller _____ (Sign only after Buyer) _____ Date _____

Buyer _____ Date _____



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

BR31882 (DC)

and

Long & Foster Real Estate, Inc.

Susan Berger

(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.)

Acknowledged _____

_____ 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.

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