

SELLER'S DISCLOSURE STATEMENT

Property Address: 2301 N ST, NW #604

Condominium Unit: 604 Cooperative Unit: 2/0

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 any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition 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's 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 part of any contract between Buyer and Seller.

If this is a sale of a condominium unit or cooperative unit, or lot 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.

A. Property Conditions, Improvements & Additional Information:

	Yes	No	Unknown	N/A
1. Water system:				
Well supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Sewer system:				
Septic tank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Urea formaldehyde foam insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Leaks in roof	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Age of roof				
0-5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10-15 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Wall defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Floor defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Foundation defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Window defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Evidence of water in basement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Heating system:				
Central	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Heating System:				
0-5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Air Conditioning System:				
Central	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Air Conditioning System:				
0-5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Plumbing System:				
Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Galvanized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any known problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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C. Other items: Are you aware of the following:

		Yes	No	Unknown	N/A
1. Features of the property shared in common with the adjoining landowners:					
Walls		—	—	—	—
	Seller responsible for maintenance	—	—	—	—
Fences		—	—	—	—
	Seller responsible for maintenance	—	—	—	—
Roads		—	—	—	—
	Seller responsible for maintenance	—	—	—	—
Driveways		—	—	—	—
	Seller responsible for maintenance	—	—	—	—
	Other (list)	—	—	—	—
	_____	—	—	—	—
	_____	—	—	—	—
	_____	—	—	—	—
	Seller responsible for maintenance	—	—	—	—
2. Encroachments		—	—	—	—
3. Easements		—	—	—	—
4. Zoning violations		—	—	—	—
5. Nonconforming uses		—	—	—	—
6. Structural modifications		—	—	—	—
7. Settling problems		—	—	—	—
8. Flooding problems		—	—	—	—
9. Drainage problems		—	—	—	—
10. Structural problems		—	—	—	—
11. Grading problems		—	—	—	—
12. Damage to property from:		—	—	—	—
	Fire	—	—	—	—
	Wind	—	—	—	—
	Floods	—	—	—	—
	Landslides	—	—	—	—

Provide any explanations of the foregoing responses here. Attach additional sheets, if necessary.

The Seller has lived in the residence on the property from 2/00 (date) to present (date). The Seller has owned the property since 2/00 (date) and makes the statements herein only since that date. The Seller has indicated above as to the condition of all the items based on information actually known to the Seller.

Seller certifies that the information in this statement is true and correct to the best of Seller's actual knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

Seller [Signature] Date 7/6/05

Seller _____ Date _____

BUYER HEREBY EXPRESSES AN INTENT TO RESIDE IN THE PROPERTY TO BE TRANSFERRED.

BUYER HAS READ AND ACKNOWLEDGES RECEIPT OF THIS STATEMENT AND ACKNOWLEDGES THAT THIS STATEMENT IS MADE BASED UPON THE SELLER'S ACTUAL KNOWLEDGE AS OF THE ABOVE DATE; IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES WHICH BUYER MAY WISH TO OBTAIN; AND 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 _____





	Yes	No	Unknown	N/A
15. Electrical System:				
Working order?	✓			
Any known problems?		✓		
16. History of Infestation				
Termites				✓
Carpenter Ants				✓
Rodents				✓
Other				✓
17. Environmental Problems				
Asbestos				✓
Radon Gas				✓
Formaldehyde				✓
Contaminated soil				✓
Other				✓

Provide explanations of the foregoing responses here. Attach additional sheets if necessary: _____

B. Appliances/Systems/Services: The items below are in working order:

	Yes	No	Unknown	N/A
1. Range/Oven	✓			
2. Dishwasher	✓			
3. Refrigerator	✓			
4. Range hood/fan	✓			✓
5. Disposal	✓			
6. TV antenna, TV rotor & controls	✓			✓
7. Storm Windows	✓			✓
8. Garage door opener & remote control	✓			
9. Alarm system	✓			✓
10. Intercom system				✓
11. Central vacuum				✓
12. Attic fan				✓
13. Pool heater, wall liner & equip.				✓
14. Microwave oven	✓			✓
15. Trash compactor	✓			✓
16. Ceiling fan	✓			✓
17. Sauna/hot tub	✓			✓
18. Lawn sprinkler system	✓			✓
19. Water heater	✓			✓
20. Water softener/conditioner	✓			✓
21. Sump pump	✓			✓
22. Furnace	✓			✓
23. Humidifier	✓			✓
24. Electronic air filter	✓			✓
25. Solar heating system	✓			✓
26. Fireplace & chimney	✓			✓
27. Wood burning system	✓			
28. Smoke Detector(s)	✓			
29. Carbon Monoxide detector(s)	✓			✓

Provide any explanations of the foregoing responses here. Attach additional sheets if necessary: _____

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.



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Greater Capital Area Association of REALTORS®, Inc.
INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

ADDRESS 2301 N ST, NW # 604

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

- Grid of inclusion/exclusion items for regional contract including Stove or Range, Cooktop, Wall Oven(s), Refrigerator(s), Dishwasher, Built-in Microwave, Trash Compactor, Disposer, Freezer, Window Fan(s), Window A/C Unit(s), Pool, Hot Tub, Satellite Dish, Window Treatments, Ceiling Fan(s), Washer, Dryer, Furnace Humidifier, Electronic Air Filter, Central Vacuum, Water Treatment System, Exhaust Fan(s), Alarm System, Intercom, Storage Shed(s), Garage Opener(s), Playground Equipment, Wood Stove, Fireplace Screen/Door.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if neither column is checked, it shall be considered excluded):

- Grid of inclusion/exclusion items for MAR contract including Stove or Range, Cooktop, Wall Oven(s), Refrigerator(s), w/ice maker, Built-in Microwave, Trash Compactor, Exist. W/W Carpet, Garbage Disposer, Exhaust Fan(s), Dishwasher, Freezer, Window Fan(s), Fireplace Screen/Door, Pool, Hot Tub, Screens, Storm Windows, Storm Doors, Window A/C Unit(s), Ceiling Fan(s), Clothes Washer, Clothes Dryer, Furnace Humidifier, Electronic Air Filter, Water Filter, Water Softener, Drapery/Curtains, Drapery Curtain Rods, Shades/Blinds, Alarm System, Intercom, Storage Shed(s), Garage Opener(s), w/remote(s), Playground Equipment, Wood Stove, T.V. Antenna, Satellite Dish, Central Vacuum.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

- Water Supply: Public, Well, Hot Water: Oil, Gas, Elec, Other
Sewage Disposal: Public, Septic #BR, Air Conditioning: Oil, Gas, Elec, Heat Pump, Other
Heating: Oil, Gas, Elec, Heat Pump, Other

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

Seller signature and date: [Signature] 7/6/05





JUL 14 '05 12:18PM LONG AND FOSTER FRIENDSHIP HGTS P.5/5
JURISDICTIONAL ADDENDUM FOR THE DISTRICT OF COLUMBIA
TO THE EXCLUSIVE RIGHT TO SELL
LISTING AGREEMENT FOR IMPROVED REAL PROPERTY

Greater Capital Area Association of REALTORS®, Inc.

- 1. AGENCY DISCLOSURE: The Seller acknowledges that the Broker has informed Seller of his rights and obligations regarding agency disclosure under the "Real Estate Licensing Act of 1996," Act 11-502, DC law. For more information on this topic, Seller should speak with Broker/Listing Agent and consult the DC Real Estate Commission's pamphlet, "A Real Estate Licensee's Role in Conducting Real Estate Transactions."
2. FAIR HOUSING REGULATIONS: Seller acknowledges that the District of Columbia Human Rights Act requires that, in addition to federal protected classes, all properties shall be made available to all persons without regard to race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, disability, matriculation, political affiliation, source of income, or place of residence or business of any individual.
3. PROPERTY CONDITION DISCLOSURE: The Seller acknowledges that the Broker has informed Seller of his rights and obligations under the District of Columbia Residential Real Property Seller Disclosure Act. [] Seller is exempt from Seller's Disclosure Act.
4. D.C. SOIL DISCLOSURE REQUIREMENTS: The characteristic of the soil on the subject 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 is []
For further information, Seller can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.
5. RECORDATION AND TRANSFER TAXES: The D.C. Transfer Tax will be paid by the Seller and the D.C. Recordation Tax will be paid by the Buyer.
6. TENANCY: Seller represents that the Property [] is OR [X] is not offered for sale subject to an existing residential lease. If answered affirmatively, Seller acknowledges said Term is from [] to [] at a monthly rental of \$ [] Seller agrees to notify Lessee of Lessee's right to purchase the Property according to the provisions of the current Title IV (Tenant Opportunity to Purchase) of the Rental Housing Conversion and Sale Act of 1980, as amended (DC Law3-86). Seller agrees not to offer the Property for rent or extend existing leases during Listing Period, except as said extension may be required by Title V (Eviction Controls) of the Rental Housing Act of 1985.
7. STORAGE TANK DISCLOSURE: (Applicable to single family properties only). In accordance with the requirements of Section 3(g) of the District of Columbia Underground Storage Tank Management Act of 1990 (D.C. Code Section 6-995.2), 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 Broker that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tank ("UST") as that term is defined in the Act and the Regulations, except as follows:
[] Seller knows of existence or removal of UST or [] Seller has no knowledge of existence or removal of UST. If answered affirmatively, Seller agrees to provide a written disclosure to prospective purchasers.
8. RECEIPT OF INFORMATION AND COMPLETION OF DISCLOSURES: Seller acknowledges receipt of information or Seller's completion of the following disclosures and authorizes Broker to make them available to prospective purchasers:
- [X] District of Columbia form, "Seller's Disclosure Statement."
- [X] Federal form, "Information and Disclosure of Lead-Based Paint and Lead Based Paint Hazards." (Pre-1978 properties.)
- [X] EPA Pamphlet, "Protect Your Family From Lead in Your Home." (Recommended for pre-1978 properties.)
- [X] GCAAR form, "Inclusions/Exclusions Disclosure."
- [X] Underground storage tank disclosure, if applicable.
- [X] DC Real Estate Commission's Pamphlet, "A Real Estate Licensee's Role in Conducting Real Estate Transactions." (Recommended)
- [X] NAR Pamphlet, "What Everyone Should Know About Equal Opportunity in Housing." (Recommended)

Seller/Owner

Date

Seller/Owner

Date

2301 N ST, NW # 604
Property Address

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GCAAR Form # DC 910B - Listing Agreement, DC Jurisdictional Addendum

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