



INFORMATION REQUESTED FOR MAKING AN OFFER

Owner: Sana Khan
Address: 950 25th St NW, #308N, Washington, DC 20037
Tax ID#: Co-Op TAX ID#: 0016//0093

Disclosures:

Approved Lender List
Fee and UM Worksheet
Condo/Co-op Seller Disclosure/Resale Addendum
Jurisdictional Disclosure and Addendum
Seller Disclosure Statement
Inclusions/Exclusions Attachment
Lead Paint/Federal Disclosure
DDOE Lead Disclosure
Disclosure of Brokerage Relationship

Financing: Please include a full approval letter from a reputable lender, GCAAR Financial Information Worksheet, and a copy of the Earnest Money Deposit Check.

Preferred Lender: Approved Lenders, see attached list.

Contract Type: Please use the GCAAR Sales Contract for offers.

Settlement Company: EJ Flynn Title Company

Please register your offer by calling Casey Aboulafia at the number listed below.

Broker Info:

Compass Real Estate
1313 14th Street NW
Washington, DC 20005
Phone: 202.386.6330
Broker License: CO98375134(DC)
Broker Code: COMPS1

Agent Info:

Casey Aboulafia
Cell: 202.780.5885
Email: casey@homeswithcasey.com
Agent License: SP98360832 (DC)

APPROVED LENDERS

| <u>Institution</u> | <u>Contact Name</u> | <u>Phone Number</u> |
|---------------------------------|---------------------|--|
| National Cooperative Bank (NCB) | Ryan Greer | (202) 349-7455 RGreer@ncb.coop |

As of fall 2015

Investors - require 30% down payment

Owner Occupied - require 20% down payment (given the high investor ratio at Claridge House)

| | | |
|--------------------|--------------|--|
| Congressional Bank | Selam Eyassu | (202) 331-4000 seyassu@congressionalbank.com |
|--------------------|--------------|--|

BB&T offers loans only for owner occupied units or second homes. They do not offer loans to investors. They have portfolio loans which are kept in house and consequently **can offer traditional fixed rate loans!**

| | | |
|------|---------------------------------|---|
| BB&T | Kari Sansom | 301-493-8361 ksansom@bbandt.com |
| BB&T | Nevi Harrison (Kari's asst.) | <u>301-280-4799</u> Nevi.harrison@bbandt.com |

COMPASS

Fee Schedule for 950 25th Street NW #308N

| | Unit 308N | Parking | Total |
|---------------------|-------------|------------|-------------|
| Principle | \$34,056.00 | \$5,148.00 | \$39,204.00 |
| Underlying Mortgage | \$154.00 | \$30.75 | \$184.75 |
| Tax | \$32.63 | \$6.44 | \$39.07 |
| Insurance | \$20.65 | \$1.46 | \$22.11 |
| Operating Fee | \$872.54 | \$124.63 | \$997.12 |
| Total | \$1,079.82 | \$163.23 | \$1,243.05 |

As of January 2017

Co-operative Seller Disclosure/Resale Addendum for Maryland and the District of Columbia
(Recommended for the Listing Agreement and required for either the Regional Contract or the MAR Contract)

Address 950 25TH ST NW #308N
 City WASHINGTON, State DC Zip 20037 Lot: 93
 Block/Square: 0016 Unit: 308N Section: _____ Tax ID # 0016//0093
 Parking Space(s) # 47 Storage Unit(s) # n/a Subdivision/Project: Claridge House Cooperative

PART I. SELLER DISCLOSURE - at time of listing: The information contained in this Disclosure is based on the Seller's actual knowledge and belief and is current as of the date hereof.

1. CURRENT FEES AND ASSESSMENTS: Monthly fees and assessments as of the date hereof amount respectively to:

A. First Underlying/Corporate/Blanket Mortgage (Underlying Mortgage): Monthly P&I \$ 184.75

B. Second Underlying Mortgage: Monthly P&I \$ _____

C. Property Taxes: Approximate monthly property tax (as of previous tax year) \$ 39.07

D. Operations, Maintenance, Utilities & Other Charges: All other charges to the Unit \$ 1,019.23

E. Total Monthly Co-operative Assessment: All monthly fees and charges (sum of lines A-D) \$ 1,243.05

F. 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: \$ _____

G. Underlying Mortgage Terms:

1) First Underlying Mortgage: Unpaid share, as of 01/2017 (month/year), in the approximate amount of \$ 39,204.00 with a final payment due in _____ (month/year) at an interest rate of _____ % . Special Terms (if any): _____

2) Second Underlying Mortgage: Unpaid share, as of _____ (month/year), in the approximate amount of \$ _____ with a final payment due in _____ (month/year) at an interest rate of _____ % . Special Terms (if any): _____

H. Fee Includes: The following are included in the Co-operative Fee:
☐ None ☒ Water ☒ Sewer ☒ Heat ☒ Electricity ☒ Gas ☒ Other gym, pool, common WIFI, taxes

2. PARKING AND STORAGE: Parking Space(s) and Storage Unit(s) may be designated by the co-operative association documents as assigned for the exclusive use of a co-operative Unit. Contact the management company to confirm the situation for this co-operative association. The following Parking and /or Storage Units are assigned to this co-operative unit:
☒ Parking Space #(s) 47 ☐ Storage Unit #(s) _____

3. MANAGEMENT AGENT OR AUTHORIZED PERSON: The management agent or person authorized by the Co-operative to provide information to the public regarding the Co-operative and the Development is as follows:
 Name: Legum and Norman/Chris Kiefer, on-site/Aaron Rosenberg Phone: (703)970-8893
 Address: ckiefer@legumnorman.com or arosenberg@claridgehousecooperative.com

©2012, 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.

4. SELLER'S REPRESENTATIONS (Effective as of the settlement date):

A. Seller is presently a member of the Co-operative and the owner of the Proprietary Documents and has full right and authority to sell, transfer and assign same free and clear of all liens, security interests and encumbrances except as disclosed in this Contract or signed Additional Provisions Addendum attached hereto.

B. Seller's interest in the Proprietary Documents and the equity interest in the Unit, except as set forth above, is in no way pledged, hypothecated or other encumbered, and Seller represents that there are no judgments, tax liens, petition of bankruptcy, suits or similar actions, filed, pending or threatened against Seller that would materially and adversely affect ownership in the Unit except as may be disclosed with this Contract.

C. Seller is not delinquent, in violation or in default with respect to the Proprietary Documents or rules and regulations of the Co-operative.

D. No special assessment is charged against the Unit as of the date hereof, unless the same is set forth herein.

E. It is Seller's responsibility to provide such Proprietary documents as are acceptable to the Transfer Agent or Co-operative Board prior to or simultaneous with settlement. Should such documents not be presented at settlement because they are pledged as collateral for a mortgage on the co-operative unit or for any other reason, it is likely an escrow will be held from the Seller's funds until such documents are delivered.

F. In case legal steps are necessary to perfect Seller's ownership, such action must be taken promptly by Seller at Seller's expense whereupon the time herein specified for full settlement by Buyer shall be extended for the period necessary for such action.

G. Seller has not made nor authorized any person to make any representations, statements, or warranties with respect to the Unit or any fact regarding the Co-operative or its financial condition and operation, maintenance charges, rights to any tax deduction, or any other aspect of this transaction except as herein set forth, and Buyer acknowledges that, in entering into this Contract, Buyer has not, relied upon any representation, statement or warranty, except those expressly set forth herein.

5. CO-OPERATIVE DOCUMENTS AND STATEMENTS (Co-op Documents): This disclosure involves the resale of a co-operative unit by a unit owner (i.e., the Seller) other than the declarant. Seller agrees to obtain at their expense from the unit owner's association and deliver to a Buyer, on or prior to the tenth (10th) business day following the date of execution of a Contract by a Buyer, a copy of the co-operative instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, certifications and amendments to any of same) and a certificate setting forth the following:

A. A copy of the Articles of Incorporation, Bylaws and Rules of the Co-operative:

B. A copy of the statement of financial condition of the Co-operative for the most recent fiscal year for which such statement is available, and the current operating budget, if any:

C. A statement of the status of any pending suits or judgments to which the Co-operative is a party; and a statement of the remaining term of any leasehold estate affecting the Co-operative and the provisions governing any extension or renewal thereof.



Seller
Sana Khan

Date



Seller

Date

PART II. RESALE ADDENDUM:

The Contract of Sale dated _____, between
 Seller Sana Khan 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 deleted from the Contract.

2. **CONTRACTING PARTIES:** Paragraph is amended to provide the Proprietary Documents (to include, but not limited to, shares of stock and proprietary lease, co-operative ownership contract or other documents hereinafter referred to as the proprietary documents) are to be executed and delivered in lieu of the Deed.

3. **PRICE AND FINANCING:** Paragraph is amended to read as follows:

A. Down Payment:

\$ _____

B. Financing: 1. Institutional Financing (if applicable)

\$ _____

2. First Underlying Mortgage (if applicable)

\$ _____

3. Second Underlying Mortgage (if applicable)

\$ _____

4. Seller Held Trust

\$ _____

Addendum attached (if applicable)

TOTAL FINANCING

\$ _____

SALES PRICE

\$ _____

C. Institutional Financing: Buyer is to execute and deliver to an institutional Lender (hereinafter the "Lender") a note in the form prescribed by Lender in the approximate amount set forth in the Price and Financing Paragraph, section B (1) hereof. Said note shall be secured by an assignment and pledge of the Proprietary Documents to be issued to Buyer and by a security agreement and financing statement as Lender shall require.

D. Assuming Underlying Mortgage Indebtedness: Buyer is to assume responsibility for the share of the Underlying Mortgage(s) allocated to Unit. **Seller's proceeds will be reduced by the outstanding principal balance amount(s) assumed by Buyer.**

4. **RECOGNITION AGREEMENT:** Buyer hereby acknowledges that not all lenders have the authority to lend in a co-operative association. Lenders that make purchase money loans in a co-operative have entered into a Recognition Agreement with the co-operative association. If Buyer applies to a lender that does not have a Recognition Agreement with said co-operative association, and as a result Buyer's loan is not approved by the deadline specified in the financing contingency, then Buyer shall be in default, and Seller may, at Seller's option, declare this Contract void. However, Buyer shall not be in Default and may declare this contract null and void at anytime following the deadline in the financing contingency if no lender has a recognition agreement with said co-operative association. The provisions of this paragraph shall not apply if this contract does not contain a financing contingency.

5. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such monthly and/or other assessments as the Board of Directors of the Co-operative may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of interest and amortization charges on said Blanket Mortgage(s) indebtedness and for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments: The ☐ Seller agrees to pay OR ☐ Buyer agrees to assume at the time of settlement any Special Assessments as disclosed in the Current Fees and Assessments Paragraph.

©2012, 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.

6. CO-OPERATIVE APPROVAL AND GOVERNING DOCUMENTS: This Contract is conditioned upon Buyer being approved for membership and occupancy by the Board of Directors of the Co-operative. It is the responsibility of Buyer to obtain such approval, and Buyer agrees promptly to prepare and to present to the Co-operative an application for approval, with such supporting documents and information as may be required, and Buyer agrees that failure to do so shall give the Seller the right to terminate this Contract in accordance with the paragraph labeled **DEFAULT**. Buyer understands that approval hereunder is solely the decision of Board of Directors of the Co-operative and Buyer agrees that neither Seller nor any of the Agents shall be liable for the action or non-action of the Board of Directors in connection therewith. If approval is denied, the aforesaid deposit shall be returned to Buyer promptly, without deductions, and this Contract thereafter be of no further force or effect. This sale is subject to the terms of the certificate of incorporation; by-laws, rules and regulations of the Co-operative, the assigned Proprietary Documents and this Contract and signed addendum attached hereto (if any).

7. ASSUMPTION OF CO-OPERATIVE 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 Co-operative instruments including the Co-operative Bylaws, and with the Rules and Regulations of the Co-operative, from and after the date of settlement hereunder.

8. RIGHT TO CANCEL: Buyer shall have the right for a period of three (3) business days following Buyer's receipt of the co-operative documents and statements referred to in the Co-op Docs Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such co-operative documents and statements are delivered to 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 co-operative documents and statements are not delivered to Buyer within the 10 business day time referred to in the Co-operative Documents Paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such co-operative 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.

| | | | |
|--------|-------|-------|-------|
| _____ | _____ | _____ | _____ |
| Seller | Date | Buyer | Date |
| _____ | _____ | _____ | _____ |
| Seller | Date | Buyer | Date |

©2012, 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.

COMPASS



Jurisdictional Disclosure and Addendum to the Sales Contract for Washington, DC

(Recommended for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated _____ between _____ (Buyer) and Sana Khan (Seller)
 for the purchase of the real property located at
 Address 950 25TH ST NW #308N Unit# 308N
 City WASHINGTON State DC Zip Code 20037 , Parking Space(s) # 47
 Storage Unit # n/a with the legal description of Lot 93 Block/Square 0016 Section _____
 Subdivision/Project Name FOGGY BOTTOM Tax Account # 0016//0093
 is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

PART I. SELLER DISCLOSURE - AT TIME OF LISTING:

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

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

2. **DC SOIL DISCLOSURE REQUIREMENTS:** The characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is Urban Land Not Rated/Udorthents

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

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

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

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

5. **UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family home sales only)**

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

6. **PROPERTY TAXES:** Future property taxes may change. To determine the applicable rate, see https://www.taxpayerservicecenter.com/RP_Search.jsp?search_type=Assessment. 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>.

Sana Khan Dec. 15, 2016
 Seller Date Seller Date

©2016 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.

GCAAR Form # 1313 - Washington DC Jurisdictional Addendum

Page 1 of 2

Logan Circle Office, 1313 14th Street NW Washington, DC 20005
 Casey Aboulafia

Phone: 703-624-4657

Fax:

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

8/2016

Sana Khan

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Sana Khan,
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.

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 _____ | Date _____ | Buyer _____ | Date _____ |
| Seller _____ | Date _____ | Buyer _____ | Date _____ |



SELLER'S DISCLOSURE STATEMENT

Instructions to the Seller for Seller's Disclosure Statement

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

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

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

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

However, the Act does not apply to:

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

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

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

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

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

GCAAR Form #919 – DC Seller's Disclosure

Page 1 of 7

Revised October 2011

Logan Circle Office, 1313 14th Street NW Washington, DC 20005

Phone: 703-624-4657

Fax:

Casey Aboulafia

Sana Khan

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

**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.

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

SELLER'S PROPERTY CONDITION STATEMENT**For Washington, DC****950 25TH ST NW #308N****Property Address: WASHINGTON, DC 20037**

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 Aug. 12, 2003 to present.

The seller(s) completing this disclosure have occupied the residence from Never occupied by seller. to _____.

A. Structural Conditions

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

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

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

☐ Yes ☐ No If yes, comments: _____

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

☐ Yes ☐ No If yes, comments: _____

2. **Fireplace/Chimney(s)**

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

☐ Yes ☐ No ☒ No Fireplace(s)

If yes, comments: _____

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

☐ Yes ☐ No ☐ No chimneys or flues

If yes, when were they last serviced or inspected? _____

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

3. Basement

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

☐ Yes ☐ No ☒ Not Applicable

If yes, comments: _____

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

☐ Yes ☒ No

If yes, comments: _____

4. Walls and floors

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

☐ Yes ☒ No

If yes, comments: _____

5. Insulation

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

☐ Yes ☒ No

If yes, comments: _____

6. Windows

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

☐ Yes ☒ No

If yes, comments: _____

B. Operating Condition of Property Systems

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

Type of system ☐ Forced Air ☐ Radiator ☐ Heat Pump

☐ Electric baseboard ☐ Other

Heating Fuel ☐ Natural Gas ☐ Electric ☐ Oil ☐ Other

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

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

☐ Yes ☐ No

If yes, comments: _____

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

☐ Yes ☐ No

If yes, comments: _____

Does the heating system include:

Humidifier ☐ Yes ☐ No ☐ Unknown

Electronic air filter ☐ Yes ☐ No ☐ Unknown

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

☐ Yes ☐ No ☐ Not Applicable

If yes, comments: _____

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

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

☐ Other ☐ Not Applicable

Air Conditioning Fuel ☐ Natural Gas ☐ Electric ☐ Oil ☐ Other

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

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: _____

Minor leaks over the years which were fixed by building handymen.

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

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: _____

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 ☒ NoWind ☐ Yes ☒ NoFlooding ☐ Yes ☒ No

If yes, comments: _____

3. Wood destroying insects or rodents?

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

☐ Yes ☒ No

If yes, comments: _____

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

☐ Yes ☒ No

If yes, comments: _____

4. Does the seller have actual knowledge of any substances, materials or environmental hazards (including but not limited to asbestos, radon gas, lead based paint, underground storage tanks, formaldehyde, contaminated soil, or other contamination) on or affecting the property?☐ Yes ☒ No

If yes, comments: _____

5. Does the seller have actual knowledge of any zoning violations, nonconforming uses, violation of building restrictions or setback requirements, or any recorded or unrecorded easement, except for utilities, on or affecting the property?☐ Yes ☒ No

If yes, comments: _____

6. Does the seller have actual knowledge that this property is a D.C. Landmark included in a designated historic district or is designated a historic property?☐ Yes ☒ No

If yes, comments: _____

7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?☐ Yes ☒ No

If yes, comments: _____

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


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.



Seller
Sana Khan

Dec. 15, 2016

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

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

COMPASS



Inclusions/Exclusions Disclosure and Addendum (Required for use with GCAAR Sales Contract)

Property Address: 950 25TH ST NW #308N, WASHINGTON, DC 20037

PART I. INCLUSIONS/EXCLUSIONS DISCLOSURE

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, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. If more than one of an item conveys, the number of items is noted. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT** convey. **The items marked YES below convey.**

| Yes | No | # | Items | Yes | No | # | Items | Yes | No | # | Items |
|-------------------------------------|-------------------------------------|---|-----------------------|-------------------------------------|-------------------------------------|---|-------------------------|-------------------------------------|-------------------------------------|---|------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Alarm System | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Freezer (separate) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Satellite Dish |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Built-in Microwave | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Furnace Humidifier | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Storage Shed |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Ceiling Fan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Garage Opener | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Stove or Range |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Central Vacuum | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | w/ remote | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Trash Compactor |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Clothes Dryer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Gas Log | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Wall Oven |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Clothes Washer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Hot Tub, Equip, & Cover | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Water Treatment System |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Cooktop | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Intercom | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Window A/C Unit |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Dishwasher | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Playground Equipment | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Window Fan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Disposer | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Pool, Equip, & Cover | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Window Treatments |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Electronic Air Filter | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Refrigerator | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Wood Stove |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Fireplace Screen/Door | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | w/ ice maker | | | | |

OTHER

LEASED ITEMS

Any leased items, systems or service contracts (including but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Buyer and Seller. The following is a list of the leased items within the Property:

N/A

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

Sana Khan Dec. 15, 2016

Seller **Sana Khan**

Date

Seller

Date

PART II. INCLUSIONS/EXCLUSIONS ADDENDUM

The Contract of Sale dated _____ between Seller **Sana Khan**

and Buyer _____

is hereby amended by the incorporation of Parts I and II herein.

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

©2015, 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.



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: 950 25TH ST NW #308N, WASHINGTON, DC 20037

☒ 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)

Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her

(G) ____ 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.

Sana Khan Dec. 23, 2016
 Seller Date
 Sana Khan

 Buyer Date

 Seller Date

 Buyer Date

 Agent for Seller, if any Date
 Casey Aboulafia

 Agent for Buyer, if any Date

LEAD DISCLOSURE FORM

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

ADDRESS OF PROPERTY, INCLUDING UNIT NUMBER IF ANY:

950 25TH ST NW #308N
WASHINGTON, DC 20037

308N

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

I am the owner or authorized owner's agent of *(Insert Full Address of Property)*
950 25TH ST NW #308N, WASHINGTON, DC 20037

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

CHECK ONE BOX UNDER A, B, AND C, BELOW.**A. Check one of the following 3 statements that accurately describes what you know about the presence of lead-based paint on your property:**

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

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

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

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

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

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

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

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

There could be a lead-based paint hazard present given the age of the building, but I have no actual records/reports or knowledge

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

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

- ☒ There are currently no pending actions ordered by a District Government agency with respect to the property listed above.
- ☐ There are currently pending actions that have been ordered by a District Government agency with respect to this property, as follows:

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

Sana Khan

NAME OF OWNER/OWNER'S AUTHORIZED AGENT

Dec. 15, 2016

DATE



GOVERNMENT OF THE
DISTRICT OF COLUMBIA



DEPARTMENT
OF ENERGY &
ENVIRONMENT

ACKNOWLEDGEMENT FORM**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
and/or Pending Government Actions****ADDRESS OF PROPERTY, INCLUDING UNIT # IF ANY:****950 25TH ST NW #308N
WASHINGTON, DC 20037****308N****Lessee's Acknowledgement**

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

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

Lessee's Signature_____
Date**Prospective Purchaser's Acknowledgement**

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

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

Prospective Purchaser's Signature_____
Date**Agent's Acknowledgement**

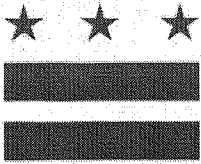
☒ I have informed the property owner of the property owner's obligations under 42 U.S.C. 4852d, and I am aware of my responsibility to ensure compliance.

DocuSigned by:

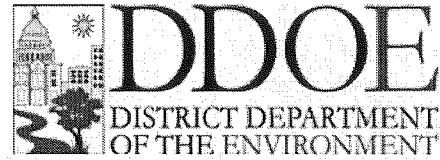
 _____
Agent's Signature**Casey Aboulafia**

12/18/2016 | 4:36 PM EST

Date



**GOVERNMENT OF THE
DISTRICT OF COLUMBIA**



INSTRUCTIONS FOR LEAD DISCLOSURE IN THE DISTRICT OF COLUMBIA

This disclosure form is intended to satisfy Federal disclosure requirements under 42 U.S.C. 4852d, as well as the District of Columbia's locally required disclosure requirements under D.C. Official Code § 8-231.01 and § 8-231.04. Under both Federal and District law, lead disclosure must occur before a tenant or purchaser of a pre-1978 residential property is obligated to lease or buy the property.

NOTE: There are some important differences between the Federal disclosure requirements and the District's disclosure requirements. Not all of these differences can be reconciled in the District's Lead Disclosure Form. Accordingly, it is vitally important that you read these instructions carefully, so that you remain in compliance with both Federal and District law pertaining to lead disclosure.

I. WHAT THE DISTRICT'S LEAD DISCLOSURE FORM PROVIDES

The District's Lead Disclosure Form provides:

- The Lead Warning Statement that Federal law requires;
- Notice that any lead-related records or reports must be made available to the prospective tenant or purchaser, as required by both Federal and District law;
- Room for the owner to list relevant details about the location of any known lead-based paint;
- Room for the owner to list relevant details about the location of lead-based paint hazards that the owner reasonably should know about; and
- Room for the owner to list any pending actions related to the property that have been ordered by a District agency.

II. KEY DIFFERENCES BETWEEN THE DISTRICT LAW AND FEDERAL LAW

- The District's lead law's definition of a "lead-based paint hazard" is different from the Federal definition of the same term. The District's definition of the term includes additional conditions that constitute a lead-based paint hazard, meaning it is stricter than the Federal definition. **Owners who use the District's Lead Disclosure Form to meet the District's requirement for disclosure must use the District law's definition of "lead-based paint hazard" when completing the form.** To help owners complete the form correctly, that definition is included on the form itself, as is the District's definition of the term "presumed lead-based paint," another key term to understand when completing the form. *Illustration: If an owner knows that there is peeling paint on their pre-1978 residential property, that paint is presumed by District law to be*

lead-based paint, and because the paint is in deteriorated condition, it is a lead-based paint hazard under District law and must be listed as such on the District's Lead Disclosure Form.

- District law requires the owner to disclose information related to the property about the presence of lead-based paint, lead-based paint hazards, and any pending actions ordered by a District agency, whenever such information is “reasonably known to the owner.” In contrast, Federal law only requires information about the presence of “known” lead-based paint and/or lead-based paint hazards to be disclosed. In other words, the District’s requirements are stricter than the Federal requirements, regarding what the owner must disclose. **To satisfy District law, an owner must not only disclose what they actually know about the presence of lead-based paint and/or lead-based paint hazards on their property, but they must also disclose what it is reasonable for them to know about such presence.** *Illustration: If an owner has not given his or her pre-1978 property a new coat of paint in the past twenty years, it is reasonable for the owner to know that the paint is no longer in intact condition. Therefore, the owner must disclose that lead-based paint hazards are present on the interior and/or the exterior of the property, in the form of deteriorated presumed lead-based paint.*
- The Federal disclosure requirements apply to “target housing,” a smaller category of housing than District law applies to. “Target housing” is a term that means pre-1978 residential properties, but that excludes “housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling [which are dwellings in which the living area is not separated from the sleeping area, such as efficiencies, studio apartments, dormitories, military barracks, and rentals of individual rooms in residential dwellings].” In contrast, the District’s disclosure requirements apply to pre-1978 “dwelling units,” which is a term that means “a room or a group of rooms that form a single independent habitable unit for permanent occupation by one or more individuals, that has living facilities with permanent provisions for living, sleeping, eating, and sanitation.”

The District has the same exception as the Federal exception, with respect to housing for the elderly or designated exclusively for persons with disabilities that does not contain a child under 6 years of age, and the following additional 3 exceptions: “[1] A unit within a hotel, motel, or seasonal or transient facility, unless such unit is or will be occupied by a person at risk for a period exceeding 30 days; [2] an area within the dwelling unit that is secured and accessible only to authorized personnel; [and 3] an unoccupied dwelling unit that is to be demolished, provided that the dwelling unit will remain unoccupied until demolition.” Note that the Federal exception for “0-bedroom dwelling” is not an exception under District law.

Key point: if you are submitting the District’s Lead Disclosure Form with the intent to satisfy both Federal and District disclosure requirements, an initial exemption from the requirement of submitting the form in cases involving pre-1978 residential housing is the one having to do with housing designated for the elderly or for the disabled.

- Both Federal and District law require the owner to submit a completed Lead Disclosure Form prior to the purchaser or tenant being obligated under a contract to purchase or lease the dwelling unit. However, **Federal law and District law have different exceptions that apply, in addition**

to the above-mentioned initial exemption, and they can also exempt the owner from having to submit a completed disclosure form:

Exceptions under Federal law

- ✓ Sales of pre-1978 residential housing at foreclosure;
- ✓ Leases of pre-1978 residential housing that have been found to be lead-based paint free by a certified lead inspector;
- ✓ Short-term leases of 100 days or less, where no lease renewal or extension can occur; and
- ✓ Renewals of existing leases in pre-1978 residential housing in which the lessor has previously disclosed all information required by the Federal disclosure requirements related to the presence of known lead-based paint and/or lead-based paint hazards.

Exceptions under District law

- ✓ When the owner has a report from a risk assessor or an inspector certifying that a dwelling unit is a lead-free unit, the owner may provide that report instead of a completed disclosure form; and
- ✓ When the owner has three clearance reports issued at least twelve months apart and within the previous seven years, and the property was not and is not subject to any housing code violations that occurred during the past five years or any that are outstanding, the owner may provide those clearance reports instead of a completed disclosure form.

If one of the above exception scenarios exists, the owner must make sure the exception applies to the disclosure situation. For example, if District law requires that the Lead Disclosure Form be completed and submitted, an owner cannot use one of the exceptions provided by Federal law to avoid submitting the completed form. Conversely, an owner who is required by Federal law to disclose the known presence of lead-based paint and/or lead-based paint hazards cannot use an exception created by District law to avoid submitting the federally required information.

- If an owner learns of the presence of lead-based paint in a dwelling unit, District law requires the owner to:
 - ✓ Notify the tenant of the presence of lead-based paint within 10 days after discovering its presence; and
 - ✓ Provide the tenant with (1) the Federal Lead Warning Statement that is currently printed at the top of the District's Lead Disclosure Form, and with (2) the lead hazard information pamphlet entitled *Protect Your Family From Lead in Your Home* (EPA-747-K-94-001). However, if the tenant has already received the Warning Statement and the pamphlet within the prior 12 month period, then the owner does not have to provide them again during this same time period.

III. ADDITIONAL DISCLOSURE REQUIREMENTS UNDER FEDERAL LAW

Providing the Lead Disclosure Form does not conclude an owner's obligations under related Federal law. Federal law requires that the following additional disclosure-related requirements also be met:

- The seller or lessor must provide the purchaser or lessee with an EPA-approved lead hazard information pamphlet, such as the EPA pamphlet entitled *Protect Your Family From Lead in Your Home* (EPA-747-K-94-001).
- The seller or lessor must disclose information about the presence of any known lead-based paint and/or lead-based paint hazards, as well as the existence of any available records or reports pertaining to such presence, not just to the purchaser or lessee, but also to each agent involved in the process. The term "agent" is defined as "any party who enters into a contract with a seller or lessor, including any party who enters into a contract with a representative of the seller or lessor, for the purpose of selling or leasing target housing [except for] purchasers or any purchaser's representative who receives all compensation from the purchaser."
- The Federal disclosure law requires owners to give prospective purchasers and tenants a 10-day opportunity to conduct a risk assessment or inspection to determine whether lead-based paint and/or lead-based paint hazards are present, prior to a purchase and sale agreement or a lease being executed. Owners of residential property in the District of Columbia must also follow this additional requirement imposed by Federal law.
- The Federal disclosure law requires lessors to provide lessees with available records or reports pertaining to lead-based paint and/or lead-based paint hazards, but permits owners to submit report summaries under certain circumstances.¹ Lengthy court documents and construction documents may be excerpted, provided that all information regarding lead-based paint and lead-based paint hazards is included along with sufficient background information, so that the context of the excerpt is clear. For paint inspection and risk assessment reports, EPA and HUD have determined that lessors may provide lessees with a summary of all paint inspection and risk assessment reports, provided that the summary is prepared by a certified paint inspector or risk assessor. Where information about specific units is inconsistent with the conclusions as a whole, this information must be included along with the summary of general conclusions. In situations where documents are excerpted or summarized, they must be accompanied by a list of all complete records and reports available to the lessee. If the lessor chooses to provide excerpts or summaries and document lists in lieu of complete copies, the lessor must provide the lessee with the opportunity to review the complete documents in a central location on the premises, if feasible, and the opportunity to receive copies of any documents not provided, upon request, and at no cost to the lessee.
- The Federal disclosure law requires owners to attach its required disclosure materials, including the Federal Lead Warning Statement, to the sales or leasing contract before a purchaser or lessee is obligated under a contract to purchase or lease pre-1978 residential housing. District law does not require that this information be attached to sales or leasing contracts, only that it be provided before the buyer or renter is obligated. But whenever Federal law is more stringent than local

law, Federal law applies, and therefore owners of residential property in the District of Columbia who want to submit only one disclosure form to satisfy both Federal and District requirements must follow the additional requirement imposed by Federal law, of attaching the Lead Disclosure Form to the sales or leasing contract.

ⁱ Interpretative Guidance for the Real Estate Community on the Requirements for Disclosure of Information Concerning Lead-based Paint in Housing, August 20, 1996, page 6, answer to question 13.

COMPASS



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.

Casey Aboulafia - SP98360832
(Licensee & License #)

and Compass Real Estate
(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.



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.

_____ and _____
(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.