

The P&rtners

OF COMPASS

INFORMATION NEEDED FOR WRITING AN OFFER FOR:
2225 13th St NW, Washington, DC 20009

Seller: Andrew Browning

Preferred Settlement Date: Immediately

Submission: Prior to submitting an offer please call or text 202.780.5885

Email Offer To: casey@homeswithcasey.com

- Synopsis of terms in email for review
- Lender's contact info including phone and email
- Proof of funds for all cash offers
- Strongly-worded Pre-Approval Letter from lender
- GCAAR Financial Information Sheet
- Regional GCAAR Contracts and current forms
- All Jurisdictional Addendums and Disclosures signed by Buyer
- Preferred title company is **KVS Title (They will provide the Buyer with a \$500 Closing Credit)**

Casey Aboulafia (License #SP98360832)
casey@homeswithcasey.com | 202.780.5885

Broker: Holly Worthington (Broker Code/ License #: COMPS2/C098375134)
Holly@compass.com | Office: 301.298.1001

COMPASS

5471 Wisconsin Ave., Chevy Chase MD 20815 | 301.298.1001

Listing Agent Represents the Seller in this Transaction

Sellers Reserve the right to accept or reject all offers. Commission Due Only Upon Completion of Settlement

NEW YORK | BROOKLYN | EAST HAMPTON | BRIDGEHAMPTON | SOUTHAMPTON | SAG HARBOR | WASHINGTON
DC | CHEVY CHASE | BOSTON | CAMBRIDGE | MIAMI | COCONUT GROVE | BEVERLY HILLS | MALIBU | PASADENA
| MONTECITO | SANTA BARBARA | BASALT | ASPEN | SAN FRANCISCO



Jurisdictional Disclosure and Addendum to the Sales Contract for District of Columbia

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

The Contract of Sale dated _____, between _____
 _____ (Buyer) and Andrew Browning _____ (Seller)
 for the purchase of the real property located at Address 2225 13th St NW _____ 13th St NW
 Unit # _____ City Washington _____ State DC _____ Zip Code 20009 _____, Parking Space(s) # _____
 Storage Unit # _____ with the legal description of Lot 0224 _____ Block/Square 0271
 Section _____ Subdivision/Project Name Old City II _____ Tax Account # 0271/0224
 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 _____.

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

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

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

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

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

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

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

6. PROPERTY TAXES: Future property taxes may change. To determine the applicable rate, see https://www.taxpayerservicecenter.com/RP_Search.jsp?search_type=Assessment. Additional information regarding property tax relief and tax credit information (tax reductions for seniors, homestead exemptions, property tax abatements and others) can be found at: <http://otr.cfo.dc.gov/page/real-property-tax-credits-frequently-asked-questions-faqs>.

Andrew Browning

dotloop verified
04/27/20 10:38 AM MDT
V8KH-IRJG-W6RK-RTQW

Seller

Date

Seller

Date

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Andrew Browning and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

1. SELLER DISCLOSURE: Pursuant to D.C. Code §42-1302, prior to the submission of the offer, Buyer is entitled to a Seller's Disclosure Statement (if Seller is not exempt) and hereby acknowledges receipt of same. ☒ **Yes** ☐ **No**
☐ **Not applicable**

2. RECORDATION AND TRANSFER TAXES: Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/service/recorder-deeds-frequently-asked-questions-faqs>. In limited circumstances, an exemption from Recordation Tax may be available to Buyer, if Buyer meets the requirements for the Lower Income Home Ownership Exemption Program ("Tax Abatement Program"). See below for additional information. Unless otherwise negotiated, the following will apply:

A. Real Property: Recordation Tax will be paid by Buyer and Transfer Tax will be paid by Seller.

B. Co-operatives: The Economic Interest Deed Recordation Tax will be split equally between Buyer and Seller. There is no Transfer Tax for Co-operatives.

C. Tax Abatement Program: Additional information (including the required Application Form) for the Tax Abatement Program can be obtained at: http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov_20140909_110358.pdf. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer ☐ is OR ☐ is not applying for the Tax Abatement Program.

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

3. The principals to the Contract mutually agree that the provisions hereof shall survive the execution and delivery of the Deed and shall not be merged herein.

Seller	Buyer
Seller	Buyer
Seller	Buyer



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: 2225 13th St NW, Washington, DC 20009

☒ 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 hazard:

- ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____ OR
- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(B) Records and reports available to the Seller:

- ☐ Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____ OR
- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

- (C) ☐ ☐ Buyer has read the Lead Warning Statement above.
- (D) ☐ ☐ Buyer has read Paragraph B and acknowledges receipt of copies of any information listed therein, if any.
- (E) ☐ ☐ Buyer has received the pamphlet Protect Your Family From Lead in Your Home (required).
- (F) ☐ ☐ Buyer has (check one below):
- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

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

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

Andrew Browning dotloop verified 04/27/20 10:56 AM MDT UAD7-4J6B-QSHX-HUQB

Seller Date

Seller Date

Casey Aboulafia dotloop verified 04/29/20 12:42 PM EDT

Agent for Seller, if any Date

Buyer Date

Buyer Date

Agent for Buyer, if any Date



DC Lead Disclosure Form

Information about Lead-Based Paint, Lead Water Service Lines, and Lead-Bearing Plumbing at this Property

Purpose: Inform potential renters and homebuyers (if applicable) of the presence of lead-based paint, lead-bearing plumbing, and related hazards at this property they are considering.

- Housing built before 1978 is presumed to contain lead-based paint.
- Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
- Residential dwellings built before 1986 are presumed to have lead service lines and lead-bearing plumbing.
- Lead service lines and lead-bearing plumbing are capable of releasing lead into water that may cause permanent health harm even when present in small amounts.
- Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory.
- Lead poisoning poses a particular risk to developing fetuses and pregnant women.
- Tenants should consider obtaining a water filter that is certified by NSF/ANSI Standard 53 for lead removal and maintaining the water filter according to the manufacturer's instructions.

DC requires the renter or buyer to have this information **before** they decide to rent or purchase the property.

This form does not replace the Federal Lead Disclosure form. DC law provides additional protections for the renter or purchaser.

Are you a POTENTIAL TENANT or BUYER?

Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER or MANAGER?

You will need the following information to complete this form:

- Copies of any lead-based paint, lead service line, or lead-bearing plumbing reports, assessments, or surveys related to the property.
- Copies of any lead tests conducted on the water supply of the property or dwelling unit.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.
- Knowledge about whether the property is listed on the DC Water website as a property with lead water service lines.
- Knowledge about the replacement of lead water service lines (on public and private property), including replacement dates.

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

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

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

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. 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. <http://bit.ly/federallead>.

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



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

SECTION A: Property Owner/Manager's Signature

Property Address: <u>2225</u> <u>13th St NW</u>	Unit: _____	Washington, DC	ZIP: <u>20009</u>
I am the (check one) <input checked="" type="checkbox"/> owner <input type="checkbox"/> manager of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property.			
Owner/Manager Name: <u>Andrew Browning</u>	Signature: <u>Andrew Browning</u> <small>dotloop verified 04/27/20 10:38 AM MDT</small>		
Owner/Manager Name: _____	Signature: _____		

SECTION B: Information About Lead-Based Paint and Lead-Bearing Plumbing in this Property

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property?

- ☐ Yes, in the following location(s): *For more space attach a summary*
- ☒ No, I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

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

Lead service lines and lead-bearing plumbing are assumed to be present in housing built before 1986. To the best of your knowledge, is there a lead service line or lead-bearing plumbing serving the dwelling unit?

- ☐ Yes, in the following location(s): *For more space attach a summary*
- ☒ No, I am not aware of any lead service line or lead-bearing plumbing, but because the property was built before 1986 it is assumed to be present.

To the best of your knowledge, has the portion of the lead water service line on private property been replaced?

- ☐ No ☒ Yes, on the following date(s):



To the best of your knowledge, has the portion of the lead water service line on public property been replaced?

☒ No ☐ Yes, on the following date(s):

Is your property included on the DC Water website as a property with lead water service lines?

☒ No ☐ Yes

Does DC Government have any pending actions related to lead-based paint for this property or have you ever been issued any civil fines, fees, or penalties for failure to disclose lead water service lines and/or lead-bearing plumbing for this property?

Check all that apply

- ☐ Yes, a notice of violation
- ☐ Yes, a notice of lead-based paint hazards
- ☐ Yes, an administrative order to eliminate lead-based paint hazards
- ☐ Yes, other notices or orders related to lead-based paint. Please list:
- ☐ Yes, civil fines, penalties, or fees related to failure to disclose lead water service line, and/or lead-bearing plumbing
- ☒ No

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, or other appurtenances) or results of any lead tests conducted on the water supply for this property?

This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.

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

SECTION C: Tenant/Buyer's Acknowledgement

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

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

I understand I have the right to ask the owner or manager for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances) and the results of any lead tests conducted on the water supply for this property.

Name: _____	Signature _____
Name: _____	Signature _____



Seller's Disclosure Statement

Instructions

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 must complete the Statement him or herself (not the broker, management company, condominium association, cooperative association, or homeowners association).

2. The Seller must provide the Seller's Disclosure Statement to the Purchaser for the following transactions:

The Act applies to the following types of transfers or sales of District of Columbia real estate:

- Where the property consists of one to four residential dwelling units;
- The transaction is a sale, exchange, installment land contract, lease with an option to purchase, or any other option to purchase; and
- The purchaser expresses, in writing, an interest to reside in the property to be transferred.

3. The Seller does not need to complete the Seller's Disclosure Statement for the following transactions:

- Court ordered transfers;
- Transfers to a mortgagee by a mortgagor in default;
- 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;
- Transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- Transfers between co-tenants;
- Transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combination of the foregoing);
- Transfer between spouses under a divorce judgment incidental to such a judgment;
- Transfers or exchanges to or from any governmental entity; and
- Transfers made by a person of newly constructed residential property that has not been inhabited.

4. 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.

5. 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.

6. 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:

- The making of an application for a mortgage loan (if the lender discloses in writing that the right to rescind terminates on submission of the application);
- Settlement or date of occupancy in the case of a sale; or
- Occupancy in the case of a lease with an option to purchase.

7. 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.

8. How must a Seller deliver the Seller's Disclosure Statement to the Transferee?

The Seller's Disclosure Statement must be delivered by personal delivery, facsimile delivery, or by registered mail to the transferee. Execution by the transferor of a facsimile is considered execution of the original.

SELLER'S PROPERTY CONDITION STATEMENT

For Washington, DC

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:	2003	To:	2020
The seller(s) completing this disclosure have occupied the residence from:	2003	To:	2008

Property Address: 2225 13th St NW, Washington, DC 20009

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.

A. Structural Conditions

1. Roof	<input 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 checked="" type="checkbox"/> 0-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15+ years <input 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: <u>Roof replaced in March 2020</u>
	Does the seller have actual knowledge of any existing fire retardant treated plywood? <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 fireplaces? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No fireplace(s) If yes, please provide comments: <u>For decorative purposes only - sold as-is</u>
	Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> No chimney(s) or flue(s) If yes, when were they last serviced or inspected?: <u>Were never functional during ownership</u>
3. Basement	Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: _____
5. Insulation	Does the seller have actual knowledge of presence of urea formaldehyde foam insulation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: _____
6. Windows	Does the seller have actual knowledge of any windows not in normal working order? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: _____

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.1.)
	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 checked="" type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> Unknown
	Does the heating system include a humidifier? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the heating system include an electronic air filter? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the seller have actual knowledge that heat is not supplied to any finished rooms? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: _____
	Does the seller have actual knowledge of any defects in the heating system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please provide comments: _____
	If installed, does the seller have actual knowledge of any defects with the humidifier or electronic filter? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable If yes, please provide comments: _____
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 checked="" type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> Unknown
	Does the heating system include a humidifier? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
	Does the heating system include an electronic air filter? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
	If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable If yes, please provide comments: _____
	Does the seller have actual knowledge of any problems or defects in the cooling system? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable If yes, please provide comments: _____

3. Plumbing System	Type of material: <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized iron <input type="checkbox"/> Brass <input type="checkbox"/> PVC (check all that apply) <input type="checkbox"/> Plastic polybutelene <input 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i> _____
4. Water System	Does the seller have actual knowledge of the results of any lead tests conducted on the water supply of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide test results:</i> _____
	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i> _____
	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 <i>Comments:</i> _____
	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 <i>If yes, please provide date(s) of replacement(s):</i> _____
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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide test results:</i> _____

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 type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable
TV antenna/controls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable
Central vacuum	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable
Ceiling fan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable
Attic fan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> No	<input 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?

☐ Yes ☒ No

If yes, please provide comments: _____

2. Damage to Property

Does the seller have actual knowledge whether the property has previously been damaged by:

Fire: ☐ Yes ☒ No

Wind: ☐ Yes ☒ No

Flooding: ☐ Yes ☒ No

If yes to any, please provide comments: _____

3. Wood destroying insects or rodents

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

☐ Yes ☒ No

If yes, please provide comments: _____

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

☐ Yes ☒ No

If yes, please provide comments: _____

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

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.

<u>Andrew Browning</u>	dotloop verified 04/27/20 11:01 AM MDT
Seller's Signature	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



Tenancy Addendum for District of Columbia (Single-Family Accommodation)

(Required for use with Form #1313 where any Tenancy exists)

The Contract of Sale dated _____, Address 2225 13th St NW
 City Washington, State DC Zip Code 20009, Lot 0224
 Block/Square 0271 Unit: _____ Section: _____ Tax ID #: 0271//0224
 Parking Space(s) # _____ Storage Unit(s) # _____ Subdivision/Project Name Old City II
 between Seller Andrew Browning and
 Buyer _____ is hereby
 amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

1. **TENANCY:** As provided in GCAAR Form #1313, District of Columbia Jurisdictional Disclosure and Addendum, the property is/was at the time the Seller decided to sell the Property subject to existing tenancy(ies) and/or lease(s) as follows:

	Tenant Name(s)	Unit#	Current Rent	Copy of Lease Attached	
A.	<u>Preston Bell, Alannah Nesbit, Richard Meyers</u>	<u>Entire Home</u>	_____	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B.	_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
C.	_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
D.	_____	_____	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

2. TENANT OPPORTUNITY TO PURCHASE ("TOPA"):

TOPA provides certain Tenants in the District of Columbia with the opportunity to purchase their rental accommodation. Pursuant to DC Official Code §42-3404 et seq., as amended on July 3, 2018, Single-Family Accommodations are exempt from the requirements of TOPA with the exception of rental units occupied by elderly or disabled tenants.

A Single-Family Accommodation means (A) a housing accommodation, whether freestanding or attached, and the appurtenant land that contains: (i) one single-family dwelling; or (ii) one single-family dwelling with one accessory dwelling unit or (B) a single rental unit in a condominium, cooperative, or homeowners association as that term is defined in DC Official Code § 47-871(2).

3. NOTICE TO TENANT:

In compliance with DC Official Code §42-3404, the Seller must send to the Tenant(s) and the Mayor c/o the District of Columbia Department of Housing and Community Development ("DHCD") and the Office of Tenant Advocate ("OTA"), on the same day, the Notice to Tenant of Landlord's Receipt or Solicitation of an Offer to Sell the Single-Family Accommodation and Notice of Intent to Sell ("Form 1"), Letter to Landlord ("Form 2"), and Response Letter to DHCD if Claiming Elderly or Disabled Status ("Form 4").

4. LETTER TO LANDLORD:

In compliance with DC Official Code §42-3404, following receipt of Form 1, Tenants have 20 days to send to Landlord and DHCD Form 2 claiming to be elderly or disabled and to meet the necessary requirements in order to receive rights under TOPA.

5. REQUIRED TOPA NOTICES FOR ELDERLY AND DISABLED TENANTS:

In accordance with the provisions of TOPA and on the forms provided by DHCD, Seller (choose one):

☒ **HAS** provided on 01/27/2020 to Tenant(s) and the Mayor a written Offer of Sale and Tenant Opportunity to Purchase Without A Third Party Contract (Form 3B), a copy of which is attached hereto. Seller represents and agrees that within 5 Business Days after Date of Ratification of this Contract, Seller will send to the Tenant(s) and the Mayor by certified mail, or a delivery service providing delivery tracking confirmation the 15-day Right of First Refusal Notice (Form 3C) together with a copy of this Contract.

☐ **HAS NOT** provided to Tenant(s) and the Mayor a written Offer of Sale and Tenant Opportunity to Purchase Without A Third Party Contract (Form 3B). Seller represents and agrees that, within 5 Business Days of receipt of Form 2 from the Tenant(s), Seller will send to the Tenant(s) and the Mayor by certified mail, or a delivery service providing delivery tracking confirmation the Offer of Sale and Tenant Opportunity to Purchase With A Third Party Contract, which Notice also contains 15-day right of first refusal (Form 3A).

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6. TOPA COMPLIANCE:

To ensure Buyer's ability to procure an owner's title insurance policy without exception to TOPA, **Seller agrees to contact Settlement Agent within 3 Business Days of Ratification** to determine that Seller is either in compliance with both TOPA Notice requirements and title insurance underwriting requirements pertaining to TOPA or to establish the necessary steps to be in compliance with such requirements (either of which shall constitute "TOPA Compliance").

7. BUYER'S RIGHT TO VOID:

In the event that Seller has not accomplished TOPA Compliance, within ____ days following the Date of Ratification ("Deadline"), Buyer may, at any time thereafter, but prior to Seller accomplishing TOPA Compliance, Deliver Notice to Seller declaring this Contract Void. If Buyer Delivers such Notice, this Contract will become Void at 6:00 p.m. on the third day following Delivery of Buyer's Notice, unless prior to that date and time Seller has accomplished TOPA Compliance.

8. GENERAL PROVISIONS:

Seller shall keep Buyer and Agents apprised of all negotiations, correspondence, contracts and other developments with respect to negotiations with Tenant(s). All actions required hereunder to be taken by Seller shall be taken in accordance with District of Columbia law and regulations. Without the prior written consent of Buyer, Seller shall not modify the terms of or terminate such tenancy(ies). In addition, the Seller will not enter into any new leases or tenancies with respect to the Property.

9. SETTLEMENT:

Buyer and Seller acknowledge that Seller must accomplish TOPA Compliance prior to the Settlement Date. If Settlement does not occur on the Settlement Date due to Seller not having accomplished TOPA Compliance, and Seller is not in Default, then the Settlement Date shall automatically be extended to the date which is the third Business Day following the date Seller accomplishes TOPA Compliance unless otherwise agreed by Buyer and Seller. Buyer and Seller further agree that Buyer's obligation to complete Settlement ☒ **IS** or ☐ **IS NOT (choose one)** contingent upon Seller delivering the Property vacant and free of tenancies at Settlement.

10. BUYER ACKNOWLEDGEMENT:

Buyer acknowledges that as an owner of rental property in the District of Columbia there are a number of legal issues/requirements an owner should be aware of, including but not limited to: rental registration requirements, landlord/tenant rights and obligations, business license requirements, rent control, Tenant Opportunity to Purchase Act and Right of First Refusal, and the eviction process. Buyer is advised to consult the District of Columbia and/or obtain legal counsel regarding such matters.

Seller	Date
Buyer	Date

Seller	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.

Casey Aboulafia SP98360832 _____ and Compass Real Estate _____
(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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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.



Washington, DC Disclosure/Confirmation of Dual Representation and/or Designated Representation

(To be attached to the Regional Sales Contract or Lease Agreement whenever
Dual Agency or Designated Representation occurs on a DC transaction.)

With respect to the property located at 2225 13th St NW, Washington, DC 20009
the undersigned, having previously consented to Dual Agency of the brokerage firm do hereby acknowledge disclosure
that:

Compass Real Estate

(Name of brokerage firm acting as Dual Representative)

represents more than one party to the real estate transaction as indicated below:

☒ Seller(s) and Buyer(s) or ☐ Landlord(s) and Tenant(s)

The Seller(s) or Landlord(s) and the Buyer(s) or Tenant(s) are proceeding with the transaction acknowledging:
(choose one below)

☒ **Designated Representation:**

The brokerage firm has assigned Casey Aboulafia SP98360832
(Name of Licensee and License #)
to act as the Designated Representative of the Seller(s) or Landlord(s) and,

The brokerage firm has assigned _____
(Name of Licensee and License #)
to act as the Designated Representative of the Buyer(s) or Tenant(s)

----- **OR** -----

☐ **Dual Representation**

The Licensee: _____
(Name of Licensee and License #)

And the Brokerage Firm represents more than one party to the contract as indicated above.

Seller or Landlord Date

Buyer or Tenant Date

Seller or Landlord Date

Buyer or Tenant Date

. Previous editions of this form should be destroyed.