



# The Stokes Group

REAL ESTATE



## Disclosure Packet

**2311 M ST. NW #1005  
WASHINGTON, DC 20037**

Anslie Stokes Milligan, GRI  
McEneaney Associates, Inc., REALTORS  
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016  
202-552-5600 - [TheStokesGroup.com](http://TheStokesGroup.com) - 202-270-1081



## We Sell Where You Want to Live

### Sellers:

Christopher Olsen

### Legal Information:

**Lot:**2211 **Block:**0036

**Legal Address:** 2311 M St. NW #1005 Washington, DC 20037

### Contract Requirements:

- Copy of bank statements proving EMD and down payment funds
- Lender approval letter from a local, reputable lender
- GCAAR Sales Contract
- Jurisdictional Disclosure and Addendum to the Sale Contract for Washington, DC
- Condominium Seller Disclosure/Resale Addendum for the District of Columbia
  - Condo fee is \$447.00/Month
- Addendum of Clauses (if needed)
- Complete Seller Disclosure Packet

### Contract Preferences:

- Sellers will give great weight to a strong (at least 10%) Earnest Money Deposit to be held by **Federal Title and Escrow**
- Sellers will give great weight to offers with few if any contingencies
- Sellers welcome home inspections, but they must be coordinated with listing agent
- Agent prefers to use **Federal Title and Escrow** as the settlement company (Neutral-not affiliated with any brokerage)

Federal Title & Escrow  
5335 Wisconsin Ave NW Suite 700  
Washington, DC 20015  
[www.federaltitle.com](http://www.federaltitle.com)  
202.362.1500

### Listing Agent Information:

Anslie Stokes  
McEneaney Associates, Inc.  
4910 Massachusetts Ave. NW Suite 119

Office Code: MCE7  
MRIS ID: 99699  
License: DC SP98361041  
Broker License # DC-94076





# Condominium Seller Disclosure/Resale Addendum for the District of Columbia

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

Address 2311 M St NW #1005  
 City Washington, State DC Zip 20037-1445  
 Parking Space(s) # 25 Storage Unit(s) # \_\_\_\_\_ Subdivision/Project: The Mark on M

## **PART I - SELLER DISCLOSURE:**

### **1. CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:

#### **A. Condominium Fee:** Potential Buyers are hereby advised that the present fee for the subject Property and parking space(s) and/or storage unit(s), if applicable, is

|                     |                      |                         |
|---------------------|----------------------|-------------------------|
| Regular Fee:        | \$ <u>447</u>        |                         |
| Parking:            | \$ <u>0</u>          |                         |
| Storage:            | \$ _____             |                         |
| Special Assessment: | \$ _____             | (complete B below)      |
| <b>TOTAL:</b>       | <b>\$ <u>447</u></b> | <b>per <u>Month</u></b> |

**Fee Includes:** The following are included in the Condominium Fee:

☒ **Water/Sewer** ☐ **Heat** ☐ **Electricity** ☐ **Gas** ☐ **Other** \_\_\_\_\_

#### **B. 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:** \$ \_\_\_\_\_

### **2. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Condominium instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately taxed and conveyed by Deed. The following Parking Space(s) and/or Storage Unit(s) convey with this Property:

☒ **Parking Space #**(s) 25 ☐ **is** ☒ **is not** separately taxed.  
 If separately taxed: Lot \_\_\_\_\_ Square \_\_\_\_\_, Lot \_\_\_\_\_ Square \_\_\_\_\_

☐ **Storage Unit #**(s) \_\_\_\_\_ ☐ **is** ☐ **is not** separately taxed.  
 If separately taxed: Lot \_\_\_\_\_ Square \_\_\_\_\_, Lot \_\_\_\_\_ Square \_\_\_\_\_

### **3. MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the Condominium to provide information to the public regarding the Condominium and the Development is as follows:

Name: EJF Phone: (202) 537-1801  
 Email Address: info@ejfrealestate.com  
 Address: 2311 M st

### **4. CONDOMINIUM INSTRUMENTS AND CERTIFICATE OF CONDOMINIUM (Condo Docs):** This disclosure involves the resale of a condominium unit by a unit owner (i.e., the Seller) other than the declarant. Seller agrees to obtain, at Seller's expense, from the unit owners' association and Deliver to Buyer, on or prior to the tenth (10th) Business Day following the Date of Ratification, a copy of the Condominium instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, DC Condominium Bill of Rights and Responsibilities, certifications and amendments to any of the same) and a certificate setting forth the following:

- A.** A statement, which need not be in recordable form, setting forth the amount of any unpaid assessments levied against the Unit;

©2021 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.

- B. If applicable, a statement, which need not be in recordable form, certifying to the unit owners' association's waiver of, or failure or refusal to exercise, any rights of first refusal or other restraints on free alienability of the Unit which may be contained in the Condominium instruments;
- C. A statement of any capital expenditures approved by the unit owners' association planned at the time of Settlement that are not reflected in the association's current operating budget;
- D. A statement of the status and amount of any reserves for capital expenditures, contingencies, and improvements, and any portion of such reserves earmarked for any specified project by the Condominium board;
- E. A copy of the statement of financial condition for the unit owners' association for the most recent fiscal year for which such statement is available and the current operating budget, if any;
- F. A statement of the status of any pending suits or any judgments to which the unit owners' association is a party;
- G. A statement setting forth what insurance coverage is provided for all unit owners by the unit owners' association and a statement whether such coverage includes public liability, loss or damage, or fire and extended coverage insurance with respect to the Unit and its contents;
- H. A statement that any improvements or alterations made to the Unit, or the limited common elements assigned thereto, by the Seller are not in violation of the Condominium instruments;
- I. A statement of the remaining term of any leasehold estate affecting the Condominium or the Unit and the provisions governing any extension or renewal thereof; and
- J. The date of issuance of the certificate.

DocuSigned by:  
Christopher Olsen  
E 110F3EBED141C

9/28/2022

Seller

Date

Seller

Date

Christopher Olsen

## **PART II - RESALE ADDENDUM:**

The Contract of Sale dated \_\_\_\_\_, between Seller Christopher Olsen, 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:** The Title paragraph of the Contract is amended to include the agreement of the Buyer to take title subject to easements, covenants, conditions and restrictions of record contained in the Condominium instruments, and the right of other unit owners in the common elements and the operation of the Condominium.
2. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such Condominium Fees and/or other Special Assessments as the Board of Directors or Condominium Association may from time to time assess against the Unit and Parking Space(s) and/or Storage Unit(s), as applicable, for the payment of operating and maintenance or other proper charges. Seller agrees to pay any delinquent Fees and/or Special Assessments on or before Settlement Date. All violations of requirements noted by the Condominium Association against Seller shall be complied with by Seller and the Property conveyed free thereof. Regarding any existing or levied but not yet collected Special Assessments, Seller agrees to pay, at the time of Settlement, any Special Assessments unless otherwise agreed herein:

\_\_\_\_\_. Costs of obtaining any statements of account from the Condominium Association and/or its related management company will be paid by Seller. Lender's condominium questionnaire fee and any transfer and/or set-up fees for the Condominium Association and/or its related management company will be paid by Buyer.

3. **CONDOMINIUM ASSOCIATION APPROVAL:** If this sale is subject to approval by or right of refusal of the unit owners' association or Condominium Board of Directors, in the event such approval is denied or such right of first refusal is exercised by such Association or Board, this Contract shall be null and void and the Buyer's deposit shall be refunded without delay or deduction there from.
4. **ASSUMPTION OF CONDOMINIUM OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of and to be bound by and comply with the covenants and conditions contained in the Condominium instruments, including the Condominium bylaws and the Condominium rules and regulations, as well as statutory insurance requirements (D.C. Official Code § 42-1903.10), from and after the Settlement Date hereunder.

©2021 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.

5. **RIGHT TO CANCEL:** Buyer shall have the right for a period of three (3) Business Days following Buyer's receipt of the Condominium instruments and statements referred to in the Condo Docs paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such Condo Docs are delivered to Buyer on or prior to the Date of Offer by Buyer, such three (3) Business Day period shall commence upon the Date of Ratification. If the Condo Docs are not delivered to Buyer within the 10 Business Day time period referred to in the Condo Docs paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of such Condo Docs. Pursuant to the provisions of this paragraph, in no event may Buyer have the right to cancel this Contract after Settlement.

|   |      |       |      |
|---|------|-------|------|
| Seller <i>(sign only after Buyer)</i><br><b>Christopher Olsen</b> | Date | Buyer | Date |
| Seller <i>(sign only after Buyer)</i>                             | Date | Buyer | Date |





## 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 **Christopher Olsen** (Seller) for the purchase of the real property located at Address **2311 M St NW #1005** Unit # **1005** City **Washington** State **DC** Zip Code **20037-1445**, Parking Space(s) # **25** Storage Unit # \_\_\_\_\_ with the legal description of Lot **2211** Block/Square **0036** Section \_\_\_\_\_ Subdivision/Project Name **Central** Tax Account # **0036/2211** 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**.

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: \_\_\_\_\_

**6. PROPERTY TAXES:** Future property taxes may change. To determine the applicable rate, see [https://www.taxpayerservicecenter.com/RP\\_Search.jsp?search\\_type=Assessment](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>.

DocuSigned by:  
  
 Seller

9/28/2022

Date

Seller

Date

**Christopher Olsen**

©2020 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 - DC Jurisdictional Addendum

Page 1 of 2

McEneaney Associates REALTORS® - Washington, DC and Maryland, 4910 Massachusetts Avenue, NW Washington DC  
 Anslie Stokes

Phone: (202) 552-5600 Fax: (202) 552-5605  
 Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

2/2020

Olsen

**PART II. RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller **Christopher Olsen,** 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](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 (sign only after Buyer)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

**Christopher Olsen**

\_\_\_\_\_  
Seller (sign only after Buyer)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
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 2311 M St NW #1005  
 Unit # 1005 City Washington, State DC Zip 20037-1445  
 Between Seller Christopher Olsen  
 and Buyer \_\_\_\_\_

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in this Contract.

**1. BUYER ACKNOWLEDGEMENT:** Buyer acknowledges that there are a number of legal issues/requirements a landlord in the District of Columbia 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 the eviction process. Buyer is advised to consult the appropriate District of Columbia department and/or obtain legal counsel regarding such matters.

**2. 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 subject to existing tenancy(ies) and/or lease(s) as follows:

| Tenant Name(s) | Unit#       | Current Rent      | Copy of Lease Attached       |  | Tenancy Conveys              |  |
|----------------|-------------|-------------------|------------------------------|--|------------------------------|--|
| N/A            | <u>1005</u> | <u>\$2,500.00</u> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| _____          | _____       | _____             | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| _____          | _____       | _____             | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |
| _____          | _____       | _____             | <input type="checkbox"/> Yes | <input type="checkbox"/> No            | <input type="checkbox"/> Yes | <input type="checkbox"/> No            |

**A. Possession:** Buyer and Seller 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. Seller will give possession of Property at Settlement subject to existing tenancy(ies) and leases as indicated above.

**B. Adjustments:** Rents are to be adjusted to the Settlement Date. Security deposits and any accrued interest thereon are to be paid to Buyer at the time of Settlement.

**C. Seller Obligation:** Without the prior written consent of Buyer, Seller shall not modify the terms of or terminate any tenancy(ies) intended to convey. In addition, the Seller will not enter into any new leases or tenancies with respect to the Property. Seller shall keep Buyer and Brokers apprised of all tenancy-related correspondence and negotiations with Tenant(s), and any actions required to be taken by Seller shall be taken in accordance with District of Columbia law and regulations.

**3. 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. Only qualifying elderly or disabled tenants in Single-Family Accommodations are afforded the opportunity to purchase their rental accommodations.

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.

**A. Required Notice to all Tenants:** In compliance with DC Official Code §42-3404.09, Seller must send, on the same day, to each Tenant individually and the District of Columbia Office of Tenant Advocate ("OTA"), as well as to the Mayor in care of the Department of Housing and Community Development ("DHCD") the following required TOPA Notices on forms provided by DHCD:

- 1) A completed 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**");
- 2) A blank Letter to Landlord ("**Form 2**") and
- 3) A blank Response Letter to DHCD if Claiming Elderly or Disabled Status ("**Form 4**").

If Seller has not already provided to Tenant(s), OTA, and DHCD Forms 1, 2 and 4, Seller represents and agrees that, within 5 Business Days after Ratification of this Contract, Seller will send said Forms.

©2021 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.



**B. Notices for Elderly and Disabled Tenants:** 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 have signed a written lease on or before March 31, 2018, to have occupied the accommodation by April 15, 2018, and to be elderly (62 years of age or older) or disabled, thereby meeting the necessary requirements in order to receive further rights under TOPA.

Seller ☐ IS or ☒ IS NOT in receipt of Form 2 from Tenant(s). If in receipt of Form 2, Seller (**choose one**):

☐ HAS provided on \_\_\_\_\_ to Tenant(s) and DHCD a written **Offer of Sale and Tenant**  
Date

**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 DHCD by certified mail, or a delivery service providing delivery tracking confirmation the 15-day **Right of First Refusal for a Single Family Accommodation** (Form 3C) together with a copy of this Contract.

☐ HAS NOT provided to Tenant(s) and DHCD Form 3B. Seller represents and agrees that within 5 Business Days after Date of Ratification of this Contract, Seller will send to the Tenant(s) and DHCD by certified mail, the **Offer of Sale and Tenant Opportunity to Purchase With A Third Party Sale Contract** (Form 3A), which Notice also contains the 15-day right of first refusal.

**4. TOPA COMPLIANCE:** Seller agrees to contact Settlement Agent within 3 Business Days of Ratification to ensure Buyer's ability to procure an owner's title insurance policy without exception to TOPA and to determine that Seller is either in compliance with both TOPA Notice requirements and title insurance underwriting requirements pertaining to TOPA ("TOPA Compliance") or to establish the necessary steps to be in compliance with such requirements. Accomplishing TOPA Compliance requires Delivery to the Settlement Agent of specific documentation satisfactory to the title insurance underwriter, including but not limited to, copies of the required TOPA Notices and evidence of their Delivery.

**A. Buyer's Right to Void:** In the event that Seller has not accomplished TOPA Compliance, within 5 days following the Date of Ratification ("Deadline"), Buyer may, at any time thereafter, but prior to Seller accomplishing TOPA Compliance, Deliver Notice that this Contract will become Void at 6:00 p.m. on the 3rd Day following Delivery of Buyer's Notice, unless prior to that date and time, Seller has accomplished TOPA Compliance, in which case, this Contract will remain in full force and effect.

**B. 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.

**C. General Provisions:** Seller shall keep Buyer and Brokers apprised of all correspondence, contracts, and other developments with respect to any TOPA-related 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.

DocuSigned by:  
Christopher Olsen

9/28/2022

Seller  
Christopher Olsen

Date

Buyer

Date

Seller

Date

Buyer

Date



## Inclusions/Exclusions Disclosure and Addendum

(Required for use with GCAAR Listing Agreement & Sales Contract)

**PROPERTY ADDRESS: 2311 M St NW #1005, Washington, DC 20037-1445**

**PERSONAL PROPERTY AND FIXTURES:** The Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, central vacuum system (with all hoses and attachments); shutters; window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke, carbon monoxide, and heat detectors; TV antennas; exterior trees and shrubs; and awnings. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices **DO NOT CONVEY**. The items checked below convey. If more than one of an item conveys, the number of items is noted in the blank.

### KITCHEN APPLIANCES

- ☒ Stove/Range  
☐ Cooktop  
☐ Wall Oven  
☒ Microwave  
☒ Refrigerator  
☒ w/ Ice Maker  
☐ Wine Refrigerator  
☒ Dishwasher  
☒ Disposer  
☐ Separate Ice Maker  
☐ Separate Freezer  
☐ Trash Compactor

### LAUNDRY

- ☒ Washer  
☒ Dryer

### ELECTRONICS

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

### LIVING AREAS

- ☐ Fireplace Screen/Door  
☐ Gas Log  
☐ Ceiling Fans  
☐ Window Fans  
☐ Window Treatments

### WATER/HVAC

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

### RECREATION

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

### OTHER

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

**THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED:** \_\_\_\_\_

**LEASED ITEMS, LEASED SYSTEMS & SERVICE CONTRACTS:** Leased items/systems or service contracts, including but not limited to: appliances, fuel tanks, water treatment systems, lawn contracts, pest control contracts, security system and/or monitoring, and satellite contracts **DO NOT CONVEY** unless disclosed here: \_\_\_\_\_

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

DocuSigned by:  
Christopher Olsen

10/7/2022

Seller **Christopher Olsen**

Date

Seller

Date

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

The Contract of Sale dated \_\_\_\_\_ between Seller **Christopher Olsen**

and Buyer \_\_\_\_\_

for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer)

Date

Buyer

Date

**Christopher Olsen**

Seller (sign only after Buyer)

Date

Buyer

Date

©2020, 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.



## 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, and,
- The transactions 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 combinations 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 that the right to rescind terminates on submission of the application); or
- 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 or 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.

|   |         |            |         |
|---|---------|------------|---------|
| <b>The seller(s) completing this disclosure statement have owned the property from:</b> | 12/2005 | <b>To:</b> | Current |
|---|---------|------------|---------|

|   |         |            |        |
|---|---------|------------|--------|
| <b>The seller(s) completing this disclosure have occupied the residence from:</b> | 12/2005 | <b>To:</b> | 6/2021 |
|---|---------|------------|--------|

**2311 M St NW #1005**  
**Property Address: Washington, DC 20037-1445**

**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

|   |  |  |  |
|---|--|--|--|
| <b>1. Roof</b>                          | <input checked="" type="checkbox"/> Roof is a common element maintained by condominium or cooperative<br>(if you check this box, no further roof disclosure required; go to section B) |  |  |
|   | Age of Roof:   | <input type="checkbox"/> 0-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> 15+years <input type="checkbox"/> Unknown |  |
|   | Does the seller have actual knowledge of any current leaks or evidence of moisture from roof? <input type="checkbox"/> Yes <input type="checkbox"/> No                                 |  |  |
|   | <i>If yes, please provide comments:</i>  |  |  |
|   | Does the seller have actual knowledge of any existing fire retardant treated plywood? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |
| <i>If yes, please provide comments:</i> |  |  |  |

|   |  |  |  |
|---|--|--|--|
| <b>2. Fireplace/<br/>Chimney(s)</b>                       | Does the seller have actual knowledge of any defects in the working order of the fire places?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Fireplace(s)  |  |  |
|   | <i>If yes, please provide comments:</i>  |  |  |
|   | Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No chimneys or flues |  |  |
| <i>If yes, when were they last serviced or inspected?</i> |  |  |  |

|   |  |  |  |
|---|--|--|--|
| <b>3. Basement</b>                      | Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable |  |  |
|   | <i>If yes, please provide comments:</i>  |  |  |
|   | Does the seller have actual knowledge of any structural defects in the foundation?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable                  |  |  |
| <i>If yes, please provide comments:</i> |  |  |  |

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

## B. Operating Condition of Property Systems

|   |   |  |  |   |   |   |
|---|---|--|--|---|---|---|
| <b>1. Heating System</b>  | <input type="checkbox"/> Heating system is a common element maintained by condominium or cooperative<br>(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 type="checkbox"/> 5-10 years          | <input checked="" 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 checked="" type="checkbox"/> Yes      | <input 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          |   |   |
|   | <i>If yes, please provide comments:</i>   |  |  |   |   |   |
|   | Does the seller have actual knowledge of any defects in the heating system?   |  | <input type="checkbox"/> Yes                 | <input checked="" type="checkbox"/> No          |   |   |
|   | <i>If yes, please provide comments:</i>   |  |  |   |   |   |
| If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?<br><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable<br><i>If yes, please provide comments:</i> |   |  |  |   |   |   |
| <b>2. Air Conditioning System</b>   | <input type="checkbox"/> Air conditioning is a common element maintained by condominium or cooperative<br>(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 units      | <input type="checkbox"/> Other              | <input type="checkbox"/> Not Applicable |
|   | AC Fuel:  | <input type="checkbox"/> Natural Gas           | <input checked="" type="checkbox"/> Electric | <input type="checkbox"/> Oil                    | <input type="checkbox"/> Other              |   |
|   | Age of System:  | <input type="checkbox"/> 0-5 years             | <input type="checkbox"/> 5-10 years          | <input checked="" 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 checked="" type="checkbox"/> Yes      | <input 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     |   |
|   | <i>If yes, please provide comments:</i>   |  |  |   |   |   |
|   | 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     |   |
| <i>If yes, please provide comments:</i>   |   |  |  |   |   |   |



|                             |  |
|-----------------------------|--|
| <b>3. Plumbing System</b>   | Type of material: (check all that apply) <input type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized iron <input type="checkbox"/> Brass <input type="checkbox"/> PVC <input checked="" type="checkbox"/> Plastic polybutelene <input checked="" type="checkbox"/> Unknown   |
|                             | Water Supply: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Well   |
|                             | Sewage Disposal Treatment: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Septic tank <input type="checkbox"/> Cesspool <input type="checkbox"/> Onsite treatment   |
|                             | Water Heater Fuel: <input type="checkbox"/> Natural Gas <input checked="" 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<br><i>If yes, please provide comments:</i>  |
| <b>4. Water System</b>      | 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<br><i>If yes, please test results:</i>   |
|                             | Does the seller have actual knowledge that the property has been included on the DC Water service line map website ( <a href="https://www.dewater.com/leadmap">https://www.dewater.com/leadmap</a> , 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<br><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<br><input type="checkbox"/> Yes, there is lead bearing plumbing on the property<br><input checked="" type="checkbox"/> No<br><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 checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable<br><i>If yes, please provide date(s) of replacement(s):</i> |
| <b>5. Electrical System</b> | 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<br><i>If yes, please 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 |
| Rangehood/fan                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Microwave oven               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Garbage Disposal             | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Sump Pump                    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Trash compactor              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| TV antenna/controls          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Central vacuum               | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Ceiling fan                  | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Attic fan                    | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Sauna/Hot tub                | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Pool heater & equip          | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input 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 checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Garage door opener           | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| & remote controls            | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Lawn sprinkler system        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Not Applicable |
| Water treatment system       | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input 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:     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Wind:     | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Flooding: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

If yes, 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:

|  |  |
|--|--|
| <b>4. Other Issues</b>   | 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) <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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No   |
| <i>If yes, please provide comments:</i>  |  |
| 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 provide comments:</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.

DocuSigned by:

*Christopher Olsen*

**Seller's Signature**  
Christopher Olsen

10/7/2022

**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**

**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.

**Anslie Stokes SP98361041**

(Licensee & License #)

and

**McEneaney Associates, Inc.**

(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.