



The Stokes Group

REAL ESTATE



Disclosure Packet

**6302 30th ST NW
WASHINGTON, DC 20015**

Anslie Stokes Milligan, GRI
Corcoran McEneaney

4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016
202-552-5600 - TheStokesGroup.com - 202-270-1081



We Sell Where You Want to Live

Sellers:

Sheryl Solomon

Legal Information:

Lot:0830 **Block:**2343

Legal Address: 6302 30th St. NW Washington, DC 20015

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
- 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 (Fully Independent with no Joint Venture affiliations) **BUYER AGENTS-** if you have a JV with the title company in your offer, please note that in your email and/or offer summary in addition to providing the proper disclosure as such to the seller

Federal Title & Escrow
5335 Wisconsin Ave. NW #700
Washington, DC 20015
www.federaltitle.com
202.362.1500

Listing Agent Information:

Anslie Stokes Milligan
Corcoran McEneaney
4910 Massachusetts Ave. NW Suite 119

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





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 **Sheryl Solomon** _____ (Seller)
for the purchase of the real property located at Address **6302 30th St NW, Washington, DC 20015**
Unit # _____ City **Washington** State **DC** Zip Code **20015**, Parking Space(s) # _____
Storage Unit # _____ with the legal description of Lot **830** Block/Square **2343**
Section _____ Subdivision/Project Name **Chevy Chase** Tax Account # **2343//0830**
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. HERITAGE TREES: Pursuant to DC Code § 8-651.02(3A), a heritage tree is a tree with a circumference of 100 inches or more. Pursuant to D.C. Code § 8-651.04a there are restrictions, penalties and/or fines that may be levied for removal of Heritage Trees. Seller discloses there IS, OR IS NOT, a Heritage Tree, or trees, on the property.

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. 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>.

Sheryl Solomon
Seller

01/22/2025

Date Seller

Date

©2023 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.

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Sheryl Solomon 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 (sign only after Buyer)	Date	Buyer	Date
Seller (sign only after Buyer)	Date	Buyer	Date



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

PROPERTY ADDRESS: 6302 30th St NW, Washington, DC 20015

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

KITCHEN APPLIANCES

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

LAUNDRY

- Washer
Dryer

ELECTRONICS

- Security Cameras
Alarm System
Intercom
Satellite Dishes
Video Doorbell

LIVING AREAS

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

WATER/HVAC

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

RECREATION

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

OTHER

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

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED:

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

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

Signature and date of Seller: Sheryl Solomon, 03/10/2025

ACKNOWLEDGEMENT AND INCORPORATION INTO CONTRACT: (Completed only after presentation to the Buyer) The Contract of Sale dated between Seller Sheryl Solomon and Buyer for the Property referenced above is hereby amended by the incorporation of this Addendum.

Seller (sign only after Buyer) Date Buyer Date

Seller (sign only after Buyer) Date Buyer Date

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:

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

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

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

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:

- a. 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);
- b. Settlement or date of occupancy in the case of a sale; or
- c. Occupancy in the case of a lease with an option to purchase.

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:	8/6/2021	To:	Present
The seller(s) completing this disclosure have occupied the residence from:	8/28/2021	To:	Present

Property Address: 6302 30th St NW, Washington, DC 20015

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 type="checkbox"/> 0-5 years	<input type="checkbox"/> 5-10 years	<input type="checkbox"/> 10-15 years	<input type="checkbox"/> 15+ years	<input checked="" type="checkbox"/> Unknown
	Does the seller have actual knowledge of any current leaks or evidence of moisture from roof? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
	<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 checked="" type="checkbox"/> No						
<i>If yes, please provide comments:</i>						

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)		
	<i>If yes, please provide comments:</i>		
Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No chimney(s) or flue(s)			
<i>If yes, when were they last serviced or inspected?: 2022</i>			

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		
	<i>If yes, please provide comments:</i>		
Does the seller have actual knowledge of any structural defects in the foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<i>If yes, please provide comments:</i>			

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

B. Operating Condition of Property Systems

1. Heating System	<input type="checkbox"/> Heating system is a common element maintained by condominium or cooperative (if you check this box, no further disclosure on heating system required; go to section B.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 checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other		
	Age of System: <input type="checkbox"/> 0-5 years <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input checked="" type="checkbox"/> Unknown		
	Does the heating system include a humidifier? <input checked="" type="checkbox"/> Yes <input 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? <i>If yes, please provide comments:</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Does the seller have actual knowledge of any defects in the heating system? <i>If yes, please provide comments:</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If installed, does the seller have actual knowledge of any defects with the humidifier or electronic filter? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable <i>If yes, please provide comments:</i>			

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 checked="" type="checkbox"/> Yes <input 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? <i>If yes, please provide comments:</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
	Does the seller have actual knowledge of any problems or defects in the cooling system? <i>If yes, please provide comments:</i>		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable

3. Plumbing System	Type of material: (check all that apply) <input checked="" type="checkbox"/> Copper <input type="checkbox"/> Lead <input type="checkbox"/> Galvanized iron <input type="checkbox"/> Brass <input checked="" type="checkbox"/> PVC <input checked="" 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 type="checkbox"/> No	<input checked="" 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 checked="" type="checkbox"/> No	<input 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 checked="" type="checkbox"/> No	<input 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 & remote controls	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>
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 <i>If yes to any, please provide comments:</i>
3. Wood destroying insects or rodents	Does the seller have actual knowledge of any infestation or treatment for infestations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>
	Does the seller have actual knowledge of any prior damage or repairs due to a previous infestation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>If yes, please provide comments:</i>

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 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 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.	
_____ <i>Sheryl Solomon</i> Seller's Signature	_____ 03/10/2025 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

DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIPS

MCENEARNEY ASSOCIATES, MIDDLEBURG REAL ESTATE AND ATOKA PROPERTIES

This statement is to provide notice of an affiliated business relationship between the following entities doing business as McEneaney Associates, McEneaney Commercial, Middleburg Real Estate, and Atoka Properties. Each of these affiliated entities is wholly owned by a common parent, National Capital Partners, LLC., which is owned by McEneaney Holdings, LLC and Pejacsevich and Buzzelli, LLC.

BUSINESS RELATIONSHIPS WITH SERVICE PROVIDERS

In addition to the business relationships referenced above, McEneaney Associates, Middleburg Real Estate, and Atoka Properties have marketing relationships with other service providers which are listed below. These are contractual agreements that provide marketing opportunities for those service providers through our real estate offices. These opportunities include such things as placing marketing materials in our offices, including information about their services in mailings, broadcast emails, property brochures, company websites, and social media. They are provided with in-office opportunities to sponsor or conduct seminars and to expand their customer base. These service providers pay an appropriate fee for the marketing opportunities provided. There is no fee for any referral of clients or customers to these providers, nor is this disclosure intended to be a referral to those providers.

CONSUMERS AND PROSPECTIVE CONSUMERS ARE NOT REQUIRED TO USE THE SERVICES OF THESE PROVIDERS. THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND RATES FOR THOSE SERVICES.

SERVICE PROVIDERS WITH WHOM WE HAVE CURRENT AGREEMENTS:

Atlantic Coast Mortgage, LLC – Provider of residential mortgages

Movement Mortgage, LLC – Provider of residential mortgages

Vesta Settlements, LLC – Provider of real estate settlement services

I/we have read this disclosure statement and understand and acknowledge the business and financial relationships disclosed herein.

Purchaser/Tenant

Sheryl Solomon 01/22/2025

Seller/Landlord

Purchaser/Tenant

Seller/Landlord



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 and Corcoran McEneaney
(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.