

02/13/2009 12:27 8436812868
02/12/2009 15:49 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 11
013

Property: 1545 18th St NW #503, Washington, D.C., DC 20036

SELLER'S PROPERTY CONDITION STATEMENT

For Washington, DC

Property Address: 1545 18th St NW #503 #24 Washington DC 20036

Is the property included in a:
condominium association? Yes No
cooperative? Yes No
homeowners association with mandatory participation and fee? Yes No

If this is a sale of a condominium unit or cooperative unit, or in a homeowners association, this disclosure form provides information only as to the unit (as defined in the governing documents of the association) or lot (as defined in the covenants applicable to the lot), and not as to any common elements, common areas or other areas outside of the unit or lot.

Purpose of Statement: This Statement is a disclosure by the Seller of the defects or information actually known by the Seller concerning the property, in compliance with the District of Columbia Residential Real Property Seller Disclosure Act. Unless otherwise advised, the Seller does not possess an expertise in construction, architecture, engineering, or any other specific area related to the construction of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.

Seller Disclosure: The Seller discloses the following information with the knowledge that, even though this is not a warranty, the Seller specifically makes the following statements based on the seller's actual knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's agent is required to provide a copy to the Buyer or the agent of the Buyer. The Seller authorizes its agent(s) to provide a copy of this statement to any prospective buyer or agent of such prospective buyer in connection with any actual or anticipated sale of property. The following are statements made solely by the Seller and are not the statements of the Seller's agent(s), if any. This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.

The seller(s) completing this disclosure statement have owned the property from approximately to Present.
The seller(s) completing this disclosure have occupied the residence from NEVER to NEVER.

A. Structural Conditions

1. Roof Roof is a common element maintained by condominium or cooperative (no further roof disclosure required).
Age of Roof 0-5 years 5-10 years 10-15 years 15+ years Unknown
Does the seller have actual knowledge of any current leaks or evidence of moisture from roof?
 Yes No If yes, comments: _____

Does the seller have actual knowledge of any existing fire retardant treated plywood?
 Yes No If yes, comments: _____

2. Fireplace/Chimney(s)
Does the seller have actual knowledge of any defects in the working order of the fireplaces?
 Yes No No fireplace(s)
if yes, comments: _____

Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?
 Yes No No chimneys or flues
If yes, when were they last serviced or inspected? _____

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GCAAR Form #919 - DC Seller's Disclosure Page 3 of 7 Revised March 2007

02/13/2009 12:27 8436812868
02/12/2009 15:49 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 12
014

Property: 1545 18th St NW #503, Washington, D.C., DC 20036

3. Basement

Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement?
 Yes No Not Applicable

If yes, comments: _____

Does the seller have actual knowledge of any structural defects in the foundation?
 Yes No

If yes, comments: _____

4. Walls and floors

Does seller have actual knowledge of any structural defects in walls or floors?
 Yes No

If yes, comments: _____

5. Insulation

Does the seller have actual knowledge of presence of urea formaldehyde foam insulation?
 Yes No

If yes, comments: _____

6. Windows

Does the seller have actual knowledge of any windows not in normal working order?
 Yes No

If yes, comments: _____

B. Operating Condition of Property Systems

1. Heating System

heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required).

Type of system

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Forced Air | <input type="checkbox"/> Radiator | <input checked="" type="checkbox"/> Heat Pump | |
| <input type="checkbox"/> Electric baseboard | | <input checked="" 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 checked="" type="checkbox"/> 0-5 years | <input type="checkbox"/> 5-10 years | <input type="checkbox"/> 10-15 years <input type="checkbox"/> Unknown |

Does the seller have actual knowledge that heat is not supplied to any finished rooms?
 Yes No

If yes, comments: _____

Does the seller have actual knowledge of any defects in the heating system?
 Yes No

If yes, comments: _____

Does the heating system include:

- | | | | |
|---|------------------------------|--|--|
| Humidifier | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Electronic air filter | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input checked="" type="checkbox"/> Not Applicable |

If no, comments: _____

2. Air Conditioning System

air conditioning is a common element maintained by condominium or cooperative (no further disclosure on air conditioning system required).

Type of system:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Central AC | <input type="checkbox"/> Heat Pump | <input type="checkbox"/> Window/wall units |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Not Applicable | |
| Air Conditioning Fuel | <input checked="" type="checkbox"/> Natural Gas | <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Other |
| Age of system | <input checked="" type="checkbox"/> 0-5 years | <input type="checkbox"/> 5-10 years <input type="checkbox"/> 10-15 years <input type="checkbox"/> Unknown |

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GCAAR Form #919 - DC Seller's Disclosure Page 4 of 7 Revised March 2007

02/13/2009 12:27 8436812868

DOLPHIN HEAD GOLF CL

PAGE 13
015

02/12/2009 15:50 FAX 2022370771

COLDWELL BANKER

Property: 1545 10th St NW #503, Washington, D.C., DC 20036

If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms?
 Yes No Not Applicable

If yes, comments:

Does the seller have actual knowledge of any problems or defects in the cooling system?
 Yes No Not Applicable

If yes, comments:

3. Plumbing System

Type of system:

Copper Galvanized Plastic Polybutylene Unknown

Water Supply:

Public Well

Sewage Disposal:

Public Well

Water Heater Fuel:

Natural Gas Electric Oil Other

Does the seller have actual knowledge of any defects with the plumbing system?

Yes No

If yes, comments:

4. Electrical System

Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring?

Yes No

If yes, comments:

C. Appliances

Does the seller have actual knowledge of any defects with the following appliances?

- Range/Oven Yes No Not Applicable
- Dishwasher Yes No Not Applicable
- Refrigerator Yes No Not Applicable
- Range hood/fan Yes No Not Applicable
- Microwave oven Yes No Not Applicable
- Garbage Disposal Yes No Not Applicable
- Sump Pump Yes No Not Applicable
- Trash compactor Yes No Not Applicable
- TV antenna/controls Yes No Not Applicable
- Central vacuum Yes No Not Applicable
- Ceiling fan Yes No Not Applicable
- Attic fan Yes No Not Applicable
- Sauna/Hot tub Yes No Not Applicable
- Pool heater & equip. Yes No Not Applicable
- Security System Yes No Not Applicable
- Intercom System Yes No Not Applicable
- Garage door opener Yes No Not Applicable
- & remote controls Yes No Not Applicable
- Lawn sprinkler system Yes No Not Applicable
- Water treatment system Yes No Not Applicable
- Smoke Detectors Yes No Not Applicable
- Carbon Monoxide Detectors Yes No Not Applicable
- Other Fixtures or Appliances Yes No Not Applicable

If yes to any of the above, describe defects:

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GCAAR Form #919 - DC Seller's Disclosure Page 5 of 7 Revised March 2007

02/13/2009 12:27 8436812868
02/12/2009 15:50 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 14
018

Property: 1545 18th St NW #503, Washington, D.C., DC 20036

D. Exterior/Environmental issues

1. Exterior Drainage

Does the seller have actual knowledge of any problem with drainage on the property?

Yes No

If yes, comments: _____

2. Damage to property

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

Fire Yes No
Wind Yes No
Flooding Yes No

If yes, comments: _____

3. Wood destroying insects or rodents:

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

Yes No

If yes, comments: _____

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

Yes No

If yes, comments: _____

4. Does the seller have actual knowledge of any substances, materials or environmental hazards (including but not limited to asbestos, radon gas, lead based paint, underground storage tanks, formaldehyde, contaminated soil, or other contamination) on or affecting the property?

Yes No

If yes, comments: _____

5. Does the seller have actual knowledge of any zoning violations, nonconforming uses, violation of building restrictions or setback requirements, or any recorded or unrecorded easement, except for utilities, on or affecting the property?

Yes No

If yes, comments: _____

6. Does the seller have actual knowledge that this property is a DC Landmark, included in a designated historic district or is designated a historic property?

Yes No

If yes, comments: _____

7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?

Yes No

If yes, comments: _____

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GCAAR Form #919 - DC Seller's Disclosure Page 6 of 7 Revised March 2007

02/13/2009 12:27 8436812868
02/12/2009 15:51 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 15
017

Property: 1545 16th St NW #503, Washington, D.C., DC 20036

8. Does the seller have actual knowledge if a facade easement or a conservation easement has been placed on the property?
 Yes No

If yes, comments: _____

The seller(s) certifies that the information in this statement is true and correct to the best of their knowledge as known on the date of signature.

Seller Steve Coniff
✓ Stephen J. Coniff
Seller

Date
02/12/09
Date

Buyer(s) have read and acknowledge receipt of this statement and acknowledge that this statement is made based upon the seller's actual knowledge as of the above date. This disclosure is not a substitute for any inspections or warranties which the buyer(s) may wish to obtain. This disclosure is NOT a statement, representation, or warranty by any of the seller's agents or any sub-agents as to the presence or absence of any condition, defect or malfunction or as to the nature of any condition, defect or malfunction.

Buyer

Date

Buyer

Date

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GCAAR Form #919 - DC Seller's Disclosure Page 7 of 7 Revised March 2007
CBRB DC919 (03/07)

02/13/2009 12:27 8436812868
02/12/2009 15:51 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 16
018

Property: 1545 18th St NW #503, Washington, D.C., DC 20036

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT

Property: 1545 18th St NW #503 #24 Washington DC 20036
Seller's Name: Steve Coniff

Seller Instructions: Check the box indicating the age of your property and initial here. If you checked either box 1 or 3, continue to complete the Seller's Disclosure section below and sign this form at the bottom. If you checked box 2, then this form is complete.

SC
(Check the answer, then initial here.)

- 1. was constructed prior to January 1, 1978 or
- 2. was constructed after January 1, 1978, or
- 3. uncertain as to when constructed.

Lead Warning Statement - Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in very young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure - Each seller is required to complete these two sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial):

(a) Presence of lead-based and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL).

✓ (a) SC
(Select answer, then initial here.)

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

(b) Records and reports available to the seller (CHECK ONE BOX BELOW AND INITIAL):

✓ (b) SC
(Select answer, then initial here.)

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

Purchaser's Acknowledgment All Purchaser(s) MUST INITIAL c and d then MAKE THEIR SELECTION in e and INITIAL

(c) _____ Purchaser(s) has received copies of all information listed above.

(d) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) _____
(Select answer, then initial here.)

- Purchaser has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- Purchaser has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

02/13/2009 12:27 8436812868
02/12/2009 15:54 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 18
023

Property: 1545 16th St NW #003, Washington, D.C., DC 20036

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT



To: Consumer
From: Coldwell Banker Residential Brokerage

Thank you for contacting us, your local Coldwell Banker Residential Brokerage office (hereinafter Broker), in connection with the purchase or sale of a home or other property. This is to give you notice that Broker has a business relationship with the companies listed in this Statement, in that each of the companies is wholly or partially owned either directly or indirectly by NRT LLC or by Realty Corporation. Realty Corporation indirectly wholly owns NRT LLC, a parent company of your local Broker and other brokerage offices throughout the nation. Realty Corporation also owns the franchisor of the Coldwell Banker®, Coldwell Banker Commercial®, Century 21®, ERA® and Sotheby's International Realty® systems. Because of these relationships, the referral of business to these companies may provide us, our employees or other related parties listed herein a financial or other benefit.

In connection with providing real estate brokerage services, Broker may receive a commission or a cooperative brokerage referral fee for a referral to another real estate brokerage company (which is typical in the real estate brokerage industry); however, this will not affect the amount you pay to purchase or sell a property.

We have set forth below the full range of services that these companies provide, along with an estimate of the range of charges generally made for these services. You are NOT required to use the listed companies as a condition of the purchase or sale of your property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Company	HUD-1 Description/Line Designation	Estimate of Range of Charges Generally Made by Provider ¹																																																														
Coldwell Banker Home Loans Preferred Service Mortgage Provides a full range of residential first mortgage loan products and services.	Loan origination fee (801 Series) Loan discount fee/points (802 Series) ² Application fee (800 Series) ³	0 - 1% of loan amount 0 - 5% of loan amount \$0 - \$450																																																														
NRT Insurance Agency, Inc. Provides insurance agency services for homeowners and other types of insurance.	Hazard Insurance Premium (803)	Rates range from \$1.00 to \$5.00 per \$1,000 of coverage, depending on type of construction and location of Property.																																																														
Life-Exchange LLC Acts as a qualified intermediary for IRC 1031 Tax Deferred Exchanges	Additional settlement charges (1300 Series)	\$600.00 - \$2,000.00																																																														
Mid-Atlantic Settlement Services, LLC NRT Title Services of Maryland, LLC Provides searches of public records that bring to your attention any known problems with the property's title before closing, and insure against loss due to certain title defects.	Purchase of title policies (1100 - 1110 Series)	Maryland and District of Columbia enhanced coverage policy rates per \$1,000 of purchase price or of loan amount (if only lender's policy is below): <table border="1"> <thead> <tr> <th rowspan="2">Coverage Amount</th> <th colspan="4">Current Rates</th> <th colspan="2">Current Rates of Lender's Coverage Lender's Policy Only</th> </tr> <tr> <th>DC</th> <th>MD</th> <th>DC</th> <th>MD</th> <th>DC</th> <th>MD</th> </tr> </thead> <tbody> <tr> <td>Up to \$250,000</td> <td>\$4.20 + \$25.00</td> <td>\$4.20 + \$25.00</td> <td>\$4.20 + \$25.00</td> <td>\$4.20 + \$25.00</td> <td>\$4.50</td> <td>\$2.50</td> </tr> <tr> <td>\$250,001-\$500,000</td> <td>\$5.10 + \$25.00</td> <td>\$5.10 + \$25.00</td> <td>\$5.10 + \$25.00</td> <td>\$5.10 + \$25.00</td> <td>\$3.80</td> <td>\$2.00</td> </tr> <tr> <td>\$500,001-\$1,000,000</td> <td>\$4.50 + \$25.00</td> <td>\$4.50 + \$25.00</td> <td>\$4.50 + \$25.00</td> <td>\$4.50 + \$25.00</td> <td>\$3.30</td> <td>\$1.75</td> </tr> <tr> <td>\$1,000,001-\$5,000,000</td> <td>\$3.90 + \$25.00</td> <td>\$3.90 + \$25.00</td> <td>\$3.90 + \$25.00</td> <td>\$3.90 + \$25.00</td> <td>\$2.70</td> <td>\$1.50</td> </tr> <tr> <td>Over \$5,000,000</td> <td>\$3.30 + \$25.00</td> <td>\$3.30 + \$25.00</td> <td>\$3.30 + \$25.00</td> <td>\$3.30 + \$25.00</td> <td>\$2.10</td> <td>\$1.00</td> </tr> <tr> <td>Miscellaneous premium</td> <td>\$228.00 + \$25.00</td> <td>\$168.00 + \$25.00</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Fee for issuance of policy commitment</td> <td>\$35.00</td> <td>\$35.00</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Coverage Amount	Current Rates				Current Rates of Lender's Coverage Lender's Policy Only		DC	MD	DC	MD	DC	MD	Up to \$250,000	\$4.20 + \$25.00	\$4.20 + \$25.00	\$4.20 + \$25.00	\$4.20 + \$25.00	\$4.50	\$2.50	\$250,001-\$500,000	\$5.10 + \$25.00	\$5.10 + \$25.00	\$5.10 + \$25.00	\$5.10 + \$25.00	\$3.80	\$2.00	\$500,001-\$1,000,000	\$4.50 + \$25.00	\$4.50 + \$25.00	\$4.50 + \$25.00	\$4.50 + \$25.00	\$3.30	\$1.75	\$1,000,001-\$5,000,000	\$3.90 + \$25.00	\$3.90 + \$25.00	\$3.90 + \$25.00	\$3.90 + \$25.00	\$2.70	\$1.50	Over \$5,000,000	\$3.30 + \$25.00	\$3.30 + \$25.00	\$3.30 + \$25.00	\$3.30 + \$25.00	\$2.10	\$1.00	Miscellaneous premium	\$228.00 + \$25.00	\$168.00 + \$25.00					Fee for issuance of policy commitment	\$35.00	\$35.00				
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¹Actual charges may vary according to the particular circumstances underlying the transaction, including the home value, coverage and limits, other requested terms and services, unusual market conditions, government regulations, property location and features, and other similar factors. Rates may not be the lowest available and are subject to change. For a free, no obligation quote, please contact the company directly. Where required by state law, current rates for insurance are filed with the applicable state agency, and depending upon the circumstances, may vary from the rates shown above.

²The loan discount fee/points are affected by the note rate. Depending upon market conditions, the loan discount fee/points may be higher to adjust for below-market rates.

³There are other charges imposed in connection with mortgage loans. In addition, a lender may require the use of other service providers, including but not limited to an attorney, credit reporting agency or real estate appraiser chosen to represent the lender's interest. If you apply to any of these companies for a loan, you will receive additional information regarding anticipated charges.

Although not affiliated business arrangements, please also note the following: certain Brokers market the Coldwell Banker Home Protection Plan (provided by American Home Shield Corporation) (For VA - American Home Shield of Virginia, Inc.) as well as other products and services. Broker, its employees or its affiliate(s) may receive a financial or other benefit in connection with the products or services described herein.

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE

I/We have received the Affiliated Business Arrangement Disclosure Statement from Broker and understand that Broker may refer me/us to the settlement service providers listed in this Statement. Broker, its employees or its affiliate(s) may receive a financial or other benefit as the result of that referral.

Name: Stephan J. Curmiff Date: 02/12/09

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02/13/2009 12:27 8436812868
02/12/2009 16:47 FAX 2022370771

DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 09
008

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Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum

Property Address: 1545 18th St NW #503 #24 Washington DC 20036

PART I Inclusions/Exclusions Disclosure

Personal Property and Fixtures: The Property includes the following personal property and fixtures: A) Any existing built-in heating and control air conditioning equipment, plumbing, and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices DO NOT convey. B) The items marked YES below are currently installed or offered. If more than one of an item convey, the number of items is noted.

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

OTHER

AS IS ITEMS

Seller does not warrant the condition or working order of the following items and/or systems:

LEASED ITEMS

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

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

Stephen J. Curran 02/12/09
Seller Date Seller Date

PART II Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller Steve Cullif and Buyer _____ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

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

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DOLPHIN HEAD GOLF CL
COLDWELL BANKER

PAGE 10
010

Property: 1545 18th St NW #503, Washington, D.C., DC 20036

Buyer(s): _____
Seller(s): Steve Cuniff
Property: 1545 18th St NW #503 #24 Washington DC 20036

**LEAD-BASED PAINT HAZARD
NOTICE AND AGREEMENT**

LEAD BASED PAINT HAZARDS. (Title X, Section 10108, the Residential Lead-Based Paint Hazard Reduction Act of 1992) (the Act), required the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the sale of residential real property. Unless otherwise exempt, the Act applies only to housing constructed prior to 1978. A seller of pre-1978 housing is required to disclose to the buyer(s), based upon the seller's actual knowledge, all known lead-based paint hazards in the Property and provide the buyer(s) with any available reports in the seller's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. The seller, however, is not required to conduct or pay for any lead-based paint risk assessment or inspection. At the time that the offer to purchase is entered into by the buyer(s), the seller is required to provide the buyer(s) with the EPA pamphlet entitled "Protect Your Family From Lead In Your Home" and a "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" form.

The seller is required under the Act to provide the buyer(s) with a ten (10) day time period (or other mutually agreeable time period) for the buyer(s), at buyer(s) expense, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards unless the buyer(s) waives such assessment or inspection by indicating such waiver on the Lead-Based Paint Disclosure form. Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of three (3) years following the date of settlement.

The Act is effective September 8, 1996, for a seller who owns more than four (4) dwelling units, whether single-family or multi-family, and December 8, 1996, for a seller who owns four (4) or fewer dwelling units.

A SELLER WHO FAILS TO GIVE THE REQUIRED LEAD-BASED PAINT DISCLOSURE FORM AND EPA PAMPHLET MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.

SELLER REPRESENTS AND WARRANTS TO BUYER, BROKER(S), BROKER(S) AGENTS AND SUBAGENTS, INTENDING THAT THEY RELY UPON SUCH WARRANTY AND REPRESENTATION, THAT THE PROPERTY(Seller to initial applicable line):

was constructed prior to January 1, 1978;
or
 was constructed after January 1, 1978;
or
 uncertain as to age of the property

SELLER ACKNOWLEDGES RECEIPT OF BROCHURE "EPA & HUD REAL ESTATE NOTIFICATION AND DISCLOSURE RULE, QUESTIONS AND ANSWERS."

If the Property was constructed prior to January 1, 1978 or if the date of construction is unknown, as indicated by Seller's initial above, Seller and Buyer mutually agree that the requirements of the Act shall apply to the sale of the Property. Seller and Buyer acknowledge that the real estate brokers and salespersons involved in the sale of the Property have no duty to ascertain or verify the date of construction and assume no such duty or responsibility.

Seller and Buyer agree and represent and warrant, each unto the other, that no binding and enforceable contract shall be deemed to exist or to have been formed unless all of the requirements of the ACT were fully satisfied and complied with prior to the execution of this Contract by Seller and Buyer. Seller and Buyer represent and warrant that each intended, as a material term of the offer and acceptance, that the requirements of the Act be fully complied with as an express condition of the formation of a binding and enforceable contract by and between the parties.

Buyer and Seller acknowledge by their signatures below that they have read and understand the provisions of this agreement.

Buyer _____ Date _____

Steve Cuniff 02/12/09
Seller Date

Buyer _____ Date _____

Seller _____ Date _____

CBRB CN500 (07/29/03)