

**DISCLOSURE PACKET and
INFORMATION FOR MAKING AN OFFER**

ADDRESS: 601 Pennsylvania Avenue, NW #312; Washington DC 20004

LEGAL DESCRIPTION: Tax ID# 0459//2026

OWNER (S): Linda Fisher

FINANCING/CASH:

- Please include a **FINANCIAL INFORMATION SHEET** completed by your buyer.
- For offers requiring financing:

To be seriously considered, any offer requiring financing must have a **PRE-APPROVAL LETTER** from a reputable lender. The ideal letter should state that the prospective buyer's credit has been checked, that the buyer's income and assets have been verified, and that the loan is not conditional on the sale of the buyer's current residence.

- For "Cash" offers:

Please provide verification of funds demonstrating the buyer's ability to purchase the property.

CONTINGENCY INFORMATION:

Seller will give strongest preference to offers that have the fewest contingencies.

PREFERRED SETTLEMENT DATE:

Preferred settlement: Negotiable

PREFERRED PRESENTATION METHOD:

By PDF to Lance.Horsley@LongandFoster.com OR deliver to 5101 Wisconsin Ave., NW Long and Foster Office
Attn: Lance Horsley (24/7 as there is a mail slot in the front door).

Please register offers by calling the listing agent, Lance Horsley, at (202) 460-4000.

LISTING AGENT INFORMATION:

Lance Horsley
Long & Foster Real Estate Inc
5101 Wisconsin Avenue, NW
Washington, DC 20016

Listing Agent's MRIS #: 82505
Office Code: LNG 54
E-mail: Lance.Horsley@LongandFoster.com
Office (202) 364-5200 (during business hours) or
Cellular: (202) 460-4000 (after 4pm and weekends)

THANK YOU for your offer and hard work!



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.

_____ , SP98358979 and _____
 (Licensee & License #) (Brokerage Firm)

The licensee and brokerage firm named above represent the following party in the real estate transaction:

Seller(s)/Landlord(s) (The licensee has entered into a written listing agreement with the seller(s) or landlord(s) or is acting as a sub-agent of the listing broker.)

Buyer(s)/Tenant(s) (The licensee has entered into a written agency agreement with the buyer/tenant.)

Designated Agent of the Buyer(s)/Tenant(s) or Seller(s)/Landlord(s)
 (Both the buyers and sellers have previously consented to "Designated Agency", and the licensee listed above is indicating the parties represented.)

 Acknowledged Date

 Acknowledged Date

Name of Person(s): _____
 I certify on this date that I, the real estate agent, have delivered a copy of this disclosure to the person(s) identified above.

 Signed (Licensee) Date



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

Property Address: 601 Pennsylvania Avenue, NW # 312 Washington, DC 20004

PART I. Inclusions/Exclusions Disclosure

General Property and Features: The Property includes the following personal property and features: A) Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, inlaid/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 included 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 type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input type="checkbox"/>		Freezer	<input type="checkbox"/>	<input type="checkbox"/>		Scrubber-Clean
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Air/Air-Minorware	<input type="checkbox"/>	<input type="checkbox"/>		Freezer/MiniFridge	<input type="checkbox"/>	<input type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input type="checkbox"/>		Garage-Closet	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input type="checkbox"/>		w/ingrains	<input type="checkbox"/>	<input type="checkbox"/>		Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Closets-Closet	<input type="checkbox"/>	<input type="checkbox"/>		Gas-Lazy	<input type="checkbox"/>	<input type="checkbox"/>		Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Closets-Washer	<input type="checkbox"/>	<input type="checkbox"/>		Hot Tub/Equip & Cover	<input type="checkbox"/>	<input type="checkbox"/>		Water Equipment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input type="checkbox"/>		Intercom	<input type="checkbox"/>	<input type="checkbox"/>		Window A/C Unit
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>		Pool, Equip, & Cover	<input type="checkbox"/>	<input type="checkbox"/>		Window Treatments (blinds)
<input type="checkbox"/>	<input type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ice-maker	<input type="checkbox"/>	<input type="checkbox"/>		

OTHER

AS IS ITEMS

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

All built-ins in bedroom, 3 glass + mirror wall units in dining area, bar unit

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 disclosure, what conveys with the property and gives permission to make this information available to prospective buyers.

Seller: Linda L. Fisher Date: 8/2/09 Buyer: _____ Date: _____

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller Linda L. Fisher 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 NCAR Residential Contract of Sale or the Personal Property Features and Utilities paragraphs of the Regional Sales Contract as applicable.

Seller: Linda L. Fisher Date: _____ Buyer: _____ Date: _____



GCAAR MEM - Inclusions/Exclusions - NC & DC

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08/2008

SELLER'S PROPERTY CONDITION STATEMENT For Washington, DC

Property Address: 601 Pennsylvania Avenue, NW #312 Washington DC 20004

Is the property included in a:

- condominium association? Yes No
- cooperative? Yes No
- homeowners association with regulatory jurisdiction over lot? 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 03/2000 currently.
The seller(s) completing this disclosure have occupied the residence from 09/2002 to 08/2009

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 fireplace(s)?

Yes No No fireplace(s) If yes, comments: NA

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? NA

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

3. **Basement**

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

Yes No Not Applicable

If yes, comments: _____

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

Yes No

If yes, comments: _____

4. **Walls and floors**

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

Yes No

If yes, comments: _____

5. **Insulation**

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

Yes No

If yes, comments: _____

6. **Windows**

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

Yes No

If yes, comments: _____

B. Operating Condition of Property Systems

1. **Heating System** heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required). *with heat pump in each unit*

Type of system Forced Air Radiator Heat Pump

Electric baseboard Other

Heating Fuel Natural Gas Electric Oil Other

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

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

Yes No

If yes, comments: _____

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

Yes No

If yes, comments: _____

Does the heating system include:

Humidifier Yes No Unknown

Electronic air filter Yes No Unknown

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

Yes No Not Applicable

If 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), *with heat pumps in each unit.*

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

Other Not Applicable

Air Conditioning Fuel Natural Gas Electric Oil Other

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

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

If yes, comments: _____

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

If yes, comments: _____

3. Plumbing System

Type of system: Copper Galvanized Plastic Polybutelene Unknown

Water Supply: Public Well

Sewage Disposal Public Well

Water Heater Fuel Natural Gas Electric Oil Other

Does the seller have actual knowledge of any defects with the plumbing system? Yes No

If yes, comments: _____

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: _____

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

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: _____

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

8. Does the seller have actual knowledge if an facade easement or a conservation easement has been placed on the property?

Yes No

If yes, comments: unknown

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.

Linda L. Fisher
Seller

8-21-09
Date

Seller

Date

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

Buyer

Date

Buyer

Date



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards SALES

For the sale of Property at 801 Francis Avenue, NW # 312 Washington, DC 20004
Property Address

I. SELLER REPRESENTS AND WARRANTS (NO LONGER GOVERN) IN THE MANNER SET FORTH IN THE FEDERAL RESIDENCIAL LEAD-BASED PAINT HAZARD REDUCTION ACT AND THE FEDERAL RESIDENCIAL LEAD-BASED PAINT HAZARD REDUCTION ACT (each Seller initial (ONLY) in the following and state Year(s) constructed)

- Property (all portions) was constructed after January 1, 1978. (If initialed, complete section W only.) Year Constructed 1991
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH THE REQUIREMENTS OF THE FEDERAL RESIDENCIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1991.
Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, and lead entering one's bloodstream, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. This 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.

II. Seller's Disclosure (each Seller complete (initialed) in each copy)

- a. Presence of lead-based paint and/or lead-based paint hazards. (Initialed and complete (i) or (ii) below.)
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the building.
 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the building.
- b. Records and reports available to the Seller. (Initialed and complete (i) or (ii) below.)
 - (i) Seller has provided the purchaser with all available records and reports regarding lead-based paint and/or lead-based paint hazards in the building.
 - (ii) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the building.

III. Purchaser's Acknowledgment (each Purchaser initial and complete items a, b, c, d, e and f below)

- c. Purchaser has read the Lead Warning Statement above.
- d. Purchaser has received copies of all information listed above. (If none listed check here)
- e. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home."
- f. Purchaser has (each Purchaser initial) (i) or (ii) below:
 - (i) 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.
 - (ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (Seller/Agent initial)

g. LSL Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852f and is aware of his/her responsibility to ensure compliance.

V. Certification of Accuracy
The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate:

Leslie L. Fisher 8/21/09
Seller

[Signature] 8/21/09
Seller

[Signature] 8/21/09
Agent

Purchaser _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

