



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.

Arlene Jackson and **Bennett Realty Solutions**
(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): Arlene Jackson
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) Arlene Jackson
Date 5/16/2025

Previous editions of this form should be destroyed.

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GCAR Form # 1002-DC - Disclosure of Brokerage Relationship

(formerly form #143)

Arlene Jackson

Bennett Realty Solutions, 6301 Ivy Lane #805 Greenbelt MD 20770

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: (301)459-5040

Fax (301)459-5044

4412 Lee St

10/2011

Inclusions/Exclusions Disclosure and Addendum

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



PROPERTY ADDRESS: 4412 Lee St, Washington, DC 20019

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

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)

RECREATION

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

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.

Seller Estate of Burwell McCree
5-10-2025

Seller Date

Date

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

Seller (sign only after Buyer)

Estate of Burwell McCree

Date

Buyer

Seller (sign only after Buyer)

Date

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GCAR # 911 - Inclusions/Exclusions — MC & DC

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Phone: (301)459-5040 Fax: (301)459-5044
www.jwv.com

4412 Lee St
7/2020

Produced with Lone Wolf Transactions (ZipForm Edition) 231 Shearson Cir. Cambridge, Ontario, Canada M1T 1J5
Bennett Realty Solutions, 6301 Ivy Lane #805 Greenbelt MD 20770
Artene Jackson



**Washington, DC Disclosure/Confirmation of
Dual Representation and/or Designated Representation**
(To be attached to the Regional Sales Contractor Lease Agreement whenever
Dual Agency or Designated Representation occurs on a DC transaction.)

With respect to the property located at 4412 Lee St
Washington, DC 20019
the undersigned, having previously consented to Dual Agency of the brokerage firm do hereby acknowledge disclosure
that:

Bennett Realty Solutions
(Name of brokerage firm acting as Dual Representative)
represents more than one party to the real estate transaction as indicated below:

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

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

☐ **Designated Representation:**

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

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

OR

☐ **Dual Representation**

The Licensee:

(Name of Licensee & License #)
And the Brokerage Firm represents more than one party to the contract as indicated above.

P.R. Burwell & M. McCree
Seller or Landlord Date 5-10-2015
Estate of Burwell McCree
Buyer or Tenant Date _____

Seller or Landlord Date _____
Buyer or Tenant Date _____

Previous editions of this form should be destroyed.

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GCAAR Form # 1000 - DC - Disclosure of Representation

(formerly Form #130)

Bennett Realty Solutions, 6301 Ivy Lane #805 Greenbelt MD 20770
Produced with ziplogix® by ziplogix 18070 Ffiteen Mile Road, Fraser, Michigan 48026

Arlene Jackson

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4412 Lee St

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:

- 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 or 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 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 in accuracy 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 transfer 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 improvement on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection or 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:	To:	To:
The seller(s) completing this disclosure have occupied the residence from:	To:	To:

Property Address: Washington, DC 20019
4412 Lee St

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	☐ 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: ☐ 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, please provide comments:
			Does the seller have actual knowledge of any existing fire retardant treated plywood? ☐ Yes ☐ No	If yes, please provide comments:
			Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? ☐ Yes ☐ No	If yes, when were they last serviced or inspected?
	Does the seller have actual knowledge of any defects in the working order of the fire places? ☐ Yes ☐ No	If yes, please provide comments:		
2. Fireplace/Chimney(s)				
Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced? ☐ Yes ☐ No				
If yes, please provide comments:				
3. Basement				
Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? ☐ Yes ☐ No				
If yes, please provide comments:				
Does the seller have actual knowledge of any structural defects in the foundation? ☐ Yes ☐ No				
If yes, please provide comments:				

4. Walls and Floors	Does the seller have actual knowledge of any structural defects in walls or floors? If yes, please provide comments: ☐ Yes ☐ No
5. Insulation	Does the seller have actual knowledge of presence of urea-formaldehyde foam insulation? If yes, please provide comments: ☐ Yes ☐ No
6. Windows	Does the seller have actual knowledge of any windows not in normal working order? If yes, please provide comments: ☐ Yes ☐ No

B. Operating Condition of Property Systems	
1. Heating System	☐ 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: ☐ 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 heating system include a humidifier? ☐ Yes ☐ No ☐ Unknown Does the heating system include an electronic air filter? ☐ Yes ☐ No ☐ Unknown Does the seller have actual knowledge that heat is not supplied to any finished rooms? If yes, please provide comments: ☐ Yes ☐ No Does the seller have actual knowledge of any defects in the heating system? If yes, please provide comments: ☐ Yes ☐ No If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter? If yes, please provide comments: ☐ Yes ☐ No ☐ Not Applicable

2. Air Conditioning System	☐ 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: ☐ Central AC ☐ Heat Pump ☐ Window/wall units ☐ Other ☐ Not Applicable AC Fuel: ☐ Natural Gas ☐ Electric ☐ Oil ☐ Other Age of System: ☐ 0-5 years ☐ 5-10 years ☐ 10-15 years ☐ Unknown Does the heating system include a humidifier? ☐ Yes ☐ No ☐ Unknown Does the heating system include an electronic air filter? ☐ Yes ☐ No ☐ Unknown If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? If yes, please provide comments: ☐ Yes ☐ No ☐ Not Applicable Does the seller have actual knowledge of any problems or defects in the cooling system? If yes, please provide comments: ☐ Yes ☐ No ☐ Not Applicable
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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? ☐ Yes ☐ No If yes, please test results:	
4. Water System	Does the seller have actual knowledge of any lead-bearing plumbing, including the water service line servicing the property? ☐ Yes, there is a lead service line servicing the property ☐ Yes, there is lead bearing plumbing on the property ☐ No Comments: 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). ☐ Yes ☐ No If yes, please provide date(s) of replacement(s):	
3. Plumbing System	Does the seller have actual knowledge of any defects with the plumbing system? ☐ Yes ☐ No If yes, please provide comments:	
	Type of material: ☐ Copper ☐ Lead ☐ Plastic polybutylene ☐ Galvanized iron ☐ Brass ☐ PVC (check all that apply)	
	Water Supply: ☐ Public ☐ Well	
	Sewage Disposal: ☐ Public ☐ Septic tank ☐ Cesspool ☐ Onsite treatment	
	Water Heater Fuel: ☐ Natural Gas ☐ Electric ☐ Oil ☐ Other	

C. Appliances and Fixtures

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
Rangehood/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, please describe the defects:

D. Exterior/Environmental Issues

1. Exterior Drainage

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

☐ Yes ☐ No

If yes, please provide comments:

2. Damage to Property

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

Fire: ☐ Yes ☐ No
Wind: ☐ Yes ☐ No
Flooding: ☐ Yes ☐ No

If yes, 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:

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

☐ Yes ☐ No

Buyer's Signature _____ Date _____	
Buyer'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.	
Seller's Signature _____ Date _____	
Seller's Signature _____ Date _____	
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.	
OR Burwell McCree	
Estate of Burwell McCree	
Certification and Signature	

4. Other Issues	
Does the seller have actual knowledge of any problem with drainage on the property? ☐ Yes ☐ No	If yes, please provide comments:
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) ☐ Yes ☐ No	If yes, please provide comments:
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, please provide comments:
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? ☐ Yes ☐ No	If yes, please provide comments:
Has the property been cited for a violation of any historic preservation law or regulation during your ownership? ☐ Yes ☐ No	If yes, please provide comments:
Does the seller have actual knowledge if a facade easement or a conservation easement has been placed on the property? ☐ Yes ☐ No	If yes, please provide comments:
Does the seller have actual knowledge that the property has received a vacant or blighted building exemption? ☐ Yes ☐ No	If yes, please provide comments:



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

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

The Contract of Sale dated _____ between _____ Buyer and _____ Estate of Burwell McCre (Seller) for the purchase of the real property located at Address _____ 4412 Lee St _____ Zip Code _____ DC _____ Block/Square _____ Tax Account # _____ Subdivision/Project Name _____ Section _____ with the legal description of Lot _____ Parking Space(s) # _____

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 § 8-651.04 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 1992 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://orc.fdc.gov/page/real-property-tax-credits-frequently-asked-questions-faq>.

Seller _____ Date _____
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PART II. RESALE ADDENDUM

The Contract of Sale dated _____,

between Seller _____,

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-fags>. 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 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)
Estate of Burwell McCre

P.R. Burwell McCre
5-10-2025

Date _____

Buyer _____

Date _____