



CAPITAL ESTATE
GROUP
AT COMPASS

DISCLOSURE, DISCLAIMER AND CONTRACT INFORMATION FOR:

1711 D St SE Unit 2, Washington, DC 20003

To register an offer, please email the listing agent **JP Montalvan** at jp@ceghomes.com To deliver an offer, please call ahead to schedule delivery with **JP Montalvan** at **301-922-3700**.

LISTING AGENT INFORMATION:

Capital Estate Group LLC
Compass Real Estate
1232 31st St NW
Washington DC 20007

Listing Agent Office Code: COMPS4
Lead Listing Agent MRIS ID#: 80410

Please note J.P. Montalvan as Team Leader on all contracts.

OWNER: Kelly Wismer, Benjamin Brenner

FINANCING:

Any offer requiring financing must have a pre-approval letter from a recognized lender. The letter should state that the buyer has had his/her credit checked, income and assets verified, and that the loan is not contingent on the sale of a current residence (if applicable). If the offer is a cash offer, please provide US bank letters verifying funds with the offer. Recommended lenders:

- **Steven Palladino, Citizens Bank** m: +1 301-351-6568, steven.j.palladino@citizensbank.com; NMLS ID# 457661 Capital Estate Group verified 8/1/2025 Licensing information can be accessed at <http://www.nmlsconsumeraccess.org/>
- **Krista Ellis, Certainty Home Lending**, m: +1 202-246-6020
Krista.Ellis@certaintyhomelending.com; NMLS ID# 482295. Capital Estate Group verified 1/5/2024. Licensing information can be accessed at <http://www.nmlsconsumeraccess.org/>

SELLER PREFERENCES:

- Preferred Settlement/Possession Time frame: **Negotiable**
- Preferred Settlement Company **Express Title Company** (settlement can be scheduled at the buyer agent's office or a location of the buyer's choosing). License #2484. Licensing information can be accessed at <https://sbs-md.naic.org/Lion-Web/jsp/sbsreports/AgentLookup.jsp>
- Preferred Earnest Money Deposit: 5% Earnest Money Deposit, to be held by the title company

Capital Estate Group of Compass Real Estate

1232 31st St NW
Washington, DC 20007
p: +1 202 800 0122
o: +1 202 448 9002

COMPASS



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BUYER OFFER COVER SHEET

This form **SHALL NOT** become part of any Residential Sales Contract. This information is provided to assist Listing Agent(s) in reviewing offers. Any inconsistencies between this cover sheet and the contents of an offer or ratified contract shall be resolved in favor of the offer or contract.

PRICE AND FINANCING INFORMATION

Sales Price: \$ _____
Down Payment: \$ _____ or % _____
Financing: \$ _____ or % _____
First Trust ☐ Conventional ☐ VA ☐ FHA ☐ USDA ☐ Other: _____
Second Trust \$ _____ or % _____
Total Financing: \$ _____ or % _____
Seller Subsidy \$ _____ or % _____
Escalation Addendum ☐ Yes ☐ No Max: _____ Increments: _____

CONTINGENCIES

Financing:	☐ Yes OR ☐ No	Appraisal:	☐ Yes OR ☐ No
Home Inspection:	☐ Yes OR ☐ No	Radon Testing	☐ Yes OR ☐ No
Sale of Property:	☐ Yes OR ☐ No	Settlement of Property:	☐ Yes OR ☐ No
Water Potability:	☐ Yes OR ☐ No	Well Inspection:	☐ Yes OR ☐ No
Septic Inspection	☐ Yes OR ☐ No		

OTHER INFORMATION

Settlement Date: _____ Settlement Agent: _____
Earnest Money Deposit: _____ Escrow Agent (if not Settlement Agent): _____
Buyer Offers Post-Settlement Occupancy: ☐ Yes OR ☐ No
Buyer Includes: ☐ Proof of Funds with Cash Offer ☐ Lender Letter (check all that apply)
WDI Inspection: ☐ None ☐ Buyer at Buyer's Expense OR ☐ Seller at Seller's Expense
Buyer is buying Property as part of a 1031 Exchange: ☐ Yes OR ☐ No
Real Estate Licenses/ Related Parties: ☐ Buyer is ☐ an active OR ☐ inactive licensed real estate agent in
☐ Virginia and/or ☐ Other _____. ☐ Cooperating Broker/Agent is related to Buyer.

COOPERATING BROKER INFORMATION

Selling Brokerage's Name and Phone #: _____
Agent Name: _____ Agent Email: _____
Agent Phone #: _____ Team Name: _____



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 **Kelly Wismer, Benjamin Brenner** (Seller) for the purchase of the real property located at Address **1711 D St SE Unit #2** Unit # **2** City **Washington** State **DC** Zip Code **20003**, Parking Space(s) # _____ Storage Unit # _____ with the legal description of Lot **2002** Block/Square **1102** Section _____ Subdivision/Project Name **Old City 1** Tax Account # _____ 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>.

DocuSigned by:

Sold by **Kelly Wismer**

2/13/2026

Date

Signed by:

Sold by **Benjamin Brenner**

2/13/2026

Date

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PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller **Kelly Wismer, Benjamin Brenner** 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: <https://dhcd.dc.gov/publication/tax-abatement-application>. 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/sites/default/files/dc/sites/otr/publication/attachments/Reduced%20Recordation%20Tax%20Rate%20for%20First-Time%20Homebuyers%20FY%202025.pdf>).

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 _____
Kelly Wismer

Buyer _____ Date _____

Seller (sign only after Buyer) _____ Date _____
Benjamin Brenner

Buyer _____ Date _____



Condominium Seller Disclosure/Resale Addendum for the District of Columbia

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

Address **1711 D St SE Unit #2**City **Washington**, State **DC** Zip **20003****PART I – SELLER DISCLOSURE:**

1. **SELLER'S ACKNOWLEDGEMENT:** ALL INFORMATION HEREIN WAS COMPLETED BY SELLER. The information contained in this Disclosure is based upon Sellers actual knowledge and belief and is current as of the date hereof.

2. **NAME OF CONDOMINIUM ASSOCIATION:** The Property, which is the subject of this Contract, is subject to the 1711 D St SE Condominium Association.

3. **CURRENT FEES AND ASSESSMENTS:** Fees and assessments as of the date hereof amount respectively to:
A. Condominium Fee: Potential Buyers are hereby advised that the present fee for the subject unit and parking space(s) and/or storage unit(s), if applicable, is:

Regular Fee:	\$ <u>250</u>
Parking:	\$ _____
Storage:	\$ _____
Special Assessment:	\$ _____ (complete B below)
TOTAL:	\$ <u>250</u> per <u>month</u>

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

☒ **Water/Sewer** ☐ **Heat** ☐ **Electricity** ☐ **Gas** ☐ **Other** _____

B. Special Assessment: Potential Buyers are hereby advised that there ☐ **is** OR ☒ **is not** a special assessment either included in the Condominium Fee or separately levied. If applicable, complete 1-4 below.

- 1) Reason for Special Assessment: _____
- 2) Payment Schedule: \$ _____ per _____
- 3) Number of payments remaining _____ as of _____ (Date)
- 4) **Total Special Assessment balance remaining:** \$ _____

C. Delinquency: Is Seller delinquent on any Fees and/or Special Assessments on the Property? ☐ **Yes** ☒ **No**

D. Future Levies and/or Fee Increases: Is Seller aware of any future Fee increases or Special Assessments that have been approved by the Association? ☐ **Yes** ☒ **No**

Unless otherwise agreed in Part II herein below, Seller agrees to pay at Settlement any existing or levied but not yet collected Special Assessments.

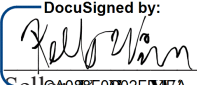
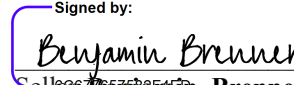
4. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Condominium instruments as: general common elements for general use (possibly subject to a lease or license agreement); limited common elements assigned for the exclusive use of a particular unit; or separately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

☐ Parking Space #(s) _____ ☐ **is** ☐ **is not** separately taxed. If separately taxed:
 Lot _____ Square _____, Lot _____ Square _____

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

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5. **MANAGEMENT COMPANY OR AUTHORIZED AGENT:** The management company or agent authorized by the Condominium Association to provide information to the public regarding the Condominium is as follows:
 Name: Kelly Wismer Phone: N/a
 Email Address: kelly.wismer@gmail.com
 Address: _____
6. **RESALE PACKAGE:** This disclosure involves the resale of a condominium unit by a unit owner (i.e., the Seller) other than the declarant. Seller agrees to obtain, at Seller's expense, from the unit owners' association and Deliver to Buyer, on or prior to the tenth (10th) Business Day following the Date of Ratification, a copy of the Condominium instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, DC Condominium Bill of Rights and Responsibilities, certifications and amendments to any of the same) and a certificate setting forth the following:
- A. A statement, which need not be in recordable form, setting forth the amount of any unpaid assessments levied against the Unit;
 - B. If applicable, a statement, which need not be in recordable form, certifying to the unit owners' association's waiver of, or failure or refusal to exercise, any rights of first refusal or other restraints on free alienability of the Unit which may be contained in the Condominium instruments;
 - C. A statement of any capital expenditures approved by the unit owners' association planned at the time of Settlement that are not reflected in the association's current operating budget;
 - D. A statement of the status and amount of any reserves for capital expenditures, contingencies, and improvements, and any portion of such reserves earmarked for any specified project by the Condominium board;
 - E. A copy of the statement of financial condition for the unit owners' association for the most recent fiscal year for which such statement is available and the current operating budget, if any;
 - F. A statement of the status of any pending suits or any judgments to which the unit owners' association is a party;
 - G. A statement setting forth what insurance coverage is provided for all unit owners by the unit owners' association and a statement whether such coverage includes public liability, loss or damage, or fire and extended coverage insurance with respect to the Unit and its contents;
 - H. A statement that any improvements or alterations made to the Unit, or the limited common elements assigned thereto, by the Seller are not in violation of the Condominium instruments;
 - I. A statement of the remaining term of any leasehold estate affecting the Condominium or the Unit and the provisions governing any extension or renewal thereof; and
 - J. The date of issuance of the certificate.
- | | |
|---|--|
| <p>DocuSigned by:
 
 Seller <u>Kelly Wismer</u>
 Date <u>2/13/2026</u></p> | <p>Signed by:
 
 Seller <u>Benjamin Brenner</u>
 Date <u>2/13/2026</u></p> |
|---|--|

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between Seller Kelly Wismer, Benjamin Brenner and Buyer _____ is hereby amended by the incorporation of Parts I and II herein, which shall supersede any provisions to the contrary in the Contract.

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

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

3. **CONDOMINIUM ASSOCIATION APPROVAL:** If this sale is subject to approval by or right of refusal of the unit owners' association or Condominium Board of Directors, in the event such approval is denied or such right of first refusal is exercised by such Association or Board, this Contract shall be null and void and the Buyer's deposit shall be refunded without delay or deduction therefrom.
4. **ASSUMPTION OF CONDOMINIUM OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of and to be bound by and comply with the covenants and conditions contained in the Resale Package, including the Condominium bylaws and the Condominium rules and regulations, as well as statutory insurance requirements (D.C. Official Code § 42-1903.10), from and after the Settlement Date hereunder.
5. **DELIVERY:** Delivery of Resale Package **MUST be made directly to Buyer. Delivery to Buyer's Agent DOES NOT constitute Delivery from Seller to Buyer.** Resale Package shall be Delivered to Buyer at:
_____ (Buyer email address) if available electronically **OR**
_____ (Buyer mailing address) if only
available in hard copy. An additional courtesy copy shall be Delivered to the Buyer's Agent only if contact
information is provided herein: _____
(Buyer Agent email address) if available electronically **OR**
_____ (Buyer Agent mailing address) if
only available in hard copy.
6. **RIGHT TO CANCEL:** Buyer shall have the right until 11:59:59pm on the 3rd Business Day following Buyer's receipt of the Resale Package to cancel this Contract by giving Notice thereof to Seller. In the event that Resale Package is Delivered to Buyer on or prior to Date of Ratification, Buyer shall have the right to cancel until 11:59:59pm on the 3rd Business Day following Date of Ratification. If the Resale Package is not Delivered to Buyer within 10 Business Days following Date of Ratification, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to Buyer's receipt of Resale Package. Pursuant to the provisions of this paragraph, in no event may Buyer have the right to cancel this Contract after Settlement.

Seller (*sign only after Buyer*) _____ Date _____
Kelly Wismer

Buyer	Date
-------	------

Seller (*sign only after Buyer*) _____ Date _____
Benjamin Brenner

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:

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

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

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

4. When does the Seller's Disclosure Statement have to be provided to the Purchaser?

In a sale, before or at the time the prospective transferee executes a purchase agreement with the transferor. In an installment sales contract (where a binding purchase contract has not been executed), or in the case of a lease with no option to purchase, before or at the time the prospective transferee executes the installment sales contractor lease with the transferor.

5. What information must the Seller disclose?

Answer ALL questions on the Seller's Disclosure Statement. If some items do not apply to your property, check "N/A" (not applicable). If you do not know the facts, check "UNKNOWN". Report actually known conditions referred to in the questions. Each disclosure must be made in "good faith" (honesty in fact in the making of the disclosure). Attach additional pages with your signature if additional space is required.

The Seller of a condominium unit, cooperative unit, or a lot in a homeowners association, is to provide information only as to the Seller's unit or lot, and not as to any common elements, common areas or other areas outside of the unit or lot.

6. What is the remedy if the Seller does not provide the Seller's Disclosure Statement to the Transferee?

If the Seller's Disclosure Statement is delivered after the purchaser executes the purchase agreement, installment sales contract or lease with an option to purchase, the purchaser may terminate the transaction by written notice to the seller not more than five (5) calendar days after receipt of the Seller's Disclosure Statement by the purchaser, and the deposit must be returned to the purchaser. The right to terminate is waived if not exercised before the earliest of:

- the making of an application for a mortgage loan (if the lender discloses that the right to rescind terminates on submission of the application); or
- settlement or date of occupancy in the case of a sale; or
- occupancy in the case of a lease with an option to purchase.

7. If the Seller finds out different information after providing the Seller's Disclosure Statement to the Purchaser, how does this impact a ratified contract?

If information becomes inaccurate after delivery of the disclosure form, the inaccuracy shall not be grounds for terminating the transaction.

8. How must a Seller deliver the Seller's Disclosure Statement to the Transferee?

The Seller's Disclosure Statement must be delivered by personal delivery, facsimile delivery, or by registered mail to the transferee. Execution by the transferor 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 statement have owned the property from:	03/01/21	To:	present
The seller(s) completing this disclosure have occupied the residence from:	3/05/21	To:	present

Property Address: 1711 D St. SE #2, Washington, DC 20003

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 <i>If yes, please provide comments:</i>
	Does the seller have actual knowledge of any existing fire retardant treated plywood? ☐ Yes ☒ 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 fire places? ☐ Yes ☐ No ☒ 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? ☐ Yes ☐ No ☒ No chimneys or flues <i>If yes, when were they last serviced or inspected?</i>

3. Basement	Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement? ☐ Yes ☐ No ☒ Not Applicable <i>If yes, please provide comments:</i>
	Does the seller have actual knowledge of any structural defects in the foundation? ☐ Yes ☐ No ☒ Not Applicable <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:	☐ 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: <i>West window in downstairs back room doesn't open properly</i>	☒ 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?	☐ Yes	☒ No		
	If yes, please provide comments:				
	Does the seller have actual knowledge of any defects in the heating system?	☐ Yes	☒ No		
If yes, please provide comments:					
If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?					
☐ Yes ☐ No ☒ Not Applicable					
If yes, please provide comments:					
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?				
	☐ Yes ☒ No ☐ Not Applicable				
	If yes, please provide comments: _____				
Does the seller have actual knowledge of any problems or defects in the cooling system?					
☐ Yes ☒ No ☐ Not Applicable					
If yes, please provide comments:					

3. Plumbing System	Type of material: ☒ Copper ☐ Lead ☐ Galvanized iron ☐ Brass ☒ PVC (check all that apply) ☐ Plastic polybutelene ☐ Unknown
	Water Supply: ☒ Public ☐ Well
	Sewage Disposal Treatment: ☒ Public ☐ Septic tank ☐ Cesspool ☐ Onsite treatment
	Water Heater Fuel: ☐ Natural Gas ☒ Electric ☐ Oil ☐ Other
	Does the seller have actual knowledge of any defects with the plumbing system? ☐ Yes ☒ 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? ☐ Yes ☒ No <i>If yes, please test results:</i>
	Does the seller have actual knowledge that the property has been included on the DC Water service line map website (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? ☐ Yes ☒ 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? ☐ Yes, there is a lead service line servicing the property ☐ Yes, there is lead bearing plumbing on the property ☒ No <i>Comments:</i> Verified non-lead on public & private line side.
	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 ☒ 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? ☐ Yes ☒ No <i>If yes, please test results:</i>
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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:

4. Other Issues	Does the seller have actual knowledge of any problem with drainage on the property?	☐ Yes	☒ 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)	☐ Yes	☒ 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?	☐ Yes	☒ 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?	☐ Yes	☒ 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?	☐ Yes	☒ 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?	☐ Yes	☒ 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?	☐ Yes	☒ No	
<i>If yes, please provide comments:</i>			

Certification and Signature

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

Kelly Wisen
Seller's Signature

2/16/26
Date

Ben Bruce
Seller's Signature

2/16/2026
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



Inclusions/Exclusions Disclosure and Addendum

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

PROPERTY ADDRESS: _____

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 *needs defrosting*
- ☐ Wine Refrigerator
- ☒ Dishwasher
- ☒ Disposer
- ☐ Separate Ice Maker
- ☐ Separate Freezer
- ☐ Trash Compactor

ELECTRONICS

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

RECREATION

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

LIVING AREAS

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

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)*

LAUNDRY

- ☒ Washer
- ☒ Dryer

WATER/HVAC

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

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 *Kelly Turner* Date 2/17/26
 Seller *Benjamin* Date 2/17/26

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

The Contract of Sale dated _____ between Seller _____ 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 _____

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Condo and Co-op Questionnaire

General:

1. Condo/Co-op/Project Name: _____
2. Pet restrictions or limitations as to:
_____ Size
_____ Type of pet
_____ Weight
_____ Number of pets
3. _____ Yes _____ No Rental Restrictions? (If Yes Explain) _____

4. \$ _____ Move-in Fees? \$ _____ Move-out Fees
5. _____ Number of Units in the Complex?

Questions that may affect financing availability:

1. Owner/Investor Ratio? _____
2. Number of units owned by a single individual or entity? _____
3. How long have the home owners been in control of the condo/co-op association? _____
(1 year minimum unless a new conversion)
4. Is the condo/co-op undergoing any litigation/mediation /arbitration or dispute resolution process?
(If Yes, Explain) _____
5. Number of unit owners behind in their dues. If so, what is the dollar amount of the arrearage?
(15% max most loans) _____
6. Does the Condo/Co-op Association have right of first refusal to purchase a unit or a parking space?

7. Are there any existing or pending special assessments? _____
8. Is the property held in Fee Simple or is there a Leasehold? _____
9. Does the budget contain a set-aside of at least 10% for reserves? _____
10. Is the property in a flood zone? _____
11. Is there FHA approval? _____

12. Is there VA approval? _____

13. Is there Commercial Space? (Max 20% Allowed for most loans) _____

14. Does the Condo/Co-op Insurance Carrier have an AAA rating? _____

Questions For New conversions:

1. Percentage of pre-sold units? _____

2. Is there an engineering or architectural report? _____

3. Are all phases and amenities complete? (100% required for most loans) _____

4. Is there FNMA or FHA and or VA approval? _____