



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.

MICHAEL GILLESPIE - BR40000184 and SOL & MAISON REAL ESTATE
(Licensee & License #) (Brokerage Firm)

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

- ☒ **Seller(s)/Landlord(s)** (The licensee has entered into a written listing agreement with the seller(s) or landlord(s) or is acting as a sub-agent of the listing broker.)
- ☐ **Buyer(s)/Tenant(s)** (The licensee has entered into a written agency agreement with the buyer/tenant.)
- ☐ **Designated Agent of the** ☐ **Buyer(s)/Tenant(s)** or ☐ **Seller(s)/Landlord(s)**
(Both the buyers and sellers have previously consented to "Designated Agency", and the licensee listed above is indicating the parties represented.)

Acknowledged Date

Acknowledged Date

Name of Person(s): _____

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

Signed (Licensee)

Date

Previous editions of this form should be destroyed.



Seller Paid Buyer Broker Compensation Notice
(Recommended for use with Listing Agreement in Montgomery County, MD and Washington, DC)

This Broker Compensation Notice can be made available to Buyer Brokers and prospective Buyers. The optimal time to present this Notice is prior to Buyer’s first Broker-accompanied showing of subject property.

This Notice is given in accordance with the Listing Agreement dated 04/07/2026 between Howard Renovations & Renewable Energy LLC (Seller) and SOL & MAISON REAL ESTATE (Listing Broker) for Address 523 OGLETHORPE ST NW City WASHINGTON, State DC, Zip 20011.

Listing Broker has been authorized by Seller to offer compensation to Buyer Broker. Seller makes an offer of compensation to the Buyer Broker as follows:

Offer of Compensation: *Offers of Compensation are negotiable and are not prescribed by law or established by any membership organization with which Listing Broker is affiliated.*

Seller hereby offers the Buyer Broker a cooperating compensation of:

☒ 3.0 % of the sales price; **OR**
☐ \$ _____, **OR**
☐ _____ % of the sales price **AND** \$ _____.

Signed by: Michael Gillespie 7/18/2026
BE98229608E04B9...
Listing Agent Date

Seller _____ Date

Signed by: Michael Gillespie 7/18/2026
BE98229608E04B9...
Listing Broker Date

Signed by: Will Howard 7/18/2026
BEAA3DD80C1241B...
Seller Date



Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES
(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 523 OGLETHORPE ST NW WASHINGTON DC 20011

☒ There are parts of the property that still exist that were built prior to 1978 **OR** ☐ **No parts of the property** were built prior to 1978 **OR**
☐ Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: 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, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazard:

☐ **Known lead-based paint and/or lead-based paint hazards** are present in the housing (explain):
_____ **OR**

☒ Seller has **no knowledge of lead-based paint and/or lead-based paint hazards** in the housing.

(B) Records and reports available to the Seller:

☐ Seller **has provided Buyer with all available records** and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
_____ **OR**

☒ Seller has **no reports or records** pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) _____ / _____ Buyer has **read the Lead Warning Statement** above.

(D) _____ / _____ Buyer has **read Paragraph B and acknowledges receipt of copies of any information** listed therein, if any.

(E) _____ / _____ Buyer has **received the pamphlet Protect Your Family From Lead in Your Home** (required).

(F) _____ / _____ Buyer has (check one below):

☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; **OR**

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT: (Agent to initial)

(G) ^{Initial} MG Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

CERTIFICATION OF ACCURACY: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Signed by: Will Howard 7/18/2026
Seller Date

Signed by: Michael Gillespie 7/18/2026
Agent for Seller, if any Date

Buyer Date

Buyer Date

Agent for Buyer, if any Date

LEAD-BASED PAINT DISCLOSURE FORM

FOR DC REAL ESTATE SALES



Purpose: Inform potential homebuyers of the presence of lead-based paint and related hazards at this property.

This form is required for properties built before 1978. This form must be used in addition to the Federal Lead Disclosure form because the DC Law provides additional protections for the purchaser.

- Housing built before 1978 is presumed to contain lead-based paint.
- Lead from paint, paint chips, and dust may pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women.
- Lead poisoning in young children may produce permanent neurological damage, learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory.
- Lead poisoning poses a particular risk to developing fetuses and pregnant women.

DC Law requires the buyer to have this information **before** they decide to purchase the property.

Are you a POTENTIAL BUYER?
Review this page carefully before following instructions on page two.

Are you a PROPERTY OWNER?
You will need the following information to complete this form:

- Copies of any lead-based paint reports, assessments, or surveys related to the property.
- The latest version of the EPA Protect Your Family From Lead in Your Home pamphlet.
- Knowledge about lead-contaminated dust/soil and condition of the paint on the property.
- Knowledge about any lead-related legal actions taken against the property.

Property owners: keep the signed original of this form on record for at least 6 years from the date of the most recent signature, as you may be audited by the DC Department of Energy and Environment.

What to look for inside the property or in the property's common areas:

- Peeling, chipping, chalking, cracking, or damaged paint.
- Lead-based paint on windows, doors, stairs, railings, banisters, porches, or other high-wear surfaces that children might chew.
- Lead that is present in bare soil.
- Lead dust that forms when lead-based paint is scraped, sanded, or heated, or when painted surfaces with lead in them bump or rub together.
- Surfaces with lead paint chips/dust, or settled dust that reenters the air through vacuuming or sweeping.

For more information see the District of Columbia Lead-Hazard Prevention and Elimination Act of 2008, D.C. Official Code § 8-231.01 et seq., and the Federal Lead Warning Statement, 24 CFR Parts 35 and 745. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.<http://bit.ly/federallead>.

If you need help in your language, please call 202-535-2600. | በአማርኛ እርዳታ ከፈለጉ በ 202-535-2600 ይደውሉ። | Si necesita ayuda en Español, por favor llame al 202-535-2600. | Si vous avez besoin d'aide en Français appelez-le 202-535-2600. | 如果您需要中文服務，請致電 202-535-2600 | 한국어로 도움이 필요합니까? 무료 한국어통역: 202-535-2600 | Nếu quý vị cần giúp đỡ bằng tiếng Việt, xin gọi 202-535-2600.

IF YOU ARE:	YOU NEED TO:
The property owner	▪ Complete Sections A and B. ▪ Provide a copy to the buyer.
The potential buyer	▪ Carefully review Section B. ▪ Sign Section C.



SECTION A: PROPERTY OWNER'S SIGNATURE

Property Address: 523 OGLETHORPE ST NW

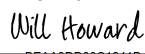
Unit:

Washington, DC

ZIP: 20011

I am the owner of this property and will truthfully give the answers to the following questions about lead-based paint/hazards in or around this property, and lead reports.

Owner Name: Howard Renovations & Renewable Energy LLC

Signature:  Signed by:
 BEAA3DD80C1241B...

Owner Name:

Signature:

SECTION B: INFORMATION ABOUT LEAD-BASED PAINT IN THIS PROPERTY

Lead-based paint is assumed to be present in properties built before 1978. To the best of your knowledge, is there lead-based paint inside or around the property, including common area(s)?

- ☐ Yes, in the following location(s): _____
For more space, attach a summary _____
- ☒ No; I am not aware of any lead-based paint, but because the property was built before 1978 it is assumed to be present.

To the best of your knowledge, is there peeling or chipping paint, lead-contaminated dust/soil, or other lead-based paint hazards inside or around the property?

- ☒ No ☐ Yes, in the following location(s): _____
For more space, attach a summary _____

Does DC Government have any pending actions related to lead-based paint for this property?

Check all that apply

- ☐ A notice of violation
☐ A notice of lead-based paint hazards
☐ An administrative order to eliminate lead-based paint hazards
☐ Other notices or orders related to lead-based paint. **Please list:** _____
☒ There are no pending actions related to lead-based paint at this property.

Are there any reports or documents about lead-based paint or lead-based paint hazards at this property (including in bare soil and sheds, garages, common area(s), or other appurtenances)?

This includes reports or documents provided to you by a previous or current owner, tenant, property manager, DC Government agency, or contractor.

- ☒ No ☐ Yes **and** I understand I must provide a copy of those documents to the buyer if they ask.

SECTION C: BUYER'S ACKNOWLEDGEMENT

I was provided this form and the *Protect Your Family from Lead in Your Home* pamphlet before I signed a purchase agreement.

- ☐ Yes ☐ No, I have already signed a purchase agreement.

I understand I have the right to ask the owner for any reports or documents about lead-based paint or lead-based paint hazards at this property (including on bare soil and sheds, garages, or other appurtenances).

Name:

Signature:

Date:

Name:

Signature:

Date:





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 Howard Renovations & Renewable Energy LLC (Seller)
 for the purchase of the real property located at Address 523 OGLETHORPE ST NW
 Unit # _____ City WASHINGTON State DC Zip Code 20011, Parking Space(s) # _____
 Storage Unit # _____ with the legal description of Lot _____ Block/Square _____
 Section _____ Subdivision/Project Name _____ 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, OR ☒ IS NOT exempt from property condition disclosure.

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" and "any person or persons who, under the terms of a current or expired written lease or other rental agreement, are entitled to occupy the housing accommodation and are liable to the owner for the payment of rent," If applicable, the following required Addendum shall be incorporated into the Contract.

- ☐ Tenancy Addendum for DC (Single-Family Accommodation)
- ☐ Tenancy Addendum for DC (2 to 4 Unit Accommodations)
- ☐ Tenancy Addendum for DC (5 or More Unit Accommodations)

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
- ☐ 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: N/A

6. PROPERTY TAXES: Future property taxes may change. 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: <https://otr.cfo.dc.gov/page/real-property-tax-reliefs-credits-and-deductions>.

Signed by: Will Howard 7/18/2026
 Seller _____ Date _____ Seller _____ Date _____

PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Howard Renovations & Renewable Energy LLC 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-faq>. 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://otr.cfo.dc.gov/node/1800536>. If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer ☐ **is** OR ☐ **is not** applying for the Tax Abatement Program.

D. First-Time Homebuyer Recordation Tax Credit: Buyer ☐ **is** OR ☐ **is not** a District of Columbia First-Time Homebuyer and may be eligible for a reduced recordation tax. It is the Buyer's responsibility to confirm their eligibility (See <https://otr.cfo.dc.gov/node/1800541>).

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 (<i>sign only after Buyer</i>)	Date	Buyer	Date
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Seller (<i>sign only after Buyer</i>)	Date	Buyer	Date
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Inclusions/Exclusions Disclosure and/or 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 shall be noted in the blank.

KITCHEN APPLIANCES

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

LAUNDRY

- ☒ X Washer
- ☒ X Dryer

ELECTRONICS

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

LIVING AREAS

- ☐ ___ Fireplace Screen/Doors
- ☐ ___ Gas Logs
- ☒ X Ceiling Fans
- ☐ ___ Window Fans
- ☐ ___ Window Treatments

WATER/HVAC

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

RECREATION

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

OTHER

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

THE FOLLOWING ITEMS WILL BE REMOVED AND NOT REPLACED: N/A

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: N/A

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

Signed by:

Will Howard
Seller

7/18/2026

Date

Seller

Date

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

The Contract of Sale dated _____ between Seller Howard Renovations & Renewable Energy LLC 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