



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 MATTHEW D. GIBBONS (Seller)
for the purchase of the real property located at Address 3900 Tunlaw Rd NW 206
Unit # 206 City Washington State DC Zip Code 20007, Parking Space(s) # _____
Storage Unit # 206 with the legal description of Lot _____ Block/Square _____
Section _____ Subdivision/Project Name Glover Park 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: N/A

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>.

Matthew D. Gibbons

Seller

3/17/2026

Date

Seller

Date

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PART II. RESALE ADDENDUM

The Contract of Sale dated _____, between Seller Matthew D. Gibbons 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 Buyer Date

Seller (sign only after Buyer) Date Buyer Date



Cooperative Seller Disclosure/Resale Addendum for Maryland and the District of Columbia
(Required for the Listing Agreement and required for either the
GCAAR Contract or the Maryland REALTORS® Contract)

Address **3900 Tunlaw Rd NW 206**

City **Washington**, State **DC** Zip **20007** Unit# **206**

Cooperative **3900 TUNLAW COOPERATIVE, INC**

PART I – SELLER DISCLOSURE:

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

1. CURRENT FEES AND ASSESSMENTS: Monthly fees and assessments as of the date hereof amount respectively to:

- | | |
|--|--------------------|
| A. First Underlying/Corporate/Blanket Mortgage (Underlying Mortgage): Monthly P&I | \$ _____ |
| B. Second Underlying Mortgage: Monthly P&I | \$ <u>370.00</u> |
| C. Property Taxes: Approximate monthly property tax (as per previous tax year) | \$ <u>77.00</u> |
| D. Operations, Maintenance, Utilities & Other Charges: All other Unit charges | \$ <u>432.00</u> |
| E. Total Monthly Cooperative Assessment: (sum of lines A-D) | \$ <u>1,293.00</u> |

F. Special Assessments: ☒ No ☐ Yes (If yes, complete 1-4 below.)

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

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

H. 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

I. Underlying Mortgage Terms:

- 1) First Underlying Mortgage: Unpaid share allocated to Unit, as of APRIL 2026 (month/year), in the approximate amount of \$ 8,888.96 with a final payment due in JANUARY 2029 (month/year) at an interest rate of 4.5 %. Special Terms (if any): _____
- 2) Second Underlying Mortgage: Unpaid share allocated to Unit, as of APRIL 2026 (month/year), in the approximate amount of \$ 116,966.64 with a final payment due in JANUARY 2029 (month/year) at an interest rate of 5.2 %. Special Terms (if any): _____

Sellers proceeds will be reduced by the outstanding principal balance amount (s) assumed by the Buyer.

J. Fee Includes: The following are included in the Cooperative fee:

- ☒ Water ☒ Sewer ☒ Heat ☒ Electricity ☒ Gas ☐ Other _____

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2. **PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Cooperative Documents as assigned for the exclusive use of a Unit. The following Parking and /or Storage Units are assigned to this Unit:

☒ Parking Space #(s) 84 ☒ Storage Space #(s) 206

3. **MANAGEMENT AGENT OR AUTHORIZED PERSON:** The management agent or person authorized by the Cooperative to provide information to the public regarding the Cooperative is as follows:

Name: Claire Sevigny / CFM Phone: (202)333-2288

Email & Address: manager@3900tunlaw.com

4. **SELLER'S REPRESENTATIONS (Effective as of the Settlement Date):**

- A. Seller is presently a member of the Cooperative and the owner of the Proprietary Documents (to include, but not limited to, shares of stock and proprietary lease, occupancy agreement, perpetual use and equity contract, cooperative ownership contract or other documents hereinafter referred to as the Proprietary Documents) and has full right and authority to sell, transfer and assign same free and clear of all liens, security interests and encumbrances except as disclosed in this Contract or any signed addendum attached hereto.
- B. It is Seller's responsibility to provide such Proprietary Documents as are acceptable to the Transfer Agent or Cooperative Board prior to or simultaneous with Settlement. Should such Proprietary Documents not be presented at Settlement because they are pledged as collateral for a mortgage on the Unit or for any other reason, it is likely an escrow will be held from the Seller's funds until such Proprietary Documents are delivered.
- C. In case legal steps are necessary to perfect Seller's ownership, such action must be taken promptly by Seller at Seller's expense whereupon the time herein specified for full settlement by Buyer shall be extended for the period necessary for such action.
- D. Seller has not made nor authorized any person to make any representations, statements, or warranties with respect to the Unit or any fact regarding the Cooperative or its financial condition and operation, maintenance charges, rights to any tax deduction, or any other aspect of this transaction except as herein set forth, and Buyer acknowledges that, in entering into this Contract, Buyer has not, relied upon any representation, statement or warranty, except those expressly set forth herein.

5. **RESALE PACKAGE:** This disclosure involves the resale of a Cooperative Unit. Seller agrees to obtain at their expense from the Cooperative and Deliver to a Buyer, on or prior to the tenth (10th) business day following the Date of Ratification, a copy of the Cooperative Instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, certifications and amendments to any of same) and the following:

- A. A copy of the Articles of Incorporation, Bylaws and Rules of the Cooperative.
- B. A copy of the statement of financial condition of the Cooperative for the most recent fiscal year for which such statement is available, and the current operating budget, if any.
- C. A statement of the status of any pending suits or judgments to which the Cooperative is a party; and a statement of the remaining term of any leasehold estate affecting the Cooperative and the provisions governing any extension or renewal thereof.
- D. The Cooperative application for approval along with a list of supporting documents and information as may be required, and submission instructions.

[Signature]

3/27/2026

Seller

Date

Seller

Date

PART II - RESALE ADDENDUM:

The Contract of Sale dated _____, between
Seller MATTHEW D. GIBBONS 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. **OWNERSHIP:** Paragraph is amended to provide the Proprietary Documents are to be executed and delivered in lieu of the Deed. The Unit, and everything that conveys with it, will be sold free of liens except for any loans assumed by Buyer.

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Seller will sign any affidavits, lien waivers and other documents as may be required by Lender, Settlement Agent, or government authority, and authorizes Settlement Agent to obtain pay-off or assumption information from any existing lenders. The manner of taking ownership may have significant legal and tax consequences. Buyer is advised to seek the appropriate professional advice concerning the manner of taking ownership. Unless otherwise agreed to in writing, Seller will comply with all orders or notices of violations of any county or local authority, Cooperative or actions in any court on account thereof, against or affecting the Cooperative on the Settlement Date. The parties authorize and direct Settlement Agent to provide a copy of the Closing Disclosure to Seller, Buyer, Listing Company, Selling Company, Cooperative, Cooperative Transfer Agent, Relocation Company and/or any third-party payees reflected on the Closing Disclosure.

2. **PRICE AND FINANCING:** Paragraph is amended to read as follows:

A. **Down Payment:** \$ _____

B. **Financing:** 1. Institutional Financing, (Buyer's Purchase Loan if applicable) \$ _____

2. First Underlying Mortgage (if applicable) \$ _____

3. Second Underlying Mortgage (if applicable) \$ _____

4. Seller Held Trust Addendum attached (if applicable) \$ _____

TOTAL FINANCING \$ _____

SALES PRICE \$ _____

C. **Institutional Financing:** Buyer is to execute and deliver to an institutional lender (hereinafter the "Lender") a note in the form prescribed by Lender in the approximate amount set forth in the Price and Financing Paragraph, section B (1). Said note shall be secured by an assignment and pledge of the Proprietary Documents to be issued to Buyer and by a security agreement and financing statement as Lender shall require.

D. **Assuming Underlying Mortgage(s) Indebtedness:** Buyer is to assume responsibility for the share of the Underlying Mortgage(s) allocated to Unit. **Seller's proceeds will be reduced by the outstanding balance amount(s) assumed by Buyer, and shall reflect as a credit to Buyer.**

3. **RECOGNITION AGREEMENT:** Buyer hereby acknowledges that not all lenders have the authority to lend in a Cooperative. The Aztec form of recognition agreement is not approved for Maryland and DC Cooperatives. Lenders that make purchase money loans in a cooperative have entered into a recognition agreement with the Cooperative. If Buyer applies to a lender that does not have a recognition agreement with said Cooperative, and as a result Buyer's loan is not approved by the deadline specified in the Institutional Financing Contingency, then Buyer shall be in Default, and Seller may, at Seller's option, declare this Contract void. However, Buyer shall not be in Default and may declare this Contract null and void at anytime following the Financing Deadline in the Institutional Financing Contingency if no lender has a recognition agreement with Cooperative. The provisions of this paragraph shall not apply if this Contract does not contain a financing contingency.

4. **PAYMENT OF FEES AND ASSESSMENTS:** Buyer agrees to pay such monthly and/or other assessments as the Board of Directors of the Cooperative may from time to time assess against the Unit, Parking Space(s) and Storage Unit(s) (as applicable) for the payment of interest and amortization charges on said Underlying Mortgage(s) indebtedness and for the payment of operating and maintenance or other proper charges. **Regarding any existing or levied but not yet collected Special Assessments Seller agrees to pay, at time of Settlement, any Special Assessments unless otherwise agreed herein** _____.

5. **COOPERATIVE APPROVAL AND GOVERNING DOCUMENTS:** This Contract is conditioned upon Buyer, whether an individual or a trust, being approved for membership and occupancy by the Board of Directors of the Cooperative. It is the responsibility of Buyer to obtain such approval. Buyer agrees to prepare and to present to the Cooperative a complete application for approval within 14 days of receipt of Co-op Documents, with such supporting documents and information as may be required, Buyer agrees that failure to do so shall be considered a **DEFAULT** under the terms of this Contract, and give the Seller the right to terminate this Contract in accordance with the paragraph labeled **DEFAULT**. Buyer understands that approval is solely the decision of Board of Directors of the Cooperative and Buyer agrees that neither Seller nor any of the Brokers shall be liable for the action or non-action of the Board of Directors in connection therewith. If approval is denied, Deposit shall be returned to Buyer promptly and this Contract shall thereafter be of no further force or effect.



Inclusions/Exclusions Disclosure and Addendum

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

PROPERTY ADDRESS: 3900 Tunlaw Rd NW 206, Washington, DC 20007

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

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

- ☒ 200 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: Matthew D. Gibbons Date: 3/27/2021 Seller: _____ Date: _____

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

The Contract of Sale dated _____ between Seller MATTHEW D. GIBBONS 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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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;
- The transaction is 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 combination 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 contract or 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 in writing that the right to rescind terminates on submission of the application);
- 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 have owned the property from: April 2019 To: _____

The seller(s) completing this disclosure have occupied the residence from: April 2026 To: _____

Property Address: **3900 Tunlaw Rd NW 206**
Washington, DC 20007

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 fireplaces? ☐ 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 chimney(s) or flue(s) <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 <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>One doesn't open and some are crazing.</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
	Heating Fuel:	☐ Natural Gas	☐ Electric
	Age of System:	☐ 0-5 years	☐ 5-10 years
	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 or 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
	AC Fuel:	☐ Natural Gas	☐ Electric
	Age of System:	☐ 0-5 years	☐ 5-10 years
	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: (check all that apply) ☐ Copper ☐ Lead ☐ Galvanized iron ☐ Brass ☐ PVC ☒ 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 provide 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> Verified non-lead
	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>
	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 provide test results:</i>

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

If yes to any of the above, 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 to any, 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?

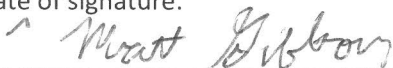
☐ Yes ☒ No

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) on or affecting the property? ☐ 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 state the type of exemption, and when the exemption will expire:</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.


Seller's Signature

3/28/2026
Date

Seller'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.

Buyer's Signature

Date

Buyer's Signature

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: **3900 Tunlaw Rd NW 206, Washington, DC 20007**

☐ 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 hazards

- ☐ **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) *[Signature]* 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.

[Signature] 3/27/2016
Seller Date Buyer Date

[Signature] _____
Seller Date Buyer Date
[Signature] 3/27/2016
Agent for Seller, if any Date Agent for Buyer, if any Date
Ariadne T. Henry

GCAAR # 907A: Federal Lead
Paint Sales Disclosure -MC &
DC

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2/2016

Sophia Henry Real Estate, 2448 Huidekoper Pl NW Washington DC 20007
Ariadne Henry

Phone: 2029658800 Fax: (202)965-9332
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

GIBBONS

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 rent or 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, 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 and managers: 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 Part 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.



DC Department of Energy & Environment | 202.535.2600 | doee.dc.gov/lead Updated March 2020

Page 1 of 2

SECTION A: PROPERTY OWNER'S SIGNATUREProperty Address: **3900 Tunlaw Rd NW 206**Unit: **206**

Washington, DC

Zip: **20007**

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: Matthew J GibbonsSignature: Matthew J Gibbons 3/27/2021

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): _____☒ 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 lease or purchase agreement.

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

I understand I have the right to ask the owner or manager 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:



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

3900 Tulew Rd NW #206

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.

_____ **Ariadne T. Henry (BR 98368612)** and _____ **Sophia Henry 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.

Ariadne T. Henry

Signed (Licensee)
Ariadne T. Henry

Date

Previous editions of this form should be destroyed.