

Property Address: 5303 KANSAS AVENUE NE, WASHINGTON, DC 20011 Year Constructed _____

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
Federal Lead Warning Statement**

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) ___ / ___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ___ / ___ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) ___ / ___ Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ___ / ___ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) ___ / ___ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) ___ / ___ Buyer/Tenant has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e) Buyer has (initial (i) or (ii) below):

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

(ii) ___ / ___ 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 (initial)

(f) ___ Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) 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 they have provided is true and accurate.

Seller/Landlord Date
ESTATE OF ELAINE T COBB

Buyer/Tenant Date

Seller/Landlord Date

Buyer/Tenant Date

Seller's/Landlord's Agent Date
LOUIS A FORD

Buyer's/Tenant's Agent Date



10/07





Lead Paint - Federal Disclosure

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

RE: 6303- Kansas Ave NE Washington, DC 20011
Property Address

LEAD WARNING STATEMENT

Every purchaser/tenant 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/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

SELLER'S/LANDLORD'S DISCLOSURE (initial)

- ___ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- ___ (b) Records and reports available to the seller/landlord (check one below):
 - Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
 - Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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

PURCHASER'S/TENANT'S ACKNOWLEDGMENT (initial)

- ___ (c) Purchaser/Tenant has read the Lead Warning Statement above
- ___ (d) Purchaser/Tenant has received copies of all information listed above. Yes No None listed
- ___ (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. Yes No
- ___ (f) Purchaser 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 (initial)

- JF* (g) Agent has informed the seller/landlord of the seller's/landlord's obligations Under 42 U.S.C. 4582(d) 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.

| | | |
|------------------------------|------|--------------|
| <i>Nancy J. Cottman P.R.</i> | | |
| Seller/Landlord | Date | Buyer/Tenant |
| | | |
| Seller/Landlord | Date | Buyer/Tenant |
| | | |
| Agent | Date | Agent |
| | | |

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

Property Address: 6303 KANSAS AVENUE NE, WASHINGTON, DC 20011

PART I. Inclusions/Exclusions Disclosure

Personal Property and Fixtures: The Property includes the following personal property and fixtures: A) Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey. B) The items marked **YES** below are currently installed or offered. If more than one of an item convey, the number of items is noted.

| Yes | No | # | Items | Yes | No | # | Items | Yes | No | # | Items |
|-------------------------------------|--------------------------|---|-----------------------|-------------------------------------|--------------------------|---|-------------------------|-------------------------------------|--------------------------|---|------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | | Alarm System | <input type="checkbox"/> | <input type="checkbox"/> | | Freezer | <input type="checkbox"/> | <input type="checkbox"/> | | Satellite Dish |
| <input type="checkbox"/> | <input type="checkbox"/> | | Built-in Microwave | <input type="checkbox"/> | <input type="checkbox"/> | | Furnace Humidifier | <input type="checkbox"/> | <input type="checkbox"/> | | Storage Shed |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4 | Ceiling Fan | <input type="checkbox"/> | <input type="checkbox"/> | | Garage Opener | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Stove or Range |
| <input type="checkbox"/> | <input type="checkbox"/> | | Central Vacuum | <input type="checkbox"/> | <input type="checkbox"/> | | w/ remote | <input type="checkbox"/> | <input type="checkbox"/> | | Trash Compactor |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Clothes Dryer | <input type="checkbox"/> | <input type="checkbox"/> | | Gas Log | <input type="checkbox"/> | <input type="checkbox"/> | | Wall Oven |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Clothes Washer | <input type="checkbox"/> | <input type="checkbox"/> | | Hot Tub, Equip, & Cover | <input type="checkbox"/> | <input type="checkbox"/> | | Water Treatment System |
| <input type="checkbox"/> | <input type="checkbox"/> | | Cooktop | <input type="checkbox"/> | <input type="checkbox"/> | | Intercom | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2 | Window A/C Unit |
| <input type="checkbox"/> | <input type="checkbox"/> | | Dishwasher | <input type="checkbox"/> | <input type="checkbox"/> | | Playground Equipment | <input type="checkbox"/> | <input type="checkbox"/> | | Window Fan |
| <input type="checkbox"/> | <input type="checkbox"/> | | Disposer | <input type="checkbox"/> | <input type="checkbox"/> | | Pool, Equip, & Cover | <input type="checkbox"/> | <input type="checkbox"/> | | Window Treatments |
| <input type="checkbox"/> | <input type="checkbox"/> | | Electronic Air Filter | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Refrigerator | <input type="checkbox"/> | <input type="checkbox"/> | | Wood Stove |
| <input type="checkbox"/> | <input type="checkbox"/> | | Fireplace Screen/Door | <input type="checkbox"/> | <input type="checkbox"/> | | w/ ice maker | | | | |

OTHER _____

AS IS ITEMS

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

ALL FIXTURES AND EQUIPMENT CONVEY IN AS IS CONDITION

LEASED ITEMS

Any leased items, systems or service contracts (including, but not limited to, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by Purchaser and Seller. The following is a list of the leased items within the Property: _____

Seller certifies that Seller has completed this checklist disclosing what conveys with the property and gives permission to make this information available to prospective buyers.

Nancy D. Johnson 10/3/10
Seller **ESTATE OF ELAINE T COBB** Date _____ Seller _____ Date _____

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller **ESTATE OF ELAINE T COBB** and Buyer _____

_____ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

The parties agree that Part I of this Addendum shall replace and supersede the provisions of the Inclusions/Exclusions paragraph of the MAR Residential Contract of Sale or the Personal Property Fixtures and Utilities paragraph of the Regional Sales Contract as applicable.

Nancy D. Johnson 10/3/10
Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

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Consent for Dual Representation and Designated Representation in the District of Columbia
(To be attached to all listing agreements and buyer or tenant brokerage agreements
for transactions in the District of Columbia.)

"Designated Representation" occurs when the Seller or Landlord has entered into a listing agreement with a licensee and the Buyer or Tenant has entered into a buyer brokerage agreement with a different licensee affiliated with the same firm. Each of the licensees, known as Designated Representatives, represents fully the interest of his/her individual clients. The Supervising Broker is a Dual Representative of both the Buyer and Seller, and must not disclose information obtained in confidence to other parties in the transaction.

- If the Seller or Landlord does not consent to Designated Representation, the property may not be shown by any licensees affiliated with the brokerage firm that have entered into a representation agreement with a prospective Buyer or Tenant.
 - If the Buyer or Tenant does not consent to Designated Agency, the Buyer or Tenant may not be shown any properties listed by other licensees affiliated with the brokerage firm.
- Prior to entering into a contract in which the buyer and seller are represented by Designated Representatives, the relationship of both Designated Agents must be disclosed/confirmed in writing.

"Dual Representation" occurs when Seller or Landlord has entered into a listing agreement with a licensee and the Buyer or Tenant has entered into a buyer brokerage agreement with the same licensee. When the parties agree to dual representation, the ability of the licensee and the brokerage firm to represent either party fully and exclusively is limited. The confidentiality of all clients shall be maintained.

- If the Seller or Landlord does not consent to Dual Representation, the property may not be shown by the licensee to any prospective Buyers or Tenants that have entered into a buyer brokerage agreement with the licensee.
- If the Buyer or Tenant does not consent to Dual Agency, the licensee may not show any properties listed by the licensee.
- Prior to entering into a contract in which the buyer and seller are represented by Dual Agency, this relationship must be disclosed/confirmed in writing.

I (We) consent to Designated Representation, acknowledging the broker/firm REMAX REALTY SERVICES, may represent both the seller(s) and buyer(s) or landlords and tenants, and the sales associate, LOUIS A FORD, license # SP12093 as the Designated Representative for the party indicated below:

Seller(s) or Buyers(s)
 Landlord(s) or Tenant(s)

I (We) do not consent to Designated Representation

I (We) consent to Dual Representation, acknowledging the broker/firm REMAX REALTY SERVICES, and the sales associate, LOUIS A FORD, license # _____ may represent both the seller(s) and buyer(s) (or landlord(s) and tenant(s)), as the Dual Representatives for the both parties indicated below:

Sellers(s) and Buyer(s)
 Landlord(s) and Tenant(s)

I (We) do not consent to Dual Representation

Signed Nancy J. Cottman Date 10/3/10

Signed _____ Date _____

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