

# COMPASS

## INFORMATION REQUESTED FOR MAKING AN OFFER

**Owner: Mark A. Schofield & Rachelle A. Schofield**  
**Address: 1317 Rhode Island Ave NW #206, Washington, DC 20005**  
**SSL: 0242N//2013**

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### **Disclosures:**

Condo Seller Disclosure/Resale Addendum  
Jurisdictional Disclosure and Addendum  
Seller's Disclosure Statement  
Inclusions/Exclusions Disclosure and Addendum  
Federal Lead Paint Disclosure  
DDOE Lead Disclosure  
Disclosure of Brokerage Relationship

**Financing:** Please include a full approval letter from a reputable lender and the GCAAR Financial Information Worksheet.

**Settlement Company:** KVS Title will provide a \$500 Buyer Credit at Settlement.

**Preferred Lender:** Jon Okun of Prosperity Home Loans. No mortgage fees will be charged!  
jonathan.okun@phmloans.com / 443-610-8371

### **Broker Info:**

Compass Real Estate  
1313 14th Street NW  
Washington, DC 20005  
Phone: 202-386-6330  
Broker License: CO98375134  
Broker Code: COMPS1

**Please register your offer by calling Eva Davis at the number listed below!**

### **Agent Info:**

Eva Davis  
Cell: 202.271.2456  
Email: eva.davis@compass.com  
Agent License: SP98374982  
Agent Code: 3068812



**Condominium Seller Disclosure/Resale Addendum for the District of Columbia**  
*(Recommended for the Listing Agreement and required for the Regional Contract)*

Address 1317 Rhode Island Ave NW, 206

City Washington, State DC Zip 20005 Lot: \_\_\_\_\_

Block/Square: \_\_\_\_\_ Unit: 206 Section: \_\_\_\_\_ Tax ID # 0242/N/2013

Parking Space(s) # \_\_\_\_\_ Storage Unit(s) # 1 Storage Unit Subdivision/Project: \_\_\_\_\_

**PART I - SELLER DISCLOSURE:**

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

A. **Monthly Condominium Fee:** Potential Buyers are hereby advised that the present condominium fee for the subject unit and parking space or storage unit, if applicable, is \$ 301.93

B. **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: \$ \_\_\_\_\_

C. **Utilities Includes:** The following utilities are included in the Monthly Condominium Fee:

☐ None ☒ Water ☒ Sewer ☐ Heat ☐ Electricity ☐ Gas ☐ Other \_\_\_\_\_

**2. PARKING AND STORAGE:** Parking Space(s) and Storage Unit(s) may be designated by the Association Documents as:

1) General Common Elements for general use (possibly subject to a lease or license agreement), 2) Limited Common Elements assigned for the exclusive use of a particular Condominium Unit, or 3) Conveyed by Deed. The following Parking and /or Storage Units convey with this property:

☐ Parking Space #(s) \_\_\_\_\_ and it ☐ is ☐ is not Conveyed by Deed.

If Conveyed by Deed: Lot \_\_\_\_\_ Square \_\_\_\_\_, Lot \_\_\_\_\_ Square \_\_\_\_\_

☒ Storage Unit #(s) 206 and it ☐ is ☒ is not Conveyed by Deed.

If Conveyed by Deed: Lot \_\_\_\_\_ Square \_\_\_\_\_, Lot \_\_\_\_\_ Square \_\_\_\_\_

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

Name: Roost - Chelsey Kelley Phone: 202.540.8038 ext.7

Address: 87 Florida Ave NW

**4. CONDOMINIUM INSTRUMENTS AND CERTIFICATE OF CONDOMINIUM BOARD (Condo Docs):** 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 from the unit owner's association and deliver to a Buyer, on or prior to the tenth (10th) business day following the ratification date of a Contract by a Buyer, a copy of the condominium instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, certifications and amendments to any of 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 Board'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 within the current or succeeding 2 fiscal years;

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- 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 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;
- G.** 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;
- H.** 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
- I.** The date of issuance of the certificate.

*Rachelle Schofield*

Seller

dotloop verified  
07/07/17 9:26PM EDT  
KZFM-WDHW-0G1Z-C5QD

Date

*Mark Schofield*

Seller

dotloop verified  
07/10/17 5:24PM EDT  
RQW0-9EK4-SWIB-HNII

Date

## **PART II - RESALE ADDENDUM:**

The Contract of Sale dated \_\_\_\_\_, between  
Seller Rachelle Schofield and Mark Schofield 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:** Paragraph is amended to include the agreement of the Purchaser to take title subject to commonly acceptable easements, covenants, conditions and restrictions of record contained in Condominium instruments, 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 Monthly Fees and/or other Special Assessments as the Board of Directors or Association of the Condominium may from time to time assess against the Unit, Parking Space and Storage Unit (as applicable) for the payment of operating and maintenance or other proper charges. Regarding any existing or levied but not yet collected Special Assessments: The ☐ Seller agrees to pay OR ☐ Buyer agrees to assume at the time of settlement any Special Assessments as disclosed in the Current Fees and Assessments Paragraph.

**3. CONDOMINIUM ASSOCIATION APPROVAL:** If this sale is subject to approval by or right of refusal of the Council Of Unit Owners or Board Of Directors of the Condominium, in the event such approval is denied or such right of first refusal is exercised by such Council or Board, this Contract shall be null and void and the Buyer's deposit shall be refunded without delay or deduction there from.

**4. ASSUMPTION OF CONDOMINIUM OBLIGATIONS:** Buyer hereby agrees to assume each and every obligation of, to be bound by and to comply with the covenants and conditions contained in the Condominium instruments including the Condominium Bylaws and with the Rules and Regulations of the Condominium, as well as statutory insurance requirements (D.C. Official Code § 42-1901.01 *et seq.*), from and after the date of settlement hereunder.

**5. RIGHT TO CANCEL:** Buyer shall have the right for a period of three (3) business days following Buyer's receipt of the condominium documents and statements referred to in the Condo Docs Paragraph to cancel this Contract by giving Notice thereof to Seller. In the event that such condominium documents and statements are delivered Buyer on or prior to the ratification of this Contract by Buyer, such three (3) business day period shall commence upon ratification of this Contract. If the condominium documents and statements are not delivered to Buyer within the 10 business day time period referred to in the Condo Docs Paragraph, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such condominium documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

\_\_\_\_\_

Seller

Date

\_\_\_\_\_

Buyer

Date

\_\_\_\_\_

Seller

Date

\_\_\_\_\_

Buyer

Date

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## Jurisdictional Disclosure and Addendum to the Sales Contract for Washington, DC (Recommended for the Listing Agreement and required for the GCAAR Sales Contract)

The Contract of Sale dated \_\_\_\_\_ between \_\_\_\_\_ (Buyer) and  
Rachelle Schofield and Mark Schofield (Seller) for the purchase of the real property located at  
 Address 1317 Rhode Island Ave NW, 206 Unit #206  
 City Washington State DC Zip Code 20005, Parking Space(s) # \_\_\_\_\_  
 Storage Unit # 1storage unit with the legal description of Lot \_\_\_\_\_ Block/Square \_\_\_\_\_ Section \_\_\_\_\_ Subdivision/Project  
 Name \_\_\_\_\_ Tax Account # 0242/N/2013  
 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. DC SOIL DISCLOSURE REQUIREMENTS:** The characteristic of the soil on the Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia at the back of that publication is \_\_\_\_\_

Unknown

For further information, Buyer can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

**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 DC Tenancy Addendum is hereby provided.

**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 DC,
- ☐ Co-operative Seller Disclosure/Resale Addendum for Maryland and the District of Columbia, or
- ☐ HOA Seller Disclosure/Resale Addendum for DC

### **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 Section 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](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>.

Rachelle Schofield

dotloop verified  
07/07/17 9:26PM EDT  
R7TK-P6T4-9ZFX-RSKP

Seller

Date

Mark Schofield

dotloop verified  
07/10/17 5:24PM EDT  
DIKW-PJWN-LY43-4LVD

Seller

Date

## **PART II. RESALE ADDENDUM**

The Contract of Sale dated \_\_\_\_\_, between Seller Rachelle Schofield and Mark Schofield 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: [http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov\\_20140909\\_110358.pdf](http://otr.cfo.dc.gov/sites/default/files/dc/sites/otr/publication/attachments/sharp%40dc.gov_20140909_110358.pdf). If Buyer meets the requirements of this program, Buyer will be exempt from Recordation Tax. Additionally, Seller shall credit Buyer an amount equal to what would normally be paid to the District of Columbia as Seller's Transfer Tax to be applied towards Buyer's settlement costs. This credit shall be in addition to any other amount(s) Seller has agreed to pay under the provisions of this Contract. It is Buyer's responsibility to confirm with Lender, if applicable, that the entire credit provided for herein may be utilized. If Lender prohibits Seller from payment of any portion of this credit, then said credit shall be reduced to the amount allowed by Lender.

Buyer ☐ is or ☐ is not applying for the Tax Abatement Program.

**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	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date



## **SELLER'S DISCLOSURE STATEMENT**

### **Instructions to the Seller for Seller's Disclosure Statement**

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, not the broker and not the management company, condominium association, cooperative association or homeowners association.

**2. In what types of transactions must the Seller provide the Seller's Disclosure Statement to the Purchaser?** The Act applies to the following types of transfers or sales of District of Columbia real estate:

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

**However, the Act does not apply to:**

- (a) court ordered transfers;
- (b) transfers to a mortgagee by a mortgagor in default;
- (c) 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;
- (d) transfers by a non-occupant fiduciary administering a decedent's estate, guardianship, conservatorship or trust;
- (e) transfers between co-tenants;
- (f) transfers made to the transferor's spouse, parent, grandparent, child, grandchild or sibling (or any combinations of the foregoing);
- (g) transfer between spouses under a divorce judgment incidental to such a judgment;
- (h) transfers or exchanges to or from any governmental entity; and
- (i) transfers made by a person of newly constructed residential property that has not been inhabited.

**3. 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.

**4. 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.**



## **SELLER'S DISCLOSURE STATEMENT**

### **Instructions to the Seller for Seller's Disclosure Statement**

**5. 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:

- (a) 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
- (b) settlement or date of occupancy in the case of a sale; or
- (c) occupancy in the case of a lease with an option to purchase.

**6. 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.

**7. 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**

**Property Address:** 1317 Rhode Island Ave NW, 206, Washington, DC 20005

Is the property included in a:

condominium association? ☒ Yes ☐ No  
cooperative? ☐ Yes ☒ No  
homeowners association with mandatory participation and fee?  
☐ Yes ☒ No

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.

**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 2006 to 2017 .**  
**The seller(s) completing this disclosure have occupied the residence from 2006 to 2012 .**

**A. Structural Conditions**

1. **Roof** ☒ roof is a common element maintained by condominium or cooperative (no further roof disclosure required).  
Age of Roof ☐ 0-5 years ☐ 5-10 years ☐ 10-15 years ☐ 15+ years ☐ Unknown  
Does the seller have actual knowledge of any current leaks or evidence of moisture from roof?  
☐ Yes ☐ No If yes, comments: \_\_\_\_\_  
Does the seller have actual knowledge of any existing fire retardant treated plywood?  
☐ Yes ☐ No If yes, comments: \_\_\_\_\_
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)  
If yes, comments:   
Does the seller know when the chimney(s) and/or flue were last inspected and/or serviced?  
☒ Yes ☐ No ☐ No chimneys or flues  
If yes, when were they last serviced or inspected? 10/09/2013

**3. Basement**

Does the seller have actual knowledge of any current leaks or evidence of moisture in the basement?

☐ Yes ☐ No ☒ Not Applicable

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any structural defects in the foundation?

☐ Yes ☐ No

If yes, comments: \_\_\_\_\_

**4. Walls and floors**

Does the seller have actual knowledge of any structural defects in walls or floors?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

**5. Insulation**

Does the seller have actual knowledge of presence of urea formaldehyde foam insulation?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

**6. Windows**

Does the seller have actual knowledge of any windows not in normal working order?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

**B. Operating Condition of Property Systems**

**1. Heating System** ☐ heating system is a common element maintained by condominium or cooperative (no further disclosure on heating system required).

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 seller have actual knowledge that heat is not supplied to any finished rooms?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

Does the seller have actual knowledge of any defects in the heating system?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

Does the heating system include:

Humidifier ☐ Yes ☒ No ☐ Unknown

Electronic air filter ☐ Yes ☒ No ☐ Unknown

If installed, does the seller have actual knowledge of any defects with the humidifier and electronic filter?

☐ Yes ☐ No ☒ Not Applicable

If yes, comments: \_\_\_\_\_

**2. Air Conditioning System** ☐ air conditioning is a common element maintained by condominium or cooperative (no further disclosure on air conditioning system required).

Type of system: ☒ Central AC ☐ Heat Pump ☐ Window/wall units

☐ Other ☐ Not Applicable

Air Conditioning Fuel ☐ Natural Gas ☒ Electric ☐ Oil ☐ Other

Age of system ☒ 0-5 years ☐ 5-10 years ☐ 10-15 years ☐ 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, comments: \_\_\_\_\_

Does the seller have actual knowledge of any problems or defects in the cooling system?

☐ Yes ☒ No ☐ Not Applicable

If yes, comments: \_\_\_\_\_

### 3. Plumbing System

Type of system: ☐ Copper ☐ Galvanized ☐ Plastic Polybutelene ☒ Unknown

Water Supply: ☒ Public ☐ Well

Sewage Disposal ☒ Public ☐ Well

Water Heater Fuel ☐ Natural Gas ☒ Electric ☐ Oil ☐ Other

Does the seller have actual knowledge of any defects with the plumbing system?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

### 4. Electrical System

Does the seller have actual knowledge of any defects in the electrical system, including the electrical fuses, circuit breakers, outlets, or wiring?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

## C. Appliances

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, describe 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, 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, comments: \_\_\_\_\_

\_\_\_\_\_

### 3. Wood destroying insects or rodents:

Does the seller have actual knowledge of any infestation or treatment for infestations?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

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

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

### 4. 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

If yes, comments: \_\_\_\_\_

### 5. Does the seller have actual knowledge of any zoning violations, nonconforming uses, violation of building restrictions or setback requirements, or any recorded or unrecorded easement, except for utilities, on or affecting the property?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

### 6. Does the seller have actual knowledge that this property is a DC Landmark, included in a designated historic district or is designated a historic property?

☒ Yes ☐ No

If yes, comments: The Rockingham is a designated historic property.

### 7. Has the property been cited for a violation of any historic preservation law or regulation during your ownership?

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

**8. Does the seller have actual knowledge if an façade easement or a conservation easement has been placed on the property?**

☐ Yes ☒ No

If yes, comments: \_\_\_\_\_

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.

<i>Rachelle Schofield</i>	dotloop verified 07/07/17 9:26PM EDT IL16-BM6M-0TIC-6ETZ
Seller	Date
<i>Mort Schofield</i>	dotloop verified 07/10/17 5:22PM EDT FFOB-KKVW-T9SW-SUQ7
Seller	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	Date
Buyer	Date



## Inclusions/Exclusions Disclosure and Addendum (Required for use with GCAAR Sales Contract)

Property Address: 1317 Rhode Island Ave NW, 206, Washington, DC 20005

### PART I. INCLUSIONS/EXCLUSIONS DISCLOSURE

**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, window shades, blinds, window treatment hardware, mounting brackets for electronics components, smoke and heat detectors, TV antennas, exterior trees and shrubs. If more than one of an item conveys, the number of items is noted. Unless otherwise agreed to herein, all surface or wall mounted electronic components/devices DO NOT convey. The items marked YES below convey.

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

#### OTHER

Storage space assigned to the unit located in the building basement and secured with a lock.

#### 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 Buyer 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.

*Rachelle Schofield*

dotloop verified  
07/08/17 10:10AM EDT  
9EDC-OKGF-UKAV-NRYI

Seller

Date

*Mark Schofield*

dotloop verified  
07/08/17 10:17AM EDT  
5QZR-OPPT-78LB-RDIH

Seller

Date

### PART II. INCLUSIONS/EXCLUSIONS ADDENDUM

The Contract of Sale dated \_\_\_\_\_ between Seller Rachelle Schofield and Mark Schofield and Buyer \_\_\_\_\_ is hereby amended by the incorporation of Parts I and II herein.

\_\_\_\_\_

Seller

Date

\_\_\_\_\_

Buyer

Date

\_\_\_\_\_

Seller

Date

\_\_\_\_\_

Buyer

Date

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Previous editions of this form should be destroyed.



**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:** 1317 Rhode Island Ave NW, 206, Washington, DC 20005

☒ 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)  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.

Rachelle Schofield dotloop verified 07/07/17 9:26PM EDT W4KW-SWPE-NNSC-HSPJ  
Seller Date

Mark Schofield dotloop verified 07/10/17 5:24PM EDT B71W-6UYL-HZRR-KHUK  
Seller Date

Ein Davis dotloop verified 07/04/17 9:46AM EDT 97ZH-8ZUI-CMGN-TI4W  
Agent for Seller, if any Date

Buyer Date

Buyer Date

Agent for Buyer, if any Date

## LEAD DISCLOSURE FORM

**Federal Lead Warning Statement:** 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.

### ADDRESS OF PROPERTY, INCLUDING UNIT NUMBER IF ANY:

1317 Rhode Island Ave NW, 206, Washington, DC 20005

The District of Columbia "Lead-Hazard Prevention and Elimination Act of 2008," as amended (the "Act"), D.C. Official Code § 8-231.01 *et seq.*, requires an owner of a residential property constructed before 1978 to disclose the information contained in this Lead Disclosure Form to prospective tenants or prospective property purchasers, before any change in occupancy or contract for possession is executed. Owners are required to disclose specific information which they know or reasonably should know about the property related to the presence of lead-based paint and/or lead-based paint hazards, and any pending actions ordered under the Act. To meet the requirements of this law, you must complete this Lead Disclosure Form.

I am the owner or authorized owner's agent of *(Insert Full Address of Property)*

1317 Rhode Island Ave NW, 206, Washington, DC 20005

and affirm that the following answers state what I reasonably know about my property.

### CHECK ONE BOX UNDER A, B, AND C, BELOW.

#### A. Check one of the following 3 statements that accurately describes what you know about the presence of lead-based paint on your property:

☐ Lead-based paint is known or reasonably known to be present on the interior or on the exterior of the property (including common areas, if applicable), at the following locations (specify components, rooms, and any other relevant details, and **provide access to any available record or report** about the presence of lead-based paint at this property):

☐ To my knowledge, lead-based paint is not known or reasonably known to be present on the interior or on the exterior of the property, including common areas. I will provide access to any record or report I have about the absence of lead-based paint at this property.

☒ While lead-based paint is not known by me to be present in the dwelling unit, it is presumed to be there, because the dwelling unit was constructed prior to 1978.

#### B. Check one of the following 2 statements that accurately describes what you know or reasonably should know about the condition of your property:

**NOTE: The following definitions must be followed to comply with District law.**

**DISTRICT OF COLUMBIA DEFINITION OF LEAD-BASED PAINT HAZARD:** "Lead-based paint hazard" means any condition that causes exposure to lead from lead- contaminated dust, lead-contaminated soil, deteriorated lead-based paint or presumed lead-based paint, or lead-based paint or presumed lead-based paint that is disturbed without containment. *See* D.C. Official Code § 8-231.01(22).

**DEFINITION OF PRESUMED LEAD-BASED PAINT:** "Presumed lead-based paint" means paint or other surface coating affixed to a component in or on a dwelling unit or child-occupied facility, constructed prior to 1978. *See* D.C. Official Code § 8-231.01(32).

☐ I have reason to believe a lead-based paint hazard is present on the interior or on the exterior of the property (including common areas, if applicable), at the following locations (specify components, rooms, and any other relevant details, and **provide access to any available record or report** about the presence of lead-based paint hazards at this property):

☒ To my knowledge, lead-based paint hazards are not present nor likely to be present on the interior or on the exterior of the property, including common areas, if applicable. I will provide access to any record or report I have about the absence of lead-based paint hazards at this property.

**C. Check one of the following 2 statements that accurately describes whether any government action is currently pending, with respect to your property or unit:**

☒ There are currently no pending actions ordered by a District Government agency with respect to the property listed above.

☐ There are currently pending actions that have been ordered by a District Government agency with respect to this property, as follows:

By my signature below, I agree that this Lead Disclosure Form states information about my property or unit listed above, which is reasonably known to me, and that I have answered the questions in this form truthfully. I also agree to comply with the Act's requirement that I provide this information to my prospective tenants, as well as to any prospective purchasers, before they are under any contract to purchase or lease a dwelling unit. I understand that falsification of any information provided or required in this document may subject me to civil or criminal penalties. D.C. Official Code § 8-231.15(b) and § 8-231.16(b).

*Rachelle Schofield*

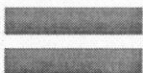
NAME OF OWNER/OWNER'S AUTHORIZED AGENT

dotloop verified  
07/07/17 9:26PM EDT  
KFC7-ERHI-6DQU-KDRE

DATE

*Mark Schofield*

dotloop verified  
07/10/17 5:24PM EDT  
SQTk-UTMG-MFSL-APPV



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA



DEPARTMENT  
OF ENERGY &  
ENVIRONMENT

## ACKNOWLEDGEMENT FORM

### Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and/or Pending Government Actions

#### ADDRESS OF PROPERTY, INCLUDING UNIT # IF ANY:

1317 Rhode Island Ave NW, 206, Washington, DC 20005

#### Lessee's Acknowledgement

☐ I confirm that I have received a completed Lead Disclosure Form for the property address specified above, and that I received it on (insert date): \_\_\_\_\_.

☐ I confirm that I have received the pamphlet, *Protect Your Family From Lead in Your Home*, and that I received it on (insert date): \_\_\_\_\_.

\_\_\_\_\_  
Lessee's Signature

\_\_\_\_\_  
Date

#### Prospective Purchaser's Acknowledgement

☐ I confirm that I have received a completed Lead Disclosure Form for the property address specified above, and that I received it on (insert date): \_\_\_\_\_.

☐ I confirm that I have received the pamphlet, *Protect Your Family From Lead in Your Home*, and that I received it on (insert date): \_\_\_\_\_.

\_\_\_\_\_  
Prospective Purchaser's Signature

\_\_\_\_\_  
Date

#### Agent's Acknowledgement

☒ I have informed the property owner of the property owner's obligations under 42 U.S.C. 4852d, and I am aware of my responsibility to ensure compliance.

*Eve Davis*

\_\_\_\_\_  
Agent's Signature

\_\_\_\_\_  
Date

dotloop verified  
07/04/17 9:45AM EDT  
JTOM-ZGI5-LEAX-TUNK



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.

\_\_\_\_\_  
(Licensee & License #) and \_\_\_\_\_  
(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.)

*Rachelle Schofield*

dotloop verified  
07/07/17 9:26PM EDT  
6HOF-QEHM-HBZI-WQOY

Acknowledged

Date

*Mark Schofield*

dotloop verified  
07/10/17 5:24PM EDT  
373I-TSBX-4FHQ-ZZ9K

Acknowledged

Date

Name of Person(s): Mark Schofield and Rachelle Schofield

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.