



Dan Melman and Mary Jane Molik
Selling Washington's Hottest Properties!

M E L M A N
M O L I K

Disclosure Package

1230 23rd Street NW #515

Washington, DC 20037

DC5184779

For prospective purchasers:

At this point, if you are contemplating making an offer, the following information should assist you. It includes additional information about the seller's preferred terms as well as required disclosures. Omitting this information may delay action on your offer.

W.C. & A.N.
MILLER
REALTORS®



4434 Connecticut Avenue NW
Washington, DC 20008

Phone: 202.895.8950

Fax: 202.362.8499



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GREAT ESTATES

All offers should be written using the 'Regional Sales Contract.' At the seller's request, any offers will be presented by listing agent to seller. Should we have our own offer (among multiple offers), contracts will be reviewed and presented by our sales manager, Nathan Carnes.

In the contract, please note that the seller's name is:

William H. Bentson

Tax ID (Square and Lot): 0036//2013

Parking space #4 on residential level

Seller's Preferred Terms

- Strong consideration will be given to any offers without financing contingencies and without appraisal language. If you are contemplating financing, please include a lender commitment letter in addition to a completed financial disclosure form. You may include other supporting documentation demonstrating financial strength. Seller will put great credence on the earnest money, financial statement and supporting documentation.
- If escalation provisions are used, seller prefers to see a disclosed maximum cap. Use GCAAR Form #501.
- Preferred settlement agent [paragraph 19 (page 3 of 5) of regional sales contract] is Stewart Title (Bradley Runyon).
- Include a fax number for notices in paragraph 29 (page 5 of 5) of regional sales contract.
- Preferred settlement date – within 30 days.
- Pre-inspections and inspections are encouraged. Seller prefers a short window for such inspections. Strong preference will be given to an "as is" sale.
- The following items do not convey: living room and dining room curtains.

To facilitate review of your contract, you may want to summarize the following information for our review:

Broker/Office:

Agent:

Agent phone:

Agent Fax:

Agent cell:

Purchaser's Last Name

Owner/Investor

Offering Price

Escalation Terms

Cap

Earnest \$

When deposited

Downpayment

Financing Terms

Lender Commitment

Who and their contact information.

Appraisal Language (Para 8)
(in place, checked, or struck)

Purchaser strength
(Financial Information sheet)

Settlement Date & Location

Type of Inspection & Number of Days

"As is" paragraph in place?

Termite Inspection
(Only if lender requirement? If so, who pays?)

Other contingencies
(Lead, sale of home)

Other concessions

Notices (Para 29)
Have both address & fax information

Notes of interest

We ask that you put your contract packet in the following order:

1. Regional contract – pages 1 through 5 (GCAAR Form #103)
2. Escalation provisions (as applicable) (GCAAR Form #501)
3. DC Jurisdictional Addendum (GCAAR Form #114)
4. Addendum of clauses (GCAAR Form 1332 A/B)
5. Condo Addendum (GCAAR Form 122)
6. Inclusions/Exclusions [attached]
7. Seller disclosure [attached]
8. Your RESPA if applicable
9. Broker disclosures [attached]; Your disclosure if applicable
10. Lender letter
11. Financial Info Sheet
12. Check copy
13. Other financial support materials
14. Any other information you feel might be relevant



INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

PROPERTY ADDRESS 1230 23rd St NW, Washington, DC 20037

FOR USE WITH REGIONAL CONTRACT

PERSONAL PROPERTY, FIXTURES, AND UTILITIES: Unless otherwise negotiated in a contract of sale, the purchase price shall include the following personal property and fixtures: A. any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, sump pump, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, tv antennas, exterior trees and shrubs and B. The items marked YES below as currently installed or offered.

Included	Included	Included	Included
Yes No	Yes No	Yes No	Yes No
<input checked="" type="checkbox"/> <input type="checkbox"/> Stove or Range	<input checked="" type="checkbox"/> <input type="checkbox"/> Disposer	<input type="checkbox"/> <input checked="" type="checkbox"/> Ceiling Fan(s) # _____	<input type="checkbox"/> <input checked="" type="checkbox"/> Alarm System <input type="checkbox"/> Leased
<input type="checkbox"/> <input checked="" type="checkbox"/> Cooktop	<input type="checkbox"/> <input checked="" type="checkbox"/> Freezer	<input checked="" type="checkbox"/> <input type="checkbox"/> Washer	<input type="checkbox"/> <input checked="" type="checkbox"/> Intercom
<input type="checkbox"/> <input checked="" type="checkbox"/> Wall Oven(s) # _____	<input type="checkbox"/> <input checked="" type="checkbox"/> Window Fan(s) # _____	<input checked="" type="checkbox"/> <input type="checkbox"/> Dryer	<input checked="" type="checkbox"/> <input type="checkbox"/> Storage Shed(s) # <u>1 on 5th Floor</u>
<input checked="" type="checkbox"/> <input type="checkbox"/> Refrigerator(s) # <u>1</u>	<input type="checkbox"/> <input checked="" type="checkbox"/> Window A/C Unit(s) # _____	<input type="checkbox"/> <input checked="" type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> <input checked="" type="checkbox"/> Garage Opener(s) # _____
<input checked="" type="checkbox"/> <input type="checkbox"/> w/ice maker	<input type="checkbox"/> <input checked="" type="checkbox"/> Pool, Equip & Cover	<input type="checkbox"/> <input checked="" type="checkbox"/> Electronic Air Filter	<input type="checkbox"/> <input checked="" type="checkbox"/> w/remote(s) # _____
<input checked="" type="checkbox"/> <input type="checkbox"/> Dishwasher	<input type="checkbox"/> <input checked="" type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> <input checked="" type="checkbox"/> Central Vacuum	<input type="checkbox"/> <input checked="" type="checkbox"/> Playground Equipment
<input checked="" type="checkbox"/> <input type="checkbox"/> Built-in Microwave	<input type="checkbox"/> <input checked="" type="checkbox"/> Satellite Dish & Equip.	<input type="checkbox"/> <input checked="" type="checkbox"/> Water Treatment System	<input type="checkbox"/> <input checked="" type="checkbox"/> Wood Stove
<input type="checkbox"/> <input checked="" type="checkbox"/> Trash Compactor	<input type="checkbox"/> <input type="checkbox"/> Window Treatments	<input type="checkbox"/> <input checked="" type="checkbox"/> Exhaust Fan(s)	<input type="checkbox"/> <input checked="" type="checkbox"/> Fireplace Screen/Door

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): LR+BR Curtains Door Convey

WATER, SEWAGE, HEATING AND CENTRAL AIR CONDITIONING: (Check all that apply)

Water Supply: Public Well _____ Hot Water: Oil Gas Elec. Other BUILDING THERMAL SYSTEM

Sewage Disposal: Public Septic # BR _____ Air Conditioning: Oil Gas Elec. Heat Pump Other _____

Heating: Oil Gas Elec. Heat Pump Other _____

FOR USE WITH MAR CONTRACT

INCLUSIONS/EXCLUSION: Unless otherwise negotiated in a contract of sale, the purchase price shall include all permanently attached fixtures, including all smoke detectors. Certain other now existing items which may be considered personal property, whether installed or stored upon the property, are included or excluded, as follows (if box is not checked, then item shall be considered excluded):

Included	Included	Included	Included
Yes	Yes	Yes	Yes
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Exhaust Fan(s) # _____	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> TV Antenna
<input type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Exist. W/W Carpet	<input type="checkbox"/> Pool, Equip. & Cover	<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Ceiling Fan(s) # _____	<input type="checkbox"/> Fireplace Screen/Doors	<input type="checkbox"/> Refrigerator(s) # _____	<input type="checkbox"/> Wall Oven(s) # _____
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> Freezer	<input type="checkbox"/> w/ice maker	<input type="checkbox"/> Water Filter
<input type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Water Softener
<input type="checkbox"/> Clothes Washer	<input type="checkbox"/> Garage Opener(s) # _____	<input type="checkbox"/> Screens	<input type="checkbox"/> Window A/C Unit(s) # _____
<input type="checkbox"/> Cooktop	<input type="checkbox"/> w/remote	<input type="checkbox"/> Shades/Blinds	<input type="checkbox"/> Window Fan(s) # _____
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garbage Disposer	<input type="checkbox"/> Storage Shed(s) # _____	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Drapery/Curtain Rods	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Storm Doors	
<input type="checkbox"/> Draperies/Curtains	<input type="checkbox"/> Intercom	<input type="checkbox"/> Storm Windows	
<input type="checkbox"/> Electronic Air Filter		<input type="checkbox"/> Stove or Range	

ADDITIONAL INCLUSIONS (SPECIFY): _____

ADDITIONAL EXCLUSIONS (SPECIFY): _____

I/We, the Seller(s) of the above referenced property, have completed these checklists disclosing what conveys with the property and give permission to make this information available to prospective buyers.

William H. Bentson 3/10/05 _____
 Seller Date Seller Date

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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 in 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 transaction is 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, or by a mortgagee who acquired the property at foreclosure, decree of foreclosure or deed in lieu of foreclosure;
- (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 combination of the foregoing);
- (g) transfers between spouses under a divorce judgment, separate maintenance judgment, or property settlement agreement incidental to such a judgment;
- (h) transfers or exchanges to or from any governmental entity;
- (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 an 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.

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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 what must the Seller do?** 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.

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SELLER'S DISCLOSURE STATEMENT

Property Address: 1230 23rd St NW, Washington, DC 20037

Condominium Unit: 515 Cooperative Unit: _____

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 any expertise in construction, architecture, engineering, or any other specific area related to the construction or condition 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's 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 part of any contract between Buyer and Seller.

If this is a sale of a condominium unit or cooperative unit, or lot 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. Property Conditions, Improvements & Additional Information:

	Yes	No	Unknown	N/A
1. Water system:				
Well supplied	___	<u>X</u>	___	___
City supplied	<u>X</u>	___	___	___
Working order?	<u>Y</u>	___	___	___
2. Sewer system:				
Septic tank	___	<u>Y</u>	___	___
City supplied	<u>X</u>	___	___	___
Working order?	<u>X</u>	___	___	___
3. Insulation	___	___	<u>X</u>	___
4. Urea formaldehyde foam insulation	___	___	<u>X</u>	___
5. Leaks in roof	___	___	<u>X</u>	___
6. Age of roof				
0-5 years	___	<u>X</u>	___	___
5-10 years	___	<u>X</u>	___	___
10-15 years	<u>X</u>	___	___	___
15+ years	___	<u>X</u>	___	___
7. Wall defects	___	<u>X</u>	___	___
8. Floor defects	<u>X</u>	___	___	___
9. Foundation defects	___	___	<u>X</u>	___
10. Window defects	___	<u>X</u>	___	___
11. Evidence of water in basement	___	___	___	<u>X</u>

LR SURFACE IRREGULAR

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	Yes	No	Unknown	N/A
12. Heating system:				
Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Heating System:				
0-5 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Air Conditioning System:				
Central	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Electric	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heat Pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Age of Air Conditioning System:				
0-5 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10+ years	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Plumbing System:				
Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Galvanized	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any known problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Electrical System:				
Working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any known problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. History of Infestation				
Termites	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carpenter Ants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rodents	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Environmental Problems				
Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Formaldehyde	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contaminated soil	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

CENTRAL TO UNIT
COMMON AREAS CENTRAL
HEAT / COOL
IN UNIT

Provide explanations of the foregoing responses here. Attach additional sheets if necessary: ① WOOD FLOOR TOP LAYER LOOSE - SMALL AREAS IN LIVING ROOM ② KITCHEN COUNTER PATCHED AT STOVE EDGE, HOT / COLD WATER REVERSED IN SMALL SHOWER

B. Appliances/Systems/Services: The items below are in working order:

	Yes	No	Unknown	N/A
1. Range/Oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Range hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. TV antenna, TV rotor & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Storm Windows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

BUILDING SYSTEM

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	Y	N	Unk	NA
10. Intercom system	---	---	---	X
11. Central vacuum	---	---	---	X
12. Attic fan	---	---	---	X
13. Pool heater, wall liner & equip.	---	---	---	X
14. Microwave oven	X	---	---	---
15. Trash compactor	---	---	---	Y
16. Ceiling fan	---	---	---	X
17. Sauna/hot tub	---	---	---	X
18. Lawn sprinkler system	---	---	---	X
19. Water heater	X	---	---	---
20. Water softener/conditioner	---	---	---	X
21. Sump pump	---	---	---	X
22. Furnace	---	---	---	X
23. Humidifier	---	---	---	X
24. Electronic air filter	---	---	---	X
25. Solar heating system	---	---	---	X
26. Fireplace & chimney	---	---	---	X
27. Wood burning system	---	---	---	X
28. Smoke Detector(s)	X	---	---	---
29. Carbon Monoxide detector(s)	---	---	---	✓

NOT PART OF UNIT

Provide any explanations of the foregoing responses here. Attach additional sheets if necessary:

FRONT LOAD WASHER AND DRYER ONE YEAR OLD

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

C. Other items: Are you aware of the following:

1. Features of the property shared in common with the adjoining landowners:	Yes	No	Unknown	N/A
Walls	---	---	---	---
Seller responsible for maintenance	---	X	---	---
Fences	---	---	---	---
Seller responsible for maintenance	---	---	---	X
Roads	---	---	---	---
Seller responsible for maintenance	---	---	---	X
Driveways	---	---	---	---
Seller responsible for maintenance	---	---	---	X
Other (list)	---	---	---	---
_____	---	---	---	---
_____	---	---	---	---
_____	---	---	---	---
Seller responsible for maintenance	---	---	---	---
2. Encroachments	---	---	X	---
3. Easements	---	---	X	---
4. Zoning violations	---	---	X	---
5. Nonconforming uses	---	---	X	---
6. Structural modifications	---	---	X	---
7. Settling problems	---	---	X	---
8. Flooding problems	---	---	X	---
9. Drainage problems	---	---	X	---
10. Structural problems	---	---	X	---
11. Grading problems	---	---	X	---
12. Damage to property from:	---	---	---	---
Fire	---	X	---	---
Wind	---	X	---	---
Floods	---	X	---	---
Landslides	---	X	---	---

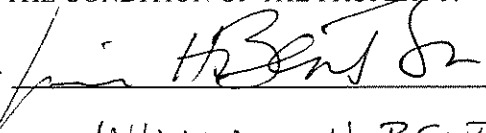
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Provide any explanations of the foregoing responses here. Attach additional sheets, if necessary:

The Seller has lived in the residence on the property from December 26, 1998 (date) to present (date). The Seller has owned the property since December 14, 1998 (date) and makes the statements herein only since that date. The Seller has indicated above as to the condition of all the items based on information actually known to the Seller.

Seller certifies that the information in this statement is true and correct to the best of Seller's actual knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY.

Seller  Date 3/10/2005
Seller WILLIAM H. BENTSON Date _____

BUYER HEREBY EXPRESSES AN INTENT TO RESIDE IN THE PROPERTY TO BE TRANSFERRED.

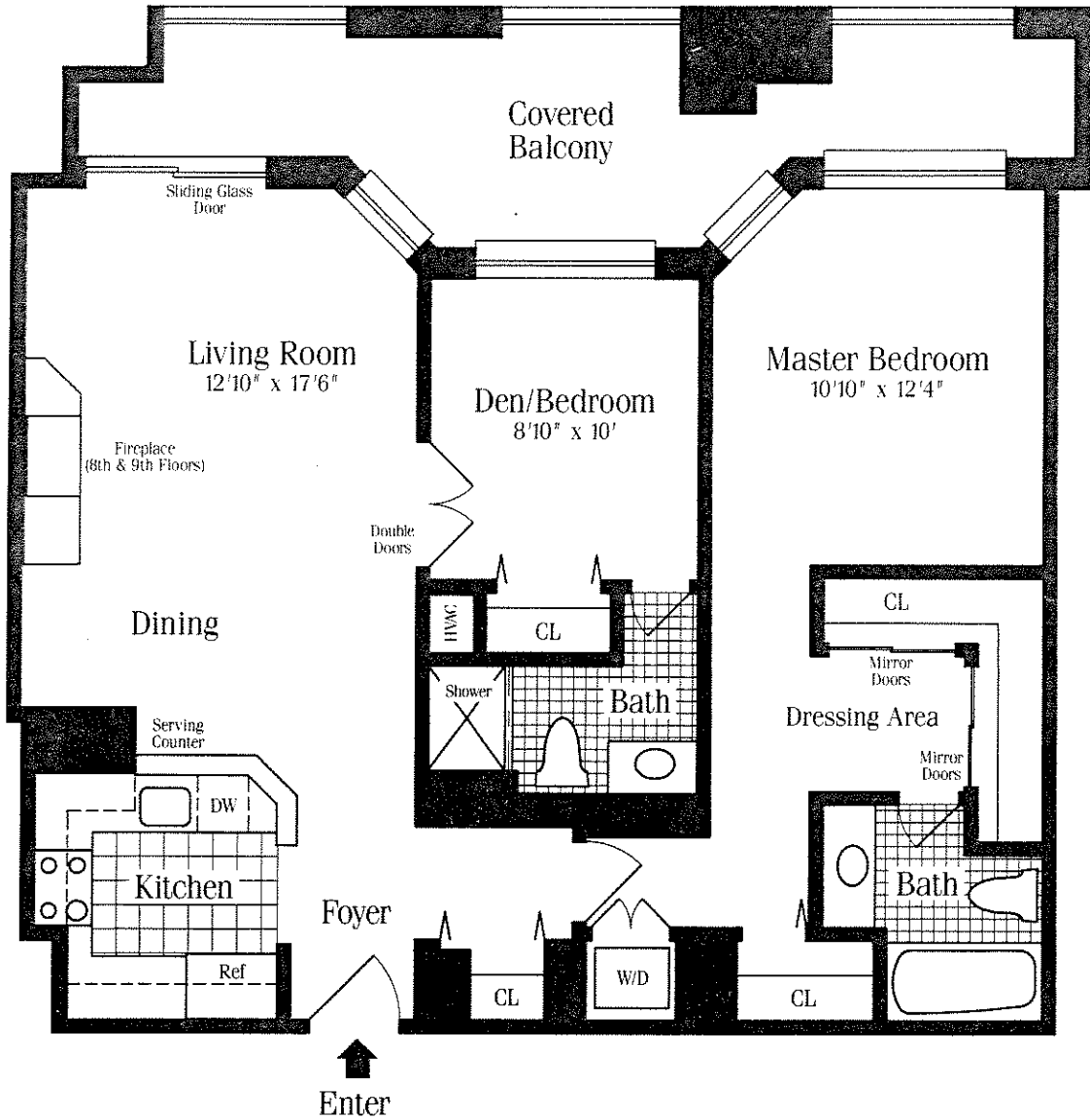
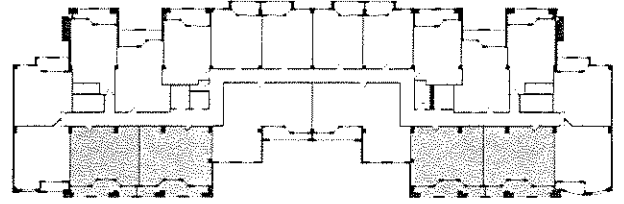
BUYER HAS READ AND ACKNOWLEDGES RECEIPT OF THIS STATEMENT AND ACKNOWLEDGES THAT THIS STATEMENT IS MADE BASED UPON THE SELLER'S ACTUAL KNOWLEDGE AS OF THE ABOVE DATE; IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES WHICH BUYER MAY WISH TO OBTAIN; AND IS NOT A STATEMENT, REPRESENTATION OR WARRANTY 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 _____

THE SHERIDAN

- One Bedroom, Den, Two Baths
- Tiers 11, 12, 15 and 16



For information purposes only.