



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

M E L M A N
M O L I K

Disclosure Package

1843 Mintwood Place NW #103
Washington, DC 20009

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



Exclusive Affiliate of
CHRISTIE'S
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 names is:

Stephen J. MacKinnon

Tax ID (Square and Lot): 2549//2003

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.
- Our 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.
- This property is subject to tenants' rights. Tenants have indicated that they are looking for larger space. Please allow 60 days for settlement.
- Pre-inspections and inspections are encouraged. Seller prefers a short window for such inspections. Strong preference will be given to an "as is" sale.

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 8a)
(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. Federal Lead Based paint [attached]
8. Seller disclosure [attached]
9. Your RESPA if applicable
10. Broker disclosures [attached]; Your disclosure if applicable
11. Lender letter
12. Financial Info Sheet
13. Check copy
14. Other financial support materials
15. Any other information you feel might be relevant



INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

PROPERTY ADDRESS 1643 MINWOOD PLACE NW #103, Washington, DC 20009

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.

Table with columns for Included (Yes/No) and items like Stove or Range, Dishwasher, Refrigerator, etc.

ADDITIONAL INCLUSIONS (SPECIFY):

ADDITIONAL EXCLUSIONS (SPECIFY):

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

Form for Water, Sewage, Heating, and Air Conditioning details.

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):

Table with columns for Included (Yes) and items like Alarm System, Exhaust Fan, Refrigerator, etc.

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.

Seller signature and date 03/30/05

Seller: Stephen J MacKinnon, Date: Seller: Date

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



Greater Capital Area Association of REALTORS®, Inc.

RE: 1843 Mintwood Place NW #103, Washington, DC 20009
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) Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
____ Records and reports available to the seller/landlord (check one below):

____ 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):

____ (c) 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 (initials)

____ (d) Purchaser/Tenant has read the Lead Warning Statement above

____ (e) Purchaser/Tenant has received copies of all information listed above. Yes No None listed

____ (f) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. Yes No

____ Purchaser has (check one below):

____ Received a 10-day opportunity (or annually 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)

____ (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.

Stephen J. MacKinnon Date 03/30/05
Seller/Landlord Buyer/Tenant
Stephen J. MacKinnon Date

Seller/Landlord

Buyer/Tenant

Date

Agent Mazy Jane Molik/Dan Malman Date Agent

Date

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GCAAR FORM # 500 Federal Lead Disclosure

W.C. & A.N. Miller, Realtors 5518 Connecticut Avenue NW Washington, DC 20015

Phone: Mary Jane Molik

Fax: Produced with ZipForm™ by RE FormsNet, LLC 180225 Fifteen Mile Road, Clinton Township, Michigan 48055. (600) 383-9906 www.zipform.com

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07/01

MacKinnon



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: 1843 Mintwood Place NW #103, Washington, DC 20009

Condominium Unit: 103

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	X			
City supplied	X			
Working order?				
2. Sewer system:				
Septic tank		X		
City supplied	X			
Working order?	X			
3. Insulation				
4. Urea formaldehyde foam insulation				
5. Leaks in roof			X	
6. Age of roof				
0-5 years			X	
5-10 years				
10-15 years				
15+ years				
7. Wall defects				
8. Floor defects		X		
9. Foundation defects		X		
10. Window defects		X		
11. Evidence of water in basement		X		

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

Provide explanations of the foregoing responses here. Attach additional sheets if necessary: Electric Heating and Air Conditioning units

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 set & controls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. Storm Windows	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Garage door opener & remote control	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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W.C. & A.N.
MILLER
REALTORS'

NOTICE AND DISCLOSURE
OF AFFILIATED BUSINESS RELATIONSHIPS

To: STEPHEN J. MacLennan Date: 3/29/05
Property: 1843 Mountview Pl NW

From: W.C. and A.N. Miller Development
Company ("The Miller Companies")
WASHINGTON DC 20002

We are pleased that you have selected The Miller Companies in connection with your purchase or sale of the above-referenced property. This is to provide you notice that The Miller Companies has a business relationship with a provider of services that you may need in connection with this transaction (the "Transaction"). We recommend this provider to you. Its name and the nature of the relationship between The Miller Companies and it are described below. The estimated charges or ranges of charges generally made by this provider are set forth following your Acknowledgment.

GREENWAY LENDING GROUP, LLC


GREENWAY LENDING GROUP, LLC ("Greenway") provides efficient and professional mortgage programs and products at competitive rates. Please note that The Miller Companies and its subsidiary, Miller Real Estate Services, LLC, own Greenway. Because of this relationship, this referral may provide The Miller Companies or its owners a financial or other benefit.

PLEASE REFER TO THE ESTIMATED CHARGES OR RANGE OF CHARGES OF THIS PROVIDER SET FORTH FOLLOWING YOUR ACKNOWLEDGMENT BELOW.

YOU ARE NOT REQUIRED TO USE THE ABOVE PROVIDER AS A CONDITION FOR THE TRANSACTION OR YOUR OBTAINING A MORTGAGE. THERE FREQUENTLY ARE AVAILABLE OTHER PROVIDERS OF SIMILAR MORTGAGE SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATES FOR THESE SERVICES.

Please ACKNOWLEDGE the foregoing, as follows:

- I/we have read this 2-page Notice and Disclosure,
- I understand that The Miller Companies is referring me/us to purchase the above-described mortgage services, and
- I understand that The Miller Companies or its owners may receive a financial or other benefit as the result of this referral.

Signatures:  Date 3/30/05
_____ Date _____

Please see disclosure of charges or range of charges on the next page.



Greater Capital Area Association of REALTORS®, Inc.

DISCLOSURE OF BROKERAGE RELATIONSHIP

THE UNDERSIGNED DO HEREBY ACKNOWLEDGE DISCLOSURE THAT:

THE LICENSEE W.C. & A.N. Miller
(NAME OF FIRM)

REPRESENTS THE FOLLOWING PARTY IN A REAL ESTATE TRANSACTION:

X SELLER(S) OR BUYER(S)

LANDLORD(S) OR TENANT(S)

DATE 03/30/2005 NAME Shirley Miller

DATE _____ NAME _____

"This is a temporary form - subject to future revision by the D.C. Real Estate Commission"