



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

M E L M A N
M O L I K

Disclosure Package

1401 17th Street NW #102
Washington, DC 20036

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 sellers' names are:

Harold J. Sanger & Diane Sanger

Tax ID (Square and Lot): 0181//2002

Parking space #2-16

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.
- Preferred settlement date is May 31, 2005.
- 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 proceeds from this sale will be put into a Starker 1031 exchange.

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

EXEMPT FROM LEAD

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

*Exempt from Lead
Built after 1978.*



INCLUSIONS/EXCLUSIONS DISCLOSURE AND ATTACHMENT TO LISTING AGREEMENT

PROPERTY ADDRESS 1401 17th Street NW, Washington, DC 20036

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.

Grid of inclusion/exclusion items for regional contract with Yes/No columns and checkboxes.

ADDITIONAL INCLUSIONS (SPECIFY): Dining room built-ins

ADDITIONAL EXCLUSIONS (SPECIFY):

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

Checklist for water, sewage, heating, and air conditioning with checkboxes for Public, Well, Oil, Gas, Elec, etc.

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):

Grid of inclusion/exclusion items for MAR contract with Yes/No columns and checkboxes.

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: Harold J. Sanger, Date: 3/11/05

Seller signature: Diane Sanger, Date: 3/11/05

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. ©2003, The Greater Capital Area Association of REALTORS®, Inc. Previous editions of this form should be destroyed.



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.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.
Previous editions of this Form should be destroyed.

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.

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.



SELLER'S DISCLOSURE STATEMENT

Property Address: 1401 17th Street NW, Washington, DC 20036

Condominium Unit: 102 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<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"/>
2. Sewer system:				
Septic tank	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City supplied	<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"/>
3. Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Urea formaldehyde foam insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Leaks in roof	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Age of roof			<input checked="" type="checkbox"/>	
0-5 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-10 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10-15 years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15+ years	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Wall defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Floor defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Foundation defects	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Window defects	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Evidence of water in basement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

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

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

BUILDING HAS EXTERMINATION PROCEDURE/POLICY

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

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

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

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

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

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller responsible for maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fences	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller responsible for maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Roads	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller responsible for maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Driveways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller responsible for maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (list)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Seller responsible for maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Encroachments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Easements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Zoning violations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Nonconforming uses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Structural modifications	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Settling problems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Flooding problems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Drainage problems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Structural problems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Grading problems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Damage to property from:				
Fire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Wind	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Floods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landslides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only. Previous editions of this Form should be destroyed.

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

The Seller has lived in the residence on the property from 8/02 (date) to CURRENT (date). The Seller has owned the property since 8/02 (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 [Signature] Date 3/11/05

Seller [Signature] Date 3/11/05

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 _____



DISCLOSURE OF BROKERAGE RELATIONSHIP

THE UNDERSIGNED DO HEREBY ACKNOWLEDGE DISCLOSURE THAT:

THE LICENSEE WC&AN 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 3/11/05 _____ NAME Harold J. Sang

DATE 3/11/05 _____ NAME Deanne Sanchez

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



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

M E L M A N
M O L I K

Highlights from Resale package

1401 17th Street NW #102
Washington, DC 20036

Cover memo and pet policy

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


CFM MANAGEMENT SERVICES
RESALE CERTIFICATE

Date: March 17, 2005
To: Harold Sanger
From: The Richmond Condominium Association
Re: Unit No. 102 and Parking Space No. N/A at
The Richmond Condominium

Pursuant to Section 42-1904.11 of the District of Columbia Condominium Act, as amended, The Richmond Condominium Association ("Association") hereby states as follows:

1. A. The status of assessments with respect to the above referenced Condominium Unit and parking space, if applicable, is as follows:

Current Assessment Due.....	\$ 414.00
Assessments in Arrears.....	\$ 0.00
Other Fees or Charges Due.....	\$ 45.00

TOTAL DUE AS OF April 1, 2005 \$ 459.00

Please note that the balance referenced above may be different at the time of settlement.

Assessments, fees and charges for the current fiscal year not yet due are to be paid on the first day of each month in the monthly increment of \$ 414.00. This amount represents a Condominium Assessment of \$ 383.00, a Storage Fee of \$ 0.00 and a Parking Assessment of \$ 31.00. Payments not received by the 10th of the month will incur a \$25.00 late fee.

The Association levies annual assessments, payable in equal monthly installments, to pay common expenses. Special assessments may also be levied for the same purpose.

1. B. The Condominium Instruments do not create any rights of first refusal or other restraints on free alienability of any of the Condominium Units. There are, however, restrictions on the use of the units as stated in the Bylaws.

2. The following is a list of all capital expenditures anticipated by the Association within the current or succeeding two fiscal years:





3. There is a balance in reserves for capital expenditures, contingencies and improvements of approximately \$521,812.59 as of January 31, 2004. Of that balance, the amounts shown below, if any, have been designated by the Board of Directors for the following specific projects:
4. Enclosed is a copy of the most current audited financial statements and most recent financial report, as well as the current operating budget of the Association for the year 2005.
5. There are no judgments against the Association nor any pending suits (excluding collection cases against unit owners) in which the Association is a party except as follows:
 6. The Association holds hazard, property damage and liability insurance policies covering the common elements and the units as required by the Bylaws and the Condominium Act. It is strongly recommended that each unit owner obtain insurance covering property damage to betterments and improvements installed in the unit and personal property contained therein (not covered by the Association policy) as well as insurance covering personal liability. You are urged to consult with your insurance agent as to the insurance you should obtain. The name and telephone number of the insurance agent for the Association is USI Insurance Agency at 703-683-5880. A Certificate of Insurance for the Association is enclosed.
7. The Association has no knowledge of whether improvements or alterations made to the Condominium unit or the limited common elements thereto are in violation of the Condominium Instruments except as noted on the attached Unit Inspection Form. If a completed form is not attached, an inspection was not able to be performed, and it is up to the purchaser to inspect the unit to assure conformity with the Condominium Instruments. To the extent there are any violations of the Condominium Instruments, which have not been corrected by the seller, the Association reserves the right to require the purchaser to bring the unit and the Limited Common Elements assigned thereto into conformity with the Condominium Instruments. The Association does not make any statement concerning whether any improvements or alterations which may have been made to the electrical wiring or plumbing systems which are not readily visible from the interior of the unit are in conformity with the Condominium Instruments.
8. There is no leasehold estate affecting the Condominium.
9. Enclosed is a copy of the Declaration, Bylaws and Rules and Regulations of the Condominium, including all amendments.
10. The enclosed Settlement Notice and Move Request forms need to be completed and returned to the Managing Agent for the Association. A non-refundable fee of \$150.00 is required for move-ins at the time of scheduling a move, and written approval is required prior to any move-in. Contact the On-Site Manager, at 202-234-1744.



11. There are not underground storage tanks within The Richmond Condominium.

12. Under law, the seller of a unit must disclose and provide language regarding the presence of lead-based or lead paint hazards on property that is being sold or rented, and any known defects within the unit. Please check with your real estate agent or other professionals as to these requirements. The Association makes no representations.

Upon conveyance of the above-referenced unit to a new owner, proof of sale in the form of a settlement sheet, deed or appropriate affidavit must be forwarded to The Richmond Condominium Association, c/o CFM Management Services, Inc., 5250 Cherokee Ave., Suite 100, Alexandria, VA 22312 so that records of the Association can properly reflect the new owner(s).

The information contained in this Certificate, issued pursuant to Section 42-1904.11 of the Condominium Act, as amended, is based on the best knowledge and belief of the Association and is current as of the date hereof.

The Association may charge a fee for the preparation of this Certificate as allowed by law.

THE RICHMOND CONDOMINIUM ASSOCIATION

By: _____
Officer

I hereby acknowledge that I received this Certificate and enclosures on

_____, 2005.

Unit Owner

I hereby acknowledge that I have received this Certificate and enclosures on

_____, 2005.

Purchaser

CONTACT THE MANAGEMENT COMPANY IMMEDIATELY PRIOR TO SETTLEMENT TO ENSURE THAT ALL INFORMATION IS CURRENT.

3. PETS

A. PET CATEGORIES: Pets shall be categorized as follows:

1. Ordinary House Pets shall include dogs, cats, caged domesticated birds, hamsters, gerbils, and guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits, rats, and mice, and creatures normally maintained in a terrarium or aquarium. All Ordinary House Pets are permitted subject to the guidelines in the resolution.
2. Unusual House Pet shall include, without limitation, those animals not generally maintained as pets including any reptiles, anthropoids, felines other than domesticated cats, canines other than domesticated dogs, rodents, mammals, birds, and other creatures other than those listed in Subsection A above, or not maintained in a terrarium or aquarium. Unusual House Pets are prohibited.

B. NUMBER OF PETS The number of Ordinary House Pets, excluding caged birds, and those maintained in an aquarium or terrarium shall not exceed one (1) per unit without the written approval of the board of Directors.

I REQUIREMENTS AND RESTRICTIONS

Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the property.

Pets shall not be permitted upon the Common Elements of the Condominium unless they are carried or leashed. No leash may exceed six feet in length.

No pet may be leashed to any stationary object on the Common Elements.

Pet Owners are responsible for any property damage, injury or disturbances their pet may cause or inflict, and shall indemnify and hold harmless including attorney's fees and costs, the Association for any injury or damage.

Commercial breeding of pets within the Condominium is prohibited.

All pets must have and display, as appropriate, evidence of all required registrations and inoculations.

Every female dog, while in heat, shall be kept confined in the Unit by its owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.

Cats shall not be left unattended outside the Unit.

- i. No Owner shall inflict or cause cruelty in connections with any pet.
- j. Owners shall not feed pets other than their own, unless permission has been obtained from the owner.

II NUISANCES

The following shall be grounds for complaint and finding of a community nuisance:

- A. Pets running at large:
- B. Pets damaging, soiling, defecating on or defiling any private property (other than that of such pet's owner) or the Common Elements.
- C. Pets causing unsanitary, dangerous, or offensive conditions;
- D. Pets making or causing noises of sufficient volume to interfere with other residents' rest or peaceful enjoyment of the Property.
- E. Causing or allowing any pet to molest, attack, or otherwise interfere with the freedom of movement of persons on the Common Elements, to chase vehicles, to attack other pets, or to create a disturbance in any other way;
- F. Failing to confine any female animal in heat to prevent the attraction of other animals;
- G. Using a vehicle as a kennel or cage.

III ENFORCEMENTS. PROCEDURES FOR SOLVING PET PROBLEMS

Any owner concerned with a pet-related problem should do the following;

- 1. Attempt to arrive at a solution to the problem with the pet owner in a courteous and helpful manner.
- 2. If personal attempts at a solution fail, then a written complaint should be filed with the Managing Agent. The complaint should document the problem as thoroughly as possible. Documentation should include identification of the pet(s) involved, a complete description of the problem or disturbance, and dates and

times of disturbances (whenever possible) as well as a brief description of the informal attempts to solve the problem.

The Managing Agent will first attempt to obtain an informal solution to the problem. If such a solution is not possible, the Managing Agent will refer the matter to the Covenants Committee which may initiate action under the Special (Due Process) Resolutions process; the Association may have offending pets removed from the Condominium upon twenty (20) days' written notice from the Covenants Committee.

Suspected stray pets should be reported to the appropriate District of Columbia officials (for possible identification) prior to contacting the Association office.

All bites, attacks by pets, or diseased animals should be reported to the District of Columbia then to the Managing Agent.

Penalties for violation of applicable local ordinances may be enforced by the locality without regard to any remedies pursued by the Association.

In the event of emergency, the parties involved may take any actions deemed prudent to resolve the emergency without regard to the above procedures. A written report should be made to the Managing Agent.