

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: 4200 MASSACHUSETTS AVENUE WASHINGTON DC 20016

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 _____ to _____.
The seller(s) completing this disclosure have occupied the residence from _____ to _____.

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? _____

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

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 no, 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

convectors 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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Dishwasher	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Refrigerator	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Range hood/fan	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Microwave oven	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Garbage Disposal	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Sump Pump	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Trash compactor	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
TV antenna/controls	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Central vacuum	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Ceiling fan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Attic fan	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Sauna/Hot tub	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Pool heater & equip.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Security System	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Intercom System	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Garage door opener	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
& remote controls	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Lawn sprinkler system	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Water treatment system	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Smoke Detectors	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not Applicable
Carbon Monoxide			
Detectors	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Other Fixtures			
Or Appliances	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable

If yes to any of the above, describe defects: _____

This is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

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: _____

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.

Robert Malloy
Seller

8/26/11
Date

Seller

Date

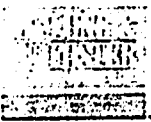
Buyer(s) have read and acknowledge receipt of this statement and acknowledge that this statement is made based upon the seller's actual knowledge as of the above date. This disclosure is not a substitute for any inspections or warranties which the buyer(s) may wish to obtain. This disclosure is NOT a 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 Attachment to Listing Agreement Disclosure and/or Addendum

Property Address: 4200 MASSACHUSETTS AVENUE WASHINGTON, DC 20016

PART I. Inclusions/Exclusions Disclosure

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

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	1	Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Garage Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip. & Cover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Refrigerator:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

OTHER

AS IS ITEMS

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

LEASED ITEMS

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

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

Seller BERNARD M MALLOY TRUSTEE Date _____ Seller _____ Date _____

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller BERNARD M MALLOY TRUSTEE and Buyer _____ is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

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

Seller BERNARD M MALLOY TRUSTEE Date _____ Buyer _____ Date _____
 Seller _____ Date _____ Buyer _____ Date _____



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

For the sale of Property at: 4200 MASSACHUSETTS AVENUE 605-606A
WASHINGTON, DC 20016

I, SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed):

- PAWA _____ Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1971
 _____ Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
 _____ Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

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.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

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

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

(ii) _____ 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 (initial and complete (i) or (ii) below):

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

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

III. Purchaser's Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. _____ Purchaser has read the Lead Warning Statement above.

d. _____ Purchaser has received copies of all information listed above (if none listed, check here.)

e. _____ Purchaser has received the pamphlet: *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser initial (i) or (ii) below)

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

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (initial item 'g' below)

g. _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4352d and is aware of his/her responsibility to assure compliance.

V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller _____ Date _____

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Agent _____ Date _____





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

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

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

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

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

I (We) consent to **Designated Representation**, acknowledging the broker/firm
Long & Foster Real Estate, Inc., may represent both the seller(s) and buyer(s) or landlords and tenants, and the sales associate(s), Marc Fleisher, license(s) # AB96652 as the Designated Representative for the party indicated below:

Sellers(s) or Buyer(s)
 Landlord(s) or Tenant(s)

I (We) do not consent to **Designated Representation**

I (We) consent to **Dual Representation**, acknowledging the broker/firm
Long & Foster Real Estate, Inc., and the sales associate(s),
Marc Fleisher license(s) # AB96652 may represent both the seller(s) and buyer(s) (or landlord(s) and tenant(s)), as the Dual Representatives for the both parties indicated below:

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

I (We) do not consent to **Dual Representation**

Patricia A. Malloy Signed 8/26/11 Date

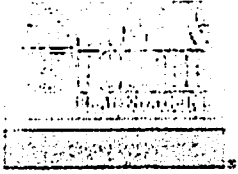
Signed _____ Date _____



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Previous editions of this form should be destroyed.



GCAAR Form # 1001 - DC - Consent for Representation
(formerly form #132)



**AFFILIATED BUSINESS ARRANGEMENT
DISCLOSURE STATEMENT**
(Non-VIRGINIA)

For Agent Use:	
Agent Name:	
Marc	Fleisher
First	Last
Office Name: Friendship Heights	

Please Check One: Buyer Seller

To (Client's Name): BERNARD M MALLOY TRUSTEE

Client Phone Number(s): Home: _____ Work: _____ Cell: _____

Property Address: (Street) 4200 MASSACHUSETTS AVENUE (City) WASHINGTON (State) DC (Zip) 20016

From: Long & Foster Real Estate, Inc. MLS #: _____ Email: _____

Property Type (check one): Single-family Townhouse Condo Co-op Multi-family Lot / Land

In connection with the sale and purchase of this property, you may need to obtain certain settlement services. This is to give you notice that Long & Foster Real Estate, Inc. ("Long & Foster") has business relationships (e.g., direct or indirect ownership interests, joint ventures and/or contractual relationships including marketing agreements and/or office leases) with the following mortgage, title, closing, insurance, and other service providers:

Lenders for mortgage financing:
Prosperity Mortgage Company

To close your purchase or sale and/or for title insurance:

RGS Title, LLC
Sage Title Group, LLC
Settlement Professionals, LLC
Long & Foster Settlement Services LLC
Long & Foster Settlement Services LLC DBA American Patriot Settlements
Sage Title Group, LLC doing business as Sage Settlement Group

(VA, MD, DC)
(VA, MD, DC, DE, WV)
(MD, DC)
(Philadelphia / NJ)
(Philadelphia / NJ)
(PA)

For insurance, including property, hazard, and flood:
Long & Foster Insurance Agency, Inc.

To assist in your short sale transaction:
Platinum Group Services (a division of Home Service Connections, LLC)

As a result of these relationships, referrals to any of the above-listed entities may provide Long & Foster (and/or any of its subsidiaries, affiliates, or employees) with a financial or other benefit.

Set forth below are estimated charges or a range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for purchase of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

LENDER CHARGES

PROSPERITY MORTGAGE COMPANY charges fees which may include discount points and/or lender origination charges, which accompany the interest rate you choose and which are listed as percentages of the loan amount. Estimated ranges for these charges are provided below. Please consult with your lender for a list of applicable charges.

Lender Origination Charge: 0% - 3%





**Authorization and Agreement to Negotiate Contract/Lease
and Conduct Transaction Electronically**

The Contract of Sale/Lease dated _____ Address 4200 MASSACHUSETTS AVENUE
 City WASHINGTON State DC Zip 20016
 between Seller/Landlord BERNARD M MALLOY TRUSTEE and
 Buyer/Tenant _____ is

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

In accordance with the Uniform Electronic Transactions Act ("UETA") and the Electronic Signatures in Global and National Commerce Act, or "E-Sign" ("The Act"), and other applicable state or local legislation regarding Electronic Signatures and Transactions, the undersigned do hereby expressly authorize and agree to the use of electronic signatures ("E-Sigs") as an additional method of signing and/or initialing this Contract/Lease.

In the event a third party to the transaction contemplated by this Contract or Lease (Lender, Title Insurer, Hazard Insurance Company, etc.) requires that the Agreement be executed with handwritten signature(s), the parties mutually agree to re-execute the documents comprising the Contract or Lease with handwritten signatures in a timely manner. The Buyer and Seller are advised to confirm the acceptance of the use E-Sigs with third parties in advance.

In order to assure the authentication of their electronic signatures, to demonstrate the parties intent, and to provide for auditable proof of the signature(s) to assure their non-repudiation, the parties hereby agree that either party may sign electronically by utilizing the following Digital Signature Service: _____

DOCUSIGN

Patricia A. Malloy 8/26/11
 Seller/Landlord Date

 Buyer/Tenant Date

 Seller/Landlord Date

 Buyer/Tenant Date

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CFO HOME

TAXPAYER SERVICE CENTER

REAL PROPERTY SERVICES

- Property Tax Bills
- Property Tax Rates and Calculation
- Property Assessment Process
- Property Assessment Appeals
- Tax Relief Credits
- Search Real Property Sales Database
- Search Real Property Assessment Database

CFO / OTR Search

Property Features

SSL: 1601 2066

All information below will be updated on a monthly basis.

Building Type		No Data
Building Style		No Data
Living Area		1,145
Year Built		1971
Bed Rooms		1
Bath Rooms		1
1/2 Bath Rooms		1
Total Rooms		4
Wall		No Data
Floor		Wood Floor
Heat		Forced Air
Air Conditioning		Yes
Fireplace(s)		0

**Click here to view the Glossary of Terms for the Property Features data.

[View Property Detail](#) | [View Tax Information](#) | [View Payments](#)

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John A. Wilson Building
 1350 Pennsylvania Avenue, NW
 Washington, DC 20004



**Property Detail - 4200 MASSACHUSETTS AV NW Unit: 605
SSL:1601 2066**

CFO HOME
TAXPAYER SERVICE CENTER

Account Summary | Real Property Tax/Pilot Fee

Below is the most current billing information for the Real Property Tax/Pilot Fee on this property.

REAL PROPERTY SERVICES
Property Tax Bills
Property Tax Rates and Calculation
Property Assessment
Process
Property Assessment
Appeals
Tax Relief Credits
Search Real Property Sales Database
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CFO / OTR Search

Description	Tax Amount	Penalty Amount	Interest Amount**	Fees Amount	Total Original Due	Total Credits***	Total Payment	Balance	Tax Sale Indicator
2011 SECOND HALF	\$1,942.58	\$0.00	\$0.00	\$0.00	\$1,942.58	\$0.00	\$0.00	\$1,942.58	
2011 FIRST HALF	\$1,746.58	\$0.00	\$0.00	\$0.00	\$1,746.58	\$0.00	\$1,746.58	\$0.00	
2010 TAX YEAR	\$3,589.08	\$0.00	\$0.00	\$0.00	\$3,589.08	\$0.80	\$3,588.28	\$0.00	
2009 TAX YEAR	\$3,857.94	\$0.00	\$0.00	\$0.00	\$3,857.94	\$0.00	\$3,857.94	\$0.00	
2008 TAX YEAR	\$3,578.30	\$0.00	\$0.00	\$0.00	\$3,578.30	\$0.00	\$3,578.30	\$0.00	
2007 TAX YEAR	\$3,710.84	\$0.00	\$0.00	\$0.00	\$3,710.84	\$0.00	\$3,710.84	\$0.00	
2006 TAX YEAR	\$3,471.00	\$0.00	\$0.00	\$0.00	\$3,471.00	\$0.00	\$3,471.00	\$0.00	
2005 TAX YEAR	\$3,135.26	\$0.00	\$0.00	\$0.00	\$3,135.26	\$0.00	\$3,135.26	\$0.00	
Current Balance		\$1,942.58					DCN		111066866

*The outstanding amounts displayed here reflect payments and credits which have been applied to this account as well as some Homestead Audit charges; however, the balance due may not include updated penalty and interest.
 **For billing information contact OTR Customer Service at (202) 727-4TAX.
 **Interest Amount for tax year 2003 and prior, computed as of 1/31/05.
 ***Credits are the result of adjustments made to real property tax accounts, credits from receiving a benefit, or overpayments in a prior period.

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John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004



CFO HOME

Property Features
SSL: 1601 2067

TAXPAYER SERVICE CENTER

All information below will be updated on a monthly basis.

REAL PROPERTY SERVICES

- Property Tax Bills
- Property Tax Rates and Calculation
- Property Assessment Process
- Property Assessment Appeals
- Tax Relief Credits
- Search Real Property Sales Database
- Search Real Property Assessment Database

Building Type	No Data
Building Style	No Data
Living Area	2,129
Year Built	1971
Bed Rooms	3
Bath Rooms	2
1/2 Bath Rooms	1
Total Rooms	5
Wall	No Data
Floor	Wood Floor
Heat	Forced Air
Air Conditioning	Yes
Fireplace(s)	0

CFO / OTR Search

**Click here to view the Glossary of Terms for the Property Features data.

[View Property Detail](#) | [View Tax Information](#) | [View Payments](#)

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John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, DC 20004



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TAXPAYER SERVICE CENTER

Property Detail - 4200 MASSACHUSETTS AV NW Unit: 606A
SSL:1601 2067

[Account Summary](#) | [Real Property Tax/Pilot Fee](#)

Below is the most current billing information for the Real Property Tax/Pilot Fee on this property.

REAL PROPERTY SERVICES
 Property Tax Bills
 Property Tax Rates and Calculation
 Property Assessment Process
 Property Assessment Appeals
 Tax Relief Credits
 Search Real Property Sales Database
 Search Real Property Assessment Database

CFO / OTR Search

Description	Tax Amount	Penalty Amount	Interest Amount**	Fees Amount	Total Original Due	Total Credits***	Total Payment	Balance	Tax Sale Indicator
2011 SECOND HALF	\$3,460.68	\$0.00	\$0.00	\$0.00	\$3,460.68	\$0.00	\$0.00	\$3,460.68	
2011 FIRST HALF	\$3,264.68	\$0.00	\$0.00	\$0.00	\$3,264.68	\$0.00	\$3,264.68	\$0.00	
2010 TAX YEAR	\$6,724.56	\$0.00	\$0.00	\$0.00	\$6,724.56	\$0.00	\$6,724.56	\$0.00	
2009 TAX YEAR	\$7,534.44	\$0.00	\$0.00	\$0.00	\$7,534.44	\$0.00	\$7,534.44	\$0.00	
2008 TAX YEAR	\$6,867.62	\$0.00	\$0.00	\$0.00	\$6,867.62	\$0.00	\$6,867.62	\$0.00	
2007 TAX YEAR	\$7,116.26	\$0.00	\$0.00	\$0.00	\$7,116.26	\$0.00	\$7,116.26	\$0.00	
2006 TAX YEAR	\$6,344.90	\$0.00	\$0.00	\$0.00	\$6,344.90	\$0.00	\$6,344.90	\$0.00	
2005 TAX YEAR	\$5,756.26	\$0.00	\$0.00	\$0.00	\$5,756.26	\$0.00	\$5,756.26	\$0.00	
2001 TAX YEAR AND PRIOR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

Current Balance \$3,460.68 **DCN** 111067572

*The outstanding amounts displayed here reflect payments and credits which have been applied to this account as well as some Homestead Audit charges; however, the balance due may not include updated penalty and interest.

**For billing information contact OTR Customer Service at (202) 727-4TAX.

***Interest Amount for tax year 2003 and prior, computed as of 1/31/05.

***Credits are the result of adjustments made to real property tax accounts, credits from receiving a benefit, or overpayments in a prior period.

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John A. Wilson Building
 1350 Pennsylvania Avenue, NW
 Washington, DC 20004

Tax ID: 1601//2066
County: WASHINGTON

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 4200 MASSACHUSETTS AVE NW 605, WASHINGTON DC 20016 47

Legal Subdiv/Neighborhood: WESLEY HEIGHTS
Incorporated City: WASHINGTON DC

Condo/Coop Project: WESLEY HEIGHTS
Absent Owner: No
Company Owner: BERNARD M MALLOY TRUSTEE
Care of Name:

Owner Name:
Addtl:

MAILING ADDRESS: 4200 MASSACHUSETTS AVE NW 605, WASHINGTON, DC 20016 4735

LEGAL DESCRIPTION:

Mag/Dist #: Lot: 2066 Block/Square: 1601
Election District: 3 Legal Unit #: Grid: Tax Map: 1601 2066
Section: Subdiv Ph: Addl Parcel Flag/#: Map: 054-B
Map Suffix: Suffix: Parcel: Sub-Parcel:
Historic ID: Agri Dist: Plat Folio: Plat Liber:
Tax Year 2010

Total Tax Bill: \$3,685 City Tax: \$3,685 Tax Levy Year: 2010
State/County Tax: Refuse: Tax Rate: 0.85
Spec Tax Assmt: Exempt Class: Homestd/Exempt Status:
Front Foot Fee: Tax Class: 1/TX Mult. Class: Y

ASSESSMENT

Year Assessed	Total Tax Value	Land	Improvement	Land Use
2011	\$434,020	\$130,210	\$303,810	
2010	\$433,540	\$130,060	\$303,480	
2009	\$148,563	\$36,900	\$325,620	

DEED Deed Liber: Deed Folio:

Transfer Date	Price	Grantor	Grantee
08-Jul-2005	\$445,000		BERNARD M MALLOY TRUSTEE
25-Sep-2003	\$325,000		HUGH A WARREN TRUSTEE

PROPERTY DESCRIPTION

Year Built: 1971 Zoning Code: R5B Census Trct/Bick: 801/1011
Irregular Lot Square Feet: 318 Acreage: 0.01
Land Use Code: Residential Plat Liber/Folio: / Property Card:
Property Class: 017 Quality Grade: GOOD Road Description:
Zoning Desc: GEN RES-MODERATE DENS Xfer Devel.Right: Road Frontage:
Prop Use: CONDO VERTICAL Site Influence: Topography:
Building Use: Sidewalk:
Lot Description: Pavement:

STRUCTURE DESCRIPTION

	Section 1	Section 2	Section 3	Section 4	Section 5
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall: Brick Veneer		Style:		Year Remodeled: 0	
Stories:		Units:		Model/Unit Type:	
Total Building Area: 1,145			Living Area: 1,145	Base Sq Ft:	
Patio/Deck Type: Sq Ft:			Porch Type:	Sq Ft:	
Balcony Type: Sq Ft:			Pool Type:	Sq Ft:	
Attic Type: Sq Ft:			Roof Type:		
Rooms: 4		Fireplace Type:		Fireplaces: 0	
Bedrooms: 1		Bsmt Type:		Garage Type:	
Full Baths: 1		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 1.50		Bsmt Unfin Sq Ft:		Garage Spaces: 1	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer:	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 23-Mar-2011

Courtesy of: Marc Fleisher
Home: (301) 961-3180 Office: (202) 364-5200
Cell: (202) 438-4880 Email: fleishermarc@aol.com
Company: Long & Foster Real Estate, Inc.
Office: (202) 364-5200 Fax: (202) 364-7052

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 1601//2067
County: WASHINGTON

Metropolitan Regional Information Systems, Inc.
Full Tax Record

Property Address: 4200 MASSACHUSETTS AVE NW 606A, WASHINGTON DC 20016 4

Legal Subdiv/Neighborhood: WESLEY HEIGHTS
Incorporated City: WASHINGTON DC

Condo/Coop Project: WESLEY HEIGHTS
Absent Owner: No
Company Owner: BERNARD M MALLOY TRUSTEE
Care of Name:

Owner Name:
Addtnl:

MAILING ADDRESS: 4200 MASSACHUSETTS AVE NW 606A, WASHINGTON, DC 20016 4735

LEGAL DESCRIPTION:

Mag/Dist #:	Lot: 2067	Block/Square: 1601	
Election District: 3	Legal Unit #:	Grid:	Tax Map: 1601 2067
Section:	Subdiv Ph:	Addl Parcel Flag/#:	Map: 054-B
Map Suffix:	Suffix:	Parcel:	Sub-Parcel:
Historic ID:	Agri Dist:	Plat Folio:	Plat Liber:
Tax Year 2010			

Total Tax Bill: \$6,821	City Tax: \$6,821	Tax Levy Year: 2010
State/County Tax:	Refuse:	Tax Rate: 0.85
Spec Tax Assmt:	Homestd/Exempt Status:	
Front Foot Fee:	Exempt Class:	Deed Class: Y
	Tax Class: 1/TX	

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2011	\$791,220	\$237,370	\$553,850	
2010	\$802,420	\$240,730	\$561,690	
2009	\$524,050	\$157,300	\$628,390	

DEED	Deed Liber:	Deed Folio:	Grantee
<u>Transfer Date</u>	<u>Price</u>	<u>Grantor</u>	
08-Jul-2005	\$1,235,000		BERNARD M MALLOY TRUSTEE
25-Jul-2002	\$850,000		WARREN, HUGH

PROPERTY DESCRIPTION

Year Built: 1971	Zoning Code: R5B	Census Trct/Blck: 801/1011
Irregular Lot:	Square Feet: 574	Acreage: 0.01
Land Use Code: Residential	Plat Liber/Folio: /	Property Card:
Property Class: 017	Quality Grade: GOOD	Road Description:
Zoning Desc: GEN RES-MODERATE DENS	Xfer Devel.Right:	Road Frontage:
Prop Use: CONDO VERTICAL	Site Influence:	Topography:
Building Use:		Sidewalk:
Lot Description:		Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall: Brick Veneer		Style:		Year Remodeled: 0	
Stories:		Units:		Model/Unit Type:	
Total Building Area: 2,129			Living Area: 2,129	Base Sq Ft:	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms: 5		Fireplace Type:		Fireplaces: 0	
Bedrooms: 3		Bsmt Type:		Garage Type: None	
Full Baths: 2		Bsmt Tot Sq Ft:		Garage Const.:	
Half Baths: 1		Bsmt Fin Sq Ft:		Garage Sq Ft:	
Baths: 2.50		Bsmt Unfin Sq Ft:		Garage Spaces: 1	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer:	Fuel:	
Electric:	Water:		Underground:	Walls:	

Tax Record Updated : 23-Mar-2011

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