



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.

<input type="checkbox"/> I (We) consent to Designated Representation , acknowledging the broker/firm _____, may represent both the seller(s) and buyer(s) or landlord(s) and tenants, and the sales associate, _____, license # _____ as the Designated Representative for the party indicated below:	
<input type="checkbox"/> Seller(s) or <input type="checkbox"/> Buyers(s)	
<input type="checkbox"/> Landlord(s) or <input type="checkbox"/> Tenant(s)	
<input type="checkbox"/> I (We) do not consent to Designated Representation	
<input type="checkbox"/> I (We) consent to Dual Representation , acknowledging the broker/firm _____, and the sales associate, _____, license # _____ 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:	
<input type="checkbox"/> Sellers(s) and Buyer(s)	
<input type="checkbox"/> Landlord(s) and Tenant(s)	
<input checked="" type="checkbox"/> I (We) do not consent to Dual Representation	
Signed <i>Spencer HSU</i>	Date <i>07/07/2011</i>
Signed _____	Date _____

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SELLER'S DISCLOSURE STATEMENT

Instructions to the Seller for Seller's Disclosure Statement

These Instructions are to assist the Seller in completing the required Seller's Disclosure Statement in order to comply with the District of Columbia Residential Real Property Seller Disclosure Act.

1. Who must complete the Seller's Disclosure Statement? The Seller, not the broker and not the management company, condominium association, cooperative association or homeowners association.

2. In what types of transactions must the Seller provide the Seller's Disclosure Statement to the Purchaser? The Act applies 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 transaction's 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" (honestly 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 is the required Seller's Disclosure Statement approved by the Washington, DC Board of Real Estate.

GCAAR Form #919 - DC Seller's Disclosure

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Revised March 2007

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CYNTHIA DAVIS

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6. SELLER DISCLOSURE:

A. Unless Seller is otherwise exempt, pursuant to D.C. Code §43-1301, prior to the submission of an offer a Buyer is entitled to a Seller's Disclosure Statement

B. The Seller represents that seller is exempt from disclosure. Yes No.

7. LEAD-BASED PAINT HAZARD: Unless otherwise exempt, a Seller of property built prior to 1978 is required to provide to a Buyer the Federal Lead-Based Paint Disclosure Form and EPA Pamphlet "Information and Disclosure of Lead-Based Paint and Lead Based Paint Hazards. Not doing so may subject Seller to treble damages under the Act. The Seller represents that residential Property was built prior to 1978 OR was not built prior to 1978 OR building date is uncertain. If the dwelling(s) was built prior to 1978 or if the building date is uncertain, a Contract will not be deemed complete and not ratified unless it includes, and the Seller and Buyer both accept the Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards, whereby the Buyer acknowledges receipt of required Lead Paint Information and has either taken the opportunity to incorporate a Lead-Based Paint Inspection contingency or waived such a right. The Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of 3 years following the date of settlement.

8. D.C. SOIL DISCLOSURE REQUIREMENTS: The characteristic of the soil on the subject Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia is umc
For further information, Seller can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

9. UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family properties only).
In accordance with the requirements of Section 3(g) of the District of Columbia Underground Storage Tank Management Act of 1990 (D.C. Code Section 6-995.2), as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Broker that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tank ("UST") as that term is defined in the Act and the Regulations, except as follows:

Seller knows of existence or removal of UST OR Seller has no knowledge of existence or removal of UST. If answered affirmatively, Seller agrees to provide a written disclosure to prospective purchasers.

10. VACANT PROPERTY REGISTRATION: Sellers are advised that Properties classified as "Vacant" or "Blighted" by the District's Department of Consumer and Regulatory Affairs ("DCRA") are subject to a registration fee and/or a substantially higher tax rate unless they qualify for a statutory exemption. Owners of Properties that are actively seeking to rent or sell their property may qualify for exemption. Further information can be found on www.dc.gov.

11. RECEIPT OF INFORMATION AND COMPLETION OF DISCLOSURES: Seller acknowledges receipt of information or Seller's completion of the following disclosures and authorizes Broker to make them available to prospective purchasers:

- District of Columbia form, "Seller's Disclosure Statement."
- Federal form, "Information and Disclosure of Lead-Based Paint and Lead Based Paint Hazards." (Pre-1978 properties.)
- EPA Pamphlet, "Protect Your Family From Lead in Your Home." (Recommended for pre-1978 properties.)
- GCAAR form 911, "Inclusions/Exclusions Disclosure."
- Underground storage tank disclosure, if applicable.
- DC Real Estate Commission's Pamphlet, "A Real Estate Licensee's Role in Conducting Real Estate Transactions." (Recommended)
- NAR Pamphlet, "What Everyone Should Know About Equal Opportunity in Housing?" (Recommended)

Spencer HSU 07/07/2011
 Seller/Owner Date
SPENCER HSU

 Seller/Owner Date

SELLER'S PROPERTY CONDITION STATEMENT

For Washington, DC

4000 CATHDRAL AVE #642B

Property Address: 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 03/2003 to present.
 The seller(s) completing this disclosure have occupied the residence from 03/2003 to 06/2011.

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

Other Not Applicable

Air Conditioning Fuel Natural Gas Electric Oil Other

Age of system 0-5 years 5-10 years 10-15 years Unknown

If central AC, does the seller have actual knowledge that cooling is not supplied to any finished rooms? Yes No Not Applicable

If yes, comments: _____

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

Yes No Not Applicable

If yes, comments: _____

3. Plumbing System

Type of system Copper Galvanized Plastic Polybutelene Unknown

Water Supply Public Well

Sewage Disposal Public Well

Water Heater Fuel Natural Gas Electric Oil Other

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

Yes No

If yes, comments: _____

4. Electrical System

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

Yes No

If yes, comments: _____

C. Appliances

Does the seller have actual knowledge of any defects with the following appliances?

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

If yes to any of the above, described 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 NoWind Yes NoFlooding Yes No

If yes, comments: _____

3. Wood destroying insects or rodents?

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

 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 D.C. 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.

Spencer Hsu
Seller
SPENCER HSU

07/07/2011
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



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

RE: 4000 CATHEDRAL AVE #642B, WASHINGTON, DC 20016

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)

SA (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):

SA Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) 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):

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 (initial)

- ____ (c) Purchaser/Tenant has read the Lead Warning Statement above
- ____ (d) Purchaser/Tenant has received copies of all information listed above. Yes No None listed
- ____ (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home. Yes No
- ____ (f) Purchaser has (check one below):
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
 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)

CD (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.

Spencer BSU _____ 07/07/2011 _____
 Seller/Landlord Date Buyer/Tenant Date
 SPENCER BSU

 Seller/Landlord Date Buyer/Tenant Date

Agent CYNTHIA A. DAVIS _____ Date Agent Date

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Cooperative Resale Addendum for Maryland and Washington DC
 (For use with either the Maryland Association of REALTORS® (MAR) Residential Contract of Sale
 or the Regional Sales Contract)

The Contract of Sale dated _____, Address 4000 CATHDRAL AVE #642B
 City WASHINGTON, State DC Zip 20016 Lot: _____ Block/Square: _____
 Unit: 642B Section: _____ Tax ID # _____ Parking
 Space(s) # _____ Storage Unit(s) # _____ Subdivision/Project: THE WESTCHESTER/CATHEDRAL HEIGHTS
 between Seller SPENCER HSU and
 Buyer _____ is hereby amended
 by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

1. **EQUIPMENT, MAINTENANCE AND CONDITION** paragraph is amended to provide that the Seller's warranty applies only to appliances, systems, equipment and detectors that are not the responsibility of the Cooperative to maintain.
2. **TITLE** Paragraph is deleted from the Contract.
3. **CONTRACTING PARTIES** paragraph is amended to provide the Proprietary Documents (to include, but not limited to shares of stock and proprietary lease, cooperative ownership contract or other documents hereinafter referred to as the proprietary documents) are to be executed and delivered in lieu of the Deed.

4. **PRICE AND FINANCING** paragraph is amended to read as follows:

- A. **Down Payment** \$ _____
- B. **Financing**
- 1) **Corporate Mortgage** Indebtedness (Blanket Mortgage) \$ _____
 - 2) **Institutional Financing** \$ _____
 - 3) **Trust (Seller Financing) Addendum attached** \$ _____
- Total Financing \$ _____

TOTAL SALES PRICE OF THE PROPERTY \$ _____

- C. **Assuming Corporate Mortgage Indebtedness:** Buyer is to assume responsibility for the share of the corporate mortgage indebtedness ("Blanket Mortgage") allocated to said Unit, said unpaid share, as of (MONTH/YEAR) _____, being in the approximate amount as set forth in Paragraph 4 B (1) hereof, repayable in monthly installments of \$ _____ inclusive of interest at the rate of _____ % per annum. Seller's proceeds will be reduced by the outstanding principal balance amount assumed by Buyer.
- D. **Institutional Financing:** Buyer is to execute and deliver to an institutional Lender (hereinafter the "Lender") a note in the form prescribed by Lender in the approximate amount set forth in Paragraph 4 B (2) hereof repayable in monthly installments of \$ _____ inclusive of interest at the rate of _____ % per annum. Said note shall be secured by an assignment and pledge of the Proprietary Documents to be issued to Buyer, and by a security agreement and financing statement as Lender shall require.
5. **RECOGNITION AGREEMENT:** Buyer hereby acknowledges that not all lenders have the authority to lend in a cooperative association. Lenders that make purchase money loans in a cooperative have entered into a Recognition Agreement with the cooperative association. If Buyer applies to a lender that does not have a Recognition Agreement with said cooperative association, and as a result Buyer's loan is not approved by the deadline specified in the financing contingency, then Buyer shall be in default, and Seller may, at Seller's option, declare this Contract void. However, Buyer shall not be in Default and may declare this contract null and void at anytime following the deadline in the financing contingency if no lender has a recognition agreement with said cooperative association. The provisions of this paragraph shall not apply if this contract does not contain a financing contingency.

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6. **ASSESSMENTS:** Buyer agrees to pay such monthly and/or other assessments as the Board of Directors of the Cooperative may from time to time assess against the Unit for the payment of interest and amortization charges on said Blanket Mortgage indebtedness and for the payment of operating and maintenance or other proper charges.

Said monthly assessments as of the date hereof amount respectively to:

A. **Blanket Mortgage:** (Monthly principal and interest payment) \$ _____

B. **Monthly Cooperative Fee:** Buyer is hereby advised and acknowledges that the present cooperative fee for the subject unit and parking space or storage unit, if applicable, is: (Current Monthly Fee) \$ 624.74

C. **Special Assessments (if any):** In addition to the monthly fee above, the Buyer hereby acknowledges the following existing or levied but not yet collected special assessments:

1) Reason for Assessment: Replacement reserve - 20 year capital improvement program begun in mid 1980's

2) Payment Schedule: \$ 196.85 per MONTH

3) Number of payments remaining: updated annually

Total Special Assessment balance remaining: \$ ~~0~~

The Seller agrees to pay at the time of settlement OR Buyer agrees to assume any existing or levied but not yet collected special assessments.

7. **COOPERATIVE APPROVAL AND GOVERNING DOCUMENTS:** This Contract is conditioned upon Buyer being approved for membership and occupancy by the Board of Directors of the Cooperative. It is the responsibility of Buyer to obtain such approval, and Buyer agrees promptly to prepare and to present to the Cooperative an application for approval, with such supporting documents and information as may be required, and Buyer agrees that failure to do so shall give the Seller the right to terminate this Contract in accordance with the paragraph labeled DEFAULT. Buyer understands that approval hereunder is solely the decision of Board of Directors of the Cooperative and Buyer agrees that neither Seller nor any of the Agents shall be liable for the action or non-action of the Board of Directors in connection therewith. If approval is denied, the aforesaid deposit shall be returned to Buyer promptly, without deductions, and this Contract thereafter be of no further force or effect. This sale is subject to the terms of the certificate of incorporation; by-laws, rules and regulations of the Cooperative, the assigned Proprietary Documents and this Contract and signed addendum attached hereto (if any).

8. **SELLER'S REPRESENTATIONS (Effective as of the settlement date):**

A. Seller is presently a member of the Cooperative and the owner of the Proprietary Documents and has full right and authority to sell, transfer and assign same free and clear of all liens, security interests and encumbrances except as disclosed in this Contract or signed Additional Provisions Addendum attached hereto.

B. Seller's interest in the Proprietary Documents and the equity interest in the Unit, except as set forth above, is in no way pledged, hypothecated or other encumbered, and Seller represents that there are no judgments, tax liens, petition of bankruptcy, suits or similar actions, filed, pending or threatened against Seller that would materially and adversely affect ownership in the Unit except as may be disclosed with this Contract.

C. Seller is not delinquent, in violation or in default with respect to the Proprietary Documents or rules and regulations of the Cooperative.

D. No special assessment is charged against the Unit as of the date hereof, unless the same is set forth herein.

E. It is Seller's responsibility to provide such Proprietary documents as are acceptable to the Transfer Agent or Cooperative Board prior to or simultaneous with settlement.

F. In case legal steps are necessary to perfect Seller's ownership, such action must be taken promptly by Seller at Seller's expense whereupon the time herein specified for full settlement by Buyer shall be extended for the period necessary for such action.

G. Seller has not made nor authorized any person to make any representations, statements, or warranties with respect to the Unit or any fact regarding the Cooperative or its financial condition and operation, maintenance charges, rights to any tax deduction, or any other aspect of this transaction except as herein set forth, and Buyer acknowledges that, in entering into this Contract, Buyer has not, relied upon any representation, statement or warranty, except those expressly set forth herein.

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9. **COOPERATIVE DOCUMENTS AND STATEMENTS:** This transaction consists of a resale of a cooperative unit by a unit owner (i.e., the Seller) other than the declarant. Seller agrees to obtain from the unit owner's association and deliver to Buyer, on or prior to the tenth (10th) business day following the date of execution of this Contract by Buyer, a copy of the cooperative instruments (i.e., recorded declaration, bylaws, plats and plans and all exhibits, schedules, certifications and amendments to any of same) and a certificate setting forth the following:

- A. A copy of the Articles of Incorporation, Bylaws and Rules of the Cooperative;
- B. A copy of the statement of financial condition of the Cooperative for the most recent fiscal year for which such statement is available, and the current operating budget, if any;
- C. A statement of the status of any pending suits or judgments to which the Cooperative is a party; and a statement of the remaining term of any leasehold estate affecting the Cooperative and the provisions governing any extension or renewal thereof.

10. **RIGHT TO CANCEL:** Buyer shall have the right for a period of three (3) business days following Buyer's receipt of the cooperative documents and statements referred to in Paragraph 9 to cancel this Contract by giving Notice thereof to Seller. In the event that such cooperative documents and statements are delivered to Buyer on or prior to the ratification of this Contract by Buyer, such three (3) business day period shall commence upon ratification of this Contract. If the cooperative documents and statements are not delivered to Buyer within the 10 business day time referred to in Paragraph 9, Buyer shall have the option to cancel this Contract by giving Notice thereof to Seller prior to receipt by Buyer of such cooperative documents and statements. Pursuant to the provisions of this paragraph, in no event may the Buyer have the right to cancel this Contract after Settlement.

Seller	Date	Buyer	Date
SPENCER HSU			

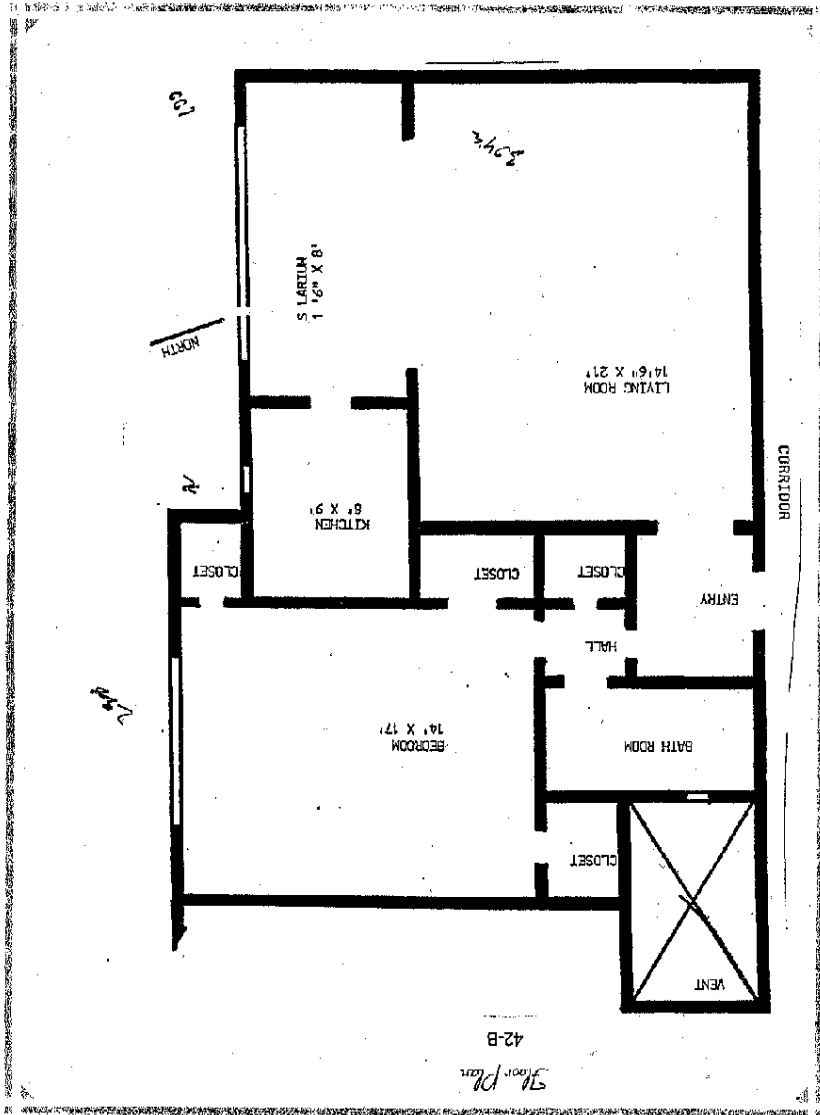
Seller	Date	Buyer	Date

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GCAAR Form # 1356 - MC & DC - Cooperative Addendum
(Formerly # 126)





Inclusions/Exclusions Attachment to Listing Agreement Disclosure and/or Addendum

Property Address: 4000 CATHEDRAL AVE #642B, 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 type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Storage Shed
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip, & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	all	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

OTHER freestanding microwave oven, 2 convector A/C units convey

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: Spencer HSU Date: 07/07/2011

PART II. Inclusions/Exclusions Addendum

The Contract of Sale dated _____ between Seller SPENCER HSU 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 _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____



**Washington, DC Jurisdictional Addendum to the Listing Agreement
for Improved Real Property**

(It is recommended that this document be provided to potential Buyers with other disclosures.)

Property Address: 4000 CATHEDRAL AVE #642B Unit: 642B
 Subdivision/Project: _____
 City: WASHINGTON State: DC Zip: 20016
 Lot (s) _____ Square: _____ Tax ID# _____ Parking Space(s) # _____
 Storage Unit(s) # _____ Date: _____

1. AGENCY DISCLOSURE: The Seller acknowledges that the Broker has informed Seller of his rights and obligations regarding agency disclosure under the "Real Estate Licensing Act of 1996," Act 11-502, DC law. For more information on this topic, Seller should speak with Broker/Listing Agent and consult the DC Real Estate Commission's pamphlet, "A Real Estate Licensee's Role in Conducting Real Estate Transactions."

2. FAIR HOUSING REGULATIONS: Seller acknowledges that the District of Columbia Human Rights Act requires that, in addition to federal protected classes, all properties shall be made available to all persons without regard to race, color, religion, national origin, sex, age, marital status, personal appearance, sexual orientation, familial status, family responsibilities, disability, matriculation, political affiliation, source of income, or place of residence or business of any individual.

3. RECORDATION AND TRANSFER TAXES: Rates vary with the sales price and based on property type. See <http://otr.cfo.dc.gov/otr/site/default.asp>. Unless otherwise negotiated in a Contract of Sale, the following will apply:

- A. Real Property:** The Recordation Tax will be paid by the Buyer and the Transfer Tax will be paid by the Seller.
- B. Cooperatives:** The Economic Interest Deed Recordation Tax will be split equally between the Buyer and the Seller. There is no Transfer Tax for Cooperatives.

4. TENANCY: Seller represents that the Property is OR is not offered for sale subject to an existing residential lease. If the property is tenant occupied form #1314 is hereby provided.

5. CONDOMINIUM/COOPERATIVE/HOMEOWNER'S ASSOCIATION ASSESSMENTS: (Check all that apply) The Property is located in a not applicable Condominium Association or Cooperative Association and/or Homeowner's Association with mandatory fees (HOA) or Other _____

Complete the following for all boxes checked above:

Name of Project/Subdivision: WESTCHESTER CO-OPERATIVE
 Management Company: _____ Telephone: _____
 Regular Periodic Fee: \$ 674.24 per MO. Special Assessments: \$ 146.85 per mo.

Name of Project/Subdivision: _____
 Management Company: _____ Telephone: _____
 Regular Periodic Fee: \$ _____ per _____ Special Assessments: \$ _____

Are there any assessments or fees approved yet not assessed? Yes No. If yes, amount \$ _____ and explain reason for assessment: _____

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6. SELLER DISCLOSURE:

A. Unless Seller is otherwise exempt, pursuant to D.C. Code §43-1301, prior to the submission of an offer a Buyer is entitled to a Seller's Disclosure Statement

B. The Seller represents that seller is exempt from disclosure. Yes No.

7. LEAD-BASED PAINT HAZARD: Unless otherwise exempt, a Seller of property built prior to 1978 is required to provide to a Buyer the Federal Lead-Based Paint Disclosure Form and EPA Pamphlet "Information and Disclosure of Lead-Based Paint and Lead Based Paint Hazards. Not doing so may subject Seller to treble damages under the Act. The Seller represents that residential Property was built prior to 1978 OR was not built prior to 1978 OR building date is uncertain. If the dwelling(s) was built prior to 1978 or if the building date is uncertain, a Contract will not be deemed complete and not ratified unless it includes, and the Seller and Buyer both accept the Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards, whereby the Buyer acknowledges receipt of required Lead Paint Information and has either taken the opportunity to incorporate a Lead-Based Paint Inspection contingency or waived such a right. The Seller and any agent involved in the transaction are required to retain a copy of the completed Lead-Based Paint Disclosure form for a period of 3 years following the date of settlement.

8. D.C. SOIL DISCLOSURE REQUIREMENTS: The characteristic of the soil on the subject Property as described by the Soil Conservation Service of the United States Department of Agriculture in the Soil Survey of the District of Columbia published in 1976 and as shown on the Soil Maps of the District of Columbia is umce. For further information, Seller can contact a soil testing laboratory, the District of Columbia Department of Environmental Services, or the Soil Conservation Service of the Department of Agriculture.

9. UNDERGROUND STORAGE TANK DISCLOSURE: (Applicable to single family properties only).

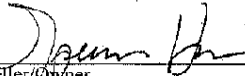
In accordance with the requirements of Section 3(g) of the District of Columbia Underground Storage Tank Management Act of 1990 (D.C. Code Section 6-995.2), as amended by the District of Columbia Underground Storage Tank Management Act of 1990 Amendment Act of 1992 (the "Act") and the regulations adopted thereunder by the District of Columbia (the "Regulations"), Seller hereby informs Broker that Seller has no knowledge of the existence or removal during Seller's ownership of the Property of any underground storage tank ("UST") as that term is defined in the Act and the Regulations, except as follows:

Seller knows of existence or removal of UST OR Seller has no knowledge of existence or removal of UST. If answered affirmatively, Seller agrees to provide a written disclosure to prospective purchasers.

10. VACANT PROPERTY REGISTRATION: Sellers are advised that Properties classified as "Vacant" or "Blighted" by the District's Department of Consumer and Regulatory Affairs ("DCRA") are subject to a registration fee and/or a substantially higher tax rate unless they qualify for a statutory exemption. Owners of Properties that are actively seeking to rent or sell their property may qualify for exemption. Further information can be found on www.dc.gov

11. RECEIPT OF INFORMATION AND COMPLETION OF DISCLOSURES: Seller acknowledges receipt of information or Seller's completion of the following disclosures and authorizes Broker to make them available to prospective purchasers:

- District of Columbia form, "Seller's Disclosure Statement."
- Federal form, "Information and Disclosure of Lead-Based Paint and Lead Based Paint Hazards." (Pre-1978 properties.)
- EPA Pamphlet, "Protect Your Family From Lead in Your Home." (Recommended for pre-1978 properties.)
- GCAAR form 911, "Inclusions/Exclusions Disclosure."
- Underground storage tank disclosure, if applicable.
- DC Real Estate Commission's Pamphlet, "A Real Estate Licensee's Role in Conducting Real Estate Transactions." (Recommended)
- NAR Pamphlet, "What Everyone Should Know About Equal Opportunity in Housing?" (Recommended)


 Seller/Owner _____ Date 07/07/2011
SPENCER HSU

Seller/Owner _____ Date _____

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GCAAR Form # 916 - Listing Agreement, Jurisdictional Addendum - DC
 (Previously form # 916B)

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