

## Disclosure Form

Housing Accommodation:

\_\_\_\_\_  
\_\_\_\_\_

Rental Unit:

\_\_\_\_\_

Date: \_\_\_\_\_

In accordance with the provisions of the Rental Housing Act of 1985 as amended (the "Act"), the housing provider makes the following disclosure (a) to the undersigned prospective tenant(s) at the time the undersigned file(s) an application to lease a rental unit or (b) to the undersigned tenant(s) currently occupying the rental unit, not more frequently than once every twelve months, within ten days of request.

1. The housing accommodation is [check one]  rent-controlled/ exempt.
2. A copy of the current business license is attached.

3. The undersigned acknowledge(s) having been shown the Registration/Claim of Exemption form and having been offered a copy of the form for the undersigned.

Initials
----------

4. The housing accommodation – [check as applicable]  
 is registered as a [check one]  condominium/ cooperative.  
 is converting to a condominium or cooperative or non-housing use.

5. The owner of the housing accommodation is –

\_\_\_\_\_ [name]  
\_\_\_\_\_ [address]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ [telephone number]

6. The amount of the non-refundable application fee is \$\_\_\_\_\_. The amount of the initial security deposit is \$\_\_\_\_\_. The amount of the security deposit cannot exceed the first full-month of rent. For any tenancy of twelve months or longer, interest on the security deposit shall accrue at the passbook rate prevailing in the DC financial institution in which the funds are held, which rate is re-set every six months (1 January and 1 July). Within forty-five days after the termination of the tenancy, the housing provider will either (a) return the security deposit plus any interest to the tenant or (b) notify the tenant of the intent to withhold the deposit for defraying expenses incurred pursuant to the lease. If the housing provider intends to withhold the deposit, then within thirty days after notice to that effect the housing provider will give the tenant an itemized statement of the expenses to which the deposit was applied and refund any remaining balance to the tenant.

7. The applicable rent for the unit at the date of this disclosure is \$\_\_\_\_\_.

8. The undersigned acknowledge(s) having been shown all Housing Violation Notices issued by the Department of Consumer and Regulatory Affairs within the last twelve months and any Notices issued earlier but still outstanding, and having been offered copies.

Initials
----------

Note: The following information applies only to rent-controlled housing accommodations.

9. The following petitions or proceedings are pending that could affect the rental unit, whether the rent charged, the services and facilities provided, or other matters:

<u>Case Number</u>	<u>Type of Petition/Proceeding</u>
_____	_____
_____	_____

For any petitions or proceedings listed, the undersigned acknowledge(s) having been shown the petitions or proceedings and having been offered a copy of the petitions or proceedings for the undersigned.

Initials
----------

10. The following surcharges (rent increases that will subsequently be rescinded) are in effect for the rental unit:

<u>Case Number</u>	<u>Type of Surcharge</u>	<u>Amount of Surcharge</u>	<u>Date of Rescission*</u>
_____	_____	_____	_____
_____	_____	_____	_____

\* The date of rescission is projected; the actual date will be determined based on the applicable law and regulations.

11. Except for a rent increase upon vacancy, the rent charged a the rental unit under rent control may be increased no more frequently than once every twelve months.

12. The undersigned acknowledge(s) having been shown the most recent Notice of Change form filed pursuant to section 205(g)(1)(C) of the Act, relating to change of ownership, management, or services and facilities, and having been offered a copy.

Initials
----------

13. The undersigned acknowledge(s) receipt of a pamphlet published by the Rent Administrator explaining the Act and any regulations under the Act as they relate to implementation of rent increases and petitions permitted to be filed by housing providers and tenants.

Initials
----------

The undersigned acknowledge(s) receipt of this disclosure form, the attachment and the pamphlet published by the Rent Administrator. The undersigned acknowledge(s) having been shown the other documents, having been offered copies of those documents and having received any copies of documents requested by the undersigned as set forth above.

\_\_\_\_\_  
 Tenant  
 Printed Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

\_\_\_\_\_  
 Tenant  
 Printed Name: \_\_\_\_\_  
 Date: \_\_\_\_\_