**STANDARD EXCEPTIONS FOR DISTRICT OF COLUMBIA POLICIES**

1. Rights or claims of parties in possession not shown by the Public Records.

2. Easements, or claims of easements, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.

4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. All taxes for the year \_\_\_\_\_, and subsequent years, which are a lien but not yet due and payable.

6. Rights of residential tenants pursuant to Title 42, Chapter 34 of the District of Columbia Code (The Rental Housing Conversion and Sale Act of 1980, as amended, (including the Rental Housing Conversion and Sale Amendment Act of 2005), and all regulations associated therewith.

NOTE: Exceptions \_\_\_\_\_\_\_\_ are hereby deleted.