

DISTRICT OF COLUMBIA DEPARTMENT OF REAL ESTATE SERVICES FORM OF ESTOPPEL CERTIFICATE	IN RESPONSE TO RFP / LEASE NO	DATED
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LANDLORD’S ADDRESS

Re: Tenant’s estoppel certificate pursuant to a lease between [INSERT NAME] (“Landlord”) and the District of Columbia (“Tenant” or the “District”) for [INSERT DESCRIPTION] (“Premises”) located at [INSERT STREET ADDRESS], Washington, D.C.

Ladies and Gentleman:

The Landlord has requested the Tenant to execute an estoppel certificate (“Estoppel Certificate”) pursuant to [INSERT LEASE PROVISION] of the Lease between Landlord and Tenant dated [INSERT DATE] and [INSERT ANY AMENDMENTS] (together the “Lease”). As the Director of the District of Columbia Department of Real Estate Services, I am the authorized representative of the District under the Lease referenced herein, and hereby certify to the Landlord the following, pursuant to the Lease:

1. The Lease attached to this Estoppel Certificate as “Exhibit A” is accurate and complete.
2. The Lease is unmodified, except for [INSERT AMENDMENTS], and in full effect.
3. No Annual Rent or other charges have been paid by Tenant in advance.
4. To Tenant’s actual knowledge, Tenant has no claims or demands against Landlord.
5. To Tenant’s actual knowledge, as of this date there is no uncured Default by Tenant;

The statements contained herein are based solely upon a reasonably diligent review of the District’s Lease file as of the date of the issuance of this Estoppel Certificate. Landlord and any prospective purchaser and lender are deemed to have constructive notice of such facts as would be reasonably ascertainable by an inspection of the Premises or by reasonable inquiry to appropriate District officials. This Estoppel Certificate shall not be deemed to be a representation or warranty by the District that the Premises comply with any Applicable Laws or of the condition of, or the absence of, any defects in the Premises (or any portion thereof).

I hereby certify that I am authorized to execute and deliver the Estoppel Certificate on behalf of the District.

IN WITNESS WHEREOF, the undersigned has caused this certificate to be executed
this day of , 20 .

THE DISTRICT OF COLUMBIA
a municipal corporation, acting by and through its
Department of Real Estate Services

By: _____
Name:
Title: Director

Approved as to Legal Sufficiency:
Office of the Attorney General for
the District of Columbia

By: _____
Assistant Attorney General

Exhibits:
Exhibit A Lease
 [INSERT AMENDMENTS]