

IDEAL OFFER

We will present any written offers to the Seller. If your purchaser wants to put forth the most ideal offer for the Seller, please take advantage of the insight listed below:

ANY OFFER MUST FIRST BE SUBMITTED ONLINE:

www.nellisgroup.com/submit-offer

Property Address: 8 Ella Ct, Stafford, VA 22554

Sellers Names: Michael & Kerry Mahoney

Settlement: June 15-20th

Rentback: 3 week rentback

Settlement Company: Universal Title is preferred (They have 21 offices throughout the DMV. They will price match).

Financing: 14-21 days (If Appraisal is a contingency, if removed please disregard)

Appraisal: 10-14 days (If Appraisal is a contingency, if removed please disregard)

Sales Contract (Para 18) Other Addenda/Special Conditions: (If Appraisal is a contingency, if removed disregard): Please add this verbiage: Appraisal to be ordered the next business day after ratification with written verification from lender delivered to seller.

Lender Letter/Proof of Funds: Please make certain to supply contact information if using a loan (lender email and cell phone). If it is a cash purchase, please provide a copy of the bank statement or private banker letter.

** Recommend supplying POF in combination with lender letter if showing more than 10% as a down payment.*

*** Please note: To stay within Real Estate Fair Lending guidelines, we request that your buyers do not include pictures in their letters to the seller.*

****Please include the following documents with your offer from the MLS Document Section:***

- Conveyance Page
- Residential Disclosure

*** Escalation Clause:** Please be clear in whether or not the purchaser is raising the loan amount or increasing the down payment.

*****SELLER WILL REVIEW OFFERS IN ONE PDF*****



FROM THE OWNERS

Dear Prospective Home Buyers,

Our family has called Ella Court our home for the past four years, and we have loved everything about the experience. If not for a job transfer taking us out of the Stafford area, we would love to stay and continue to create memories in this wonderful home.

We have watched our children grow in this home. From pool and dart games in the basement, to family cookouts on the deck, to trampoline parties in the backyard, and Christmas mornings by the fireplace, this home will forever be a part of our family's memories. We will look back fondly on our time at Ella Court.

We cannot say enough great things about the Park Ridge community. The neighborhood is full of terrific neighbors, friendly pets, and business-savvy kids who make ice-cold, curbside lemonade! The elementary school is within walking distance, as is the community pool, basketball court and local library. With walking trails and paths curving through the trees, the neighborhood seems to come alive in the late afternoon.

Our home sits on a small, quiet cul-de-sac but there is plenty to do within a few minutes' drive. Stafford Marketplace has enough shopping and dining to quickly fill up your weekend, but some of our favorite places are the local businesses you can't find anywhere else. 610 Donuts is our go-to shop for weekend treats, and Fatty's Tap House serves super fresh food and a "pour your own draft" section with dozens of beers on tap. Our kids have taken music, dance and gymnastics lessons right here at studios in Stafford, and our son played ice hockey for the league at Prince William Ice Center, just up I-95 in Dale City. Needless to say, the activities in this area are too many to count!

We will truly miss Ella Court. The memories and the friendships won't soon be forgotten. But as our family moves on to North Carolina, we are positive you'll grow to love this home every bit as much as we did.

Sincerely,

The Mahoney Family

6. CONVEYANCES.

A. Personal Property and Fixtures. Property includes the following personal property and fixtures, if 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; however, all related mounts, brackets and hardware **DO** convey.

If more than one of an item conveys, the number of items is noted. The items marked YES below are currently installed or offered:

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
<input checked="" type="checkbox"/>	<input 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"/>		Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Clothes Dryer	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>		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 checked="" type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

Other: Window treatments in childrens rooms do not convey, and valance in kitchen, shelving not attached to the wall in garage and downstairs fridge and kegerator and freezer do not convey. Pot rack does not convey, ring door bell & security equip does not convey, trampoline & slide do not convey.

Handwritten initials
 3:58 PM 05/13/21
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B. As-Is Items. Seller will not warrant the condition or working order of the following items and/or systems: awning as is, alarm system as is (wired for ADT)



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT ACKNOWLEDGEMENT BY SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

PROPERTY ADDRESS/ 8 Ella Court, Stafford, VA 22554
LEGAL DESCRIPTION: LOT 617 SEC 18 6237 SQFT THE WOODS AT PARK RIDGE

The purchaser is advised of the disclosures listed in the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** located on the Real Estate Board webpage at:
http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

Kerry Lee Mahoney
dotloop verified
04/27/21 7:37 PM EDT
5HGJ-GY7L-DR6P-ZX8V
Owner

Michael A Mahoney Jr
dotloop verified
04/27/21 6:03 PM EDT
TRA0-OAXX-TEJK-SEX8
Owner

Date

Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date