

Property Address: 10220 Heron Pond Terrace, Burke VA 22015

Builder Name:	Model:
Mailbox # (if applicable):	Parking Space(s) (if applicable):
Floor Plan Available: Yes No	Plat Available: Yes No
Homeowners Condo Association Name: Burke Center Conservator	ſУ
Phone/Website:	
Included with HOA Condo Fees:	
HOA Condo Amenities:	
Estimated Age of (Month/Year):	
Roof: Furnace: A/C: 2017 A/C: A/C:	
Refrigerator: 2017	
Washer/Dryer: 2018 Last Painted: Indoor	:Outdoor:
Utilities (Please state company for each): Electric: Dominion Gas: Trash:	Water: Fairfax Sewer:
Pest Control Policy:	
Company:	Phone:

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:

Property Address: 10220 Heron Pond

Seller's Names: Nicholas Halzack & Kelli Halzack

Settlement: 21 day close

Post Occupancy: 60 day rent back

Settlement Company: Universal Title is preferred (They are fully virtual and have already completed a full title search on the property. They have 21 offices throughout the DMV. They will price match).

Financing: 14-21 days

Appraisal: 10-14 days

Sales Contract (Para 41) Other Terms: 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.

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

Conveyance Page

Residential Disclosure

Additional Documents:

* 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

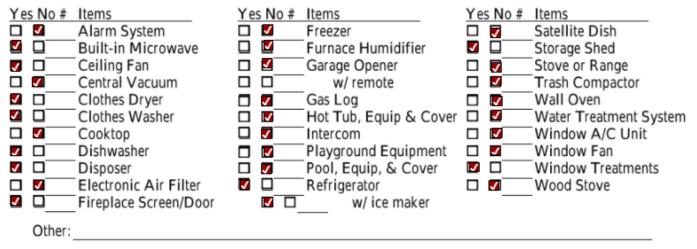
6. CONVEYANCES.

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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.

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



B. As-Is Items. Seller will not warrant the condition or working order of the following items and/or systems:



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/	10220 Heron Pond Terrace, Burke, VA 22015	
LEGAL DESCRIPTION:	BURKE CENTRE LT 43A	

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.

Nicholas M. Halzack	dotloop verified 02/16/21 7:36 PM EST PJK7-HLFM-TKWZ-X0OU	Kelli-Lynn Halzack	dotloop verified 02/16/21 5:50 PM EST R5NR-YNOV-JPAT-QATV
Owner		Owner	

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