

## 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](http://www.nellisgroup.com/submit-offer)

### **DETAILS FOR OFFERS:**

**Property Address:** 2131 South Pollard St. Arlington Va

**Sellers Names:** Frederick K Iii Helenihi and Halina Manno

**Settlement:** Quick Close

**Post Occupancy -** through May 20

**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: (If Financing is a contingency, if removed please disregard)

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

**Sales Contract (Para 41) Other Terms:** (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
- Additional Documents:
  - Federal Lead Based Paint

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

**\*\*\*YOU WILL BE REQUESTED TO SEND FULL OFFER IN ONE PDF AFTER ONLINE SUBMISSION\*\*\***

**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.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>		Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>		Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ ice maker				

Other:

*FH*  
01/18/21 2:41 PM EST  
dotloop verified

*HGH*  
01/18/21 2:50 PM EST  
dotloop verified

**B. As-Is Items.** Seller will not warrant the condition or working order of the following items and/or systems: ~~nest doorbell and nest thermostat to convey~~

*FH*  
01/18/21 2:41 PM EST  
dotloop verified

*HGH*  
01/18/21 2:50 PM EST  
dotloop verified

*JN*  
02/03/21 10:35 AM EST  
dotloop verified



## 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/** 2131 South Pollard Street, Arlington, VA 22204  
**LEGAL DESCRIPTION:** LT 13 A BK 48 DOUGLAS PARK 4263 SQ FT

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](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.

*Frederick Heleniki*  
dotloop verified  
01/16/21 5:49 PM EST  
ZLRF-Z3K2-YYKQ-SAXR  
Owner

*Halina G Heleniki*  
dotloop verified  
01/18/21 2:50 PM EST  
VFNL-W0BC-YSIW-BANL  
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