

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

DETAILS FOR OFFERS:

Property Address: 7646 Southern Oak Drive Springfield, VA

Sellers Names: Zachary A & Jessica J Hunt

Settlement: Quick Close

Post Occupancy: 45 Day Rent Back

Settlement Company: Universal Title is preferred (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 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
- Additional Documents: If needed

*** 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*****

Dear Prospective Home Buyer,

Our family has lived in this beautiful sun-filled townhouse since early 2016. It has been a truly special place to call home, and we are sincerely sad to be leaving.

We initially bought the house when our firstborn son was just 9 months old. Since then we have brought two more children home here after they were born, and the memories we have made here in these early days of their childhood will be ones we cherish forever. The special movie nights in our living room, fort-building in the basement, and the two of us sitting in the backyard with the lights on after the kids have gone to bed are just a few of our favorites.

This neighborhood has been great for our young family. There are many other children and friendly families in our little court who wave and stop for a chat on our many walks. The little path around the neighborhood was one of our frequent treks, although you can also access a beautiful, wooded path just across Pohick that goes all the way up to Great Falls. It is a wonderful community path that was perfect for family walks or afternoon jogs.

While our neighborhood feels quiet, we are in one of the most convenient locations, with easy access to I-95 or The Fairfax County Parkway. The Lorton VRE is just 5 minutes away, and the metro is also not far, which makes commuting to DC super easy. And this year, with everything being remote, we found out that many of our favorite local restaurants, from Sushi to Tacos, delivered!

We are truly going to miss so many things about this community, and as we move to a larger home for our growing family, we will hold on to the memories we made at Southern Oak Drive.

Sincerely,

The Hunt 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 checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>		w/ ice maker				

Other: Curtains do not convey, pot rack does not convey, + basket in kitchen, work bench and peg board conveys

B. As-Is Items. Seller will not warrant the condition or working order of the following items and/or systems: alarm system, refrigerator in storage room



RESIDENTIAL PROPERTY DISCLOSURE STATEMENT ACKNOWLEDGEMENT BY SELLER AND PURCHASER

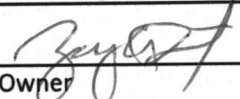
The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) requires the owner of certain residential real property—whenever the property is to be sold or leased with an option to buy—to provide notification to the purchaser of disclosures required by the Act and to 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).

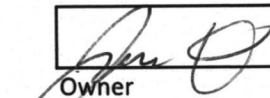
PROPERTY ADDRESS/ 7646 Southern Oak Drive, Springfield, VA 22153
LEGAL DESCRIPTION: SPRINGFIELD OAKS LT 123 SEC 8

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.

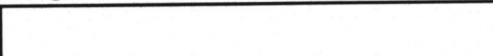

Owner

20 Mar 2021
Date

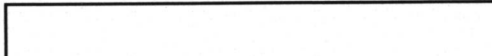

Owner

3/20/21
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

Date


Purchaser

Date