

## 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:** 9408 William Kirk

**Sellers Names:** Denise Manos

**Settlement:** 30 day close

**Post Occupancy -** Optional 14-21 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: (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; 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 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 type="checkbox"/>		Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input type="checkbox"/>	<input checked="" 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 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 checked="" 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 checked="" type="checkbox"/>		Fireplace Screen/Door	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ ice maker				

Other: \_\_\_\_\_

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

## Property Information Sheet

**Property Address:** 9408 William Kirk Lane, Burke, VA 22015-4251

Model: Dorchester

Mailbox: #5

Parking spaces are inside garage, and driveway

Floor Plan Available: yes

### Homeowners Association

Name: Cardinal Management Group, Inc

Phone/Website: 703-565-5242 www.cardinalmanagementgroup.com

Included with HOA Fees: financial management of Caroline Oaks

HOA Amenities: Grounds maintenance, sewer, trash

### Estimated Age of:

Roof: 2006

Furnace: 2016

A/C: 2016

Stove: 1986

Disposal: 2016

Refrigerator: 2004

Dishwasher: 1986

Carpet/Flooring: 2006

Washer/Dryer: 2004

Last Painted: Indoor: 2006 Outdoor: 2017

### Utilities:

Electric: Dominion Energy Electric

Gas: Washington Gas

Water: Fairfax County Water

Cable: Verizon or Comcast

Pest Control Policy: Outside pests in community area will be handled by HOA. Indoor is your responsibility.



Department of Professional and Occupational Regulation

Virginia Real Estate Board

[http://www.dpor.virginia.gov/Consumers/Disclosure\\_Forms/](http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/)

# 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/** 9408 William Kirk La, Burke, VA 22015-4251  
**LEGAL DESCRIPTION:** Lot: 9, Sub Section: 1, Sub District: 8, Subdivision: CAROLINE OAKS

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.

Denise E. Manns

Owner

Owner

3/16/21  
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

## Seller Connection Letter

Dear Prospective Home Buyer,

I have lived in this home on William Kirk Lane for 13 years and it's been an amazing experience. If it weren't for my looming retirement that is taking me out of state, nearer to my family, then I would definitely stay.

The home has been my human sanctuary. I originally moved here with a new job and my son, who was in 9<sup>th</sup> grade at Lake Braddock Secondary School. The high school was the best place he could have landed. One of the top high schools in the United States, he flourished. After graduating with honors from Junior ROTC, he continued on to Virginia Tech with a full scholarship through the Army. He is a geologist now and a Captain on his way to Kuwait with an engineering team. Transition couldn't have been better for him.

The name of the development is Townes at Caroline Oaks. The trees here are so lovely during the year with beautiful foliage in spring, and awesome autumn leaves in September. The kids have a newly refurbished library one block away, and a large park offering tennis, basketball, soccer, baseball, and walking paths. My neighbors are the kindest folks I've ever known, ranging from young families to those that are retired. The HOA keeps the community grounds well tended and beautiful.

Across the main access road are two shopping centers within walking distance. Burke Town Plaza offers a Safeway, Hallmark, CVS, Rafagino's (Portugese/Italian fusion), doctors/dentists offices, barber, Glory Day Grill, McDonald's, and the best price in fuel anywhere called Express Stop. The Rolling Valley Mall offers Mexican food, IHOP, Asian fusion, Pizza Hut, Lidl, Advance Auto Parts, Hair Salon, Dollar Tree, Staples, and Ross Dress for Less.

While our community feels very quiet and suburban, we are still close to everything. If you work in the DC are, then you are in walking distance of the Park 'n' Ride where buses take you directly to the train system or Pentagon. Plus, it's the best 'Slug Line' in all of Virginia where this glorified car pool system can get you to work in half the time of metro.

I'm going to miss live here. So much to do and explore in this historical area. It has been filled with many memories and friends that I will never forget. As I move closer to my grandson in Indiana I will never forget living in this amazing Burke area.

Sincerely,

Denise Manos