

**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 type="checkbox"/>            | <input checked="" type="checkbox"/> |   | Built-in Microwave    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   | Furnace Humidifier     | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/>            | <input checked="" type="checkbox"/> |   | Clothes Dryer         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   | Gas Log                | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 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 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:

## 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:** 6000 Windward Drive Burke VA 22015

**Sellers Names-** James A & Kari A Sturim

**Settlement:** 21 - 30 day close

**Post Occupancy-** 30 to 45 days

**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\*\*\***



## 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 any disclosures required by the Act and to refer the purchaser to the Real Estate Board website referenced below for additional information.  
Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

**PROPERTY ADDRESS/** 6000 Windward Drive, Burke, VA 22015  
**LEGAL DESCRIPTION:** Burke Centre Lt 135 Sec 3D

The purchaser is advised to consult the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** webpage ([http://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)) for important information about disclosures required by law that may affect the buyer’s decision to purchase the real property described above.

**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.

*James A Starim*  
dotloop verified  
04/27/20 8:02 PM EDT  
66DE-55B7-B5FV-NWKA  
Owner

*Kari A Starim*  
dotloop verified  
04/29/20 4:36 PM EDT  
19Q3-FWXS-8WSN-A0Z2  
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