

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:

**** Please contact co-listing Bruno Campos with any questions regarding the home at 571.218.2155 and email offers to him at bruno@nellisgroup.com ****

DETAILS FOR OFFERS:

Property Address: 5202 Rushbrook Drive Centreville, VA 20120

Sellers Names: Lucas A. and Tami L. Stubblefield

Settlement: Quick Close

Post Occupancy - 4 weeks following settlement

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, please 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:

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Garage Opener	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: _____



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/ 5202 Rushbrook Drive, Centreville, VA 20120
LEGAL DESCRIPTION: CABELLS MILL LT 170 SEC 3

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.

Lucas A. Stubblefield
dotloop verified
04/23/21 1:49 PM EDT
GC05-W5BP-HLHR-VSZV

Owner

04/23/2021
Date

Tami L. Stubblefield
dotloop verified
04/23/21 3:05 PM EDT
XDVL-FH8V-C50C-8VOS

Owner

04/23/2021
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

Dear Prospective Home Buyer,

Our family has lived in the home on Rushbrook Drive for the past four years and it has been an amazing experience.

The home has been a friend to us. Our four children developed wonderful relationships at home and throughout the neighborhood. Shooting hoops in the cul de sac, family barbecues on the deck, Christmas mornings by the fire, and Thanksgiving dinners in the dining room are memories we'll cherish forever. What we enjoyed most about our home is the wooded lot where the home sits, which offers privacy and peace of the beautiful nature that surrounds it.

The Poplar Tree community can be described as warm and friendly. Our kids and their friends grew up together, from the elementary school around the corner to the middle school just up the road. Oftentimes, the adults would gather while the children played ball or rode bikes around the neighborhood or through the paved trails through the woods behind the property. Everyone's favorite activity though was the Poplar Tree Labor Day Picnic, a yearly community block party, unlike any other.

The proximity to so many stores and restaurants makes this location better than any home in the greater Fairfax and Chantilly area. Family date nights at Guapos were a huge hit on weekends, and we all love going to the shops at Fair Lakes, Fair Oaks, Fairfax Corner and Greenbriar. We can hop on the Vienna metro and head into DC for a night out.

We are truly going to miss our home in Poplar Tree. It has been filled with so many joyous memories and friends that we will never forget. We hope you and your family will enjoy this home for many years to come, just as we have.

Sincerely,

The Stubblefield Family