

**INFORMATION FOR MAKING AN OFFER (OPTIONAL)**

*This form does not constitute a disclosure or offer and SHALL NOT become part of any Residential Sales Contract. This information is provided for the sole purpose of assisting Cooperating agent(s) in preparing offers. Seller makes no representations or warranties regarding the accuracy of the information contained in this Information Sheet.*

**SELLER'S INFORMATION**

Seller Name(s): Lisa Kaili Diamond  
Preferred Delivery:  Mailing Address OR  Fax OR  Email (check all that apply): mris@nellisgroup.com

FIRPTA: Seller  IS OR  IS NOT a "Foreign Person," as defined by the Foreign Investment in Real Property Tax Act (FIRPTA).

1031 Exchange – Seller is selling Property as part of a 1031 Exchange:  Yes OR  No  
Real Estate Licensed/Related Parties:  Seller is  an active OR  inactive licensed real estate agent in  Virginia and/or  Other \_\_\_\_\_ .  Listing Broker/Agent is related to Seller.

**PROPERTY INFORMATION**

Tax Map/ID # 50717300 Legal Description: Lot(s) \_\_\_\_\_  
Section \_\_\_\_\_ Subdivision or Condominium Parkside at Alexandria  
Parking Space(s) # \_\_\_\_\_ County/Municipality Alexandria City  
Deed Book/Liber # \_\_\_\_\_ Page/Folio # \_\_\_\_\_  
Street Address 1221 N Van Dorn  
Unit # 1221 City Alexandria City ZIP Code 22304  
Mailbox Number: \_\_\_\_\_  
Storage Unit Number(s): \_\_\_\_\_  
Property Subject to:  
 Condominium Association  Cooperative Association  Property Owners Association  
Association Name: Parkside at Alexandria Phone #: \_\_\_\_\_  
Management Company: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Lead-Based Paint: Residential dwellings at Property  were OR  were not constructed before 1978.  
Other: \_\_\_\_\_

**UTILITIES INFORMATION**

Water Supply:  Public  Private Well  Community Well  
Hot Water:  Oil  Gas  Elec.  Other: \_\_\_\_\_  
Air Conditioning:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_  Zones \_\_\_\_\_  
Heating:  Oil  Gas  Elec.  Heat Pump  Other \_\_\_\_\_  Zones \_\_\_\_\_  
Sewage Disposal:  Public  Septic for # BR \_\_\_\_\_  Community Septic  Alternative Septic for # BR: \_\_\_\_\_  
Other: \_\_\_\_\_  
(If applicable) Association Fee Includes Following Utilities: \_\_\_\_\_

Utility Companies/Name:  
Electric: Dominion Gas/Oil: Studebaker  
Water: Studebaker Trash: HOA Pick-up Day(s): \_\_\_\_\_

**CONVEYANCES**

<u>Yes # Items</u>	<u>Yes # Items</u>	<u>Yes # Items</u>
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Freezer	<input type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> Storage Shed
<input type="checkbox"/> Ceiling Fan	<input type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> Stove or Range
<input type="checkbox"/> Central Vacuum	<input type="checkbox"/> w/ remote	<input type="checkbox"/> Trash Compactor
<input checked="" type="checkbox"/> Clothes Dryer	<input type="checkbox"/> Gas Logs	<input type="checkbox"/> Wall Oven
<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Water Treatment System
<input type="checkbox"/> Cooktop	<input type="checkbox"/> Intercom	<input type="checkbox"/> Window A/C Unit
<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Playground Equipment	<input type="checkbox"/> Window Fan
<input checked="" type="checkbox"/> Disposer	<input type="checkbox"/> Pool, Equip, & Cover	<input checked="" type="checkbox"/> Window Treatments
<input type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Wood Stove
<input type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> w/ ice maker	<input type="checkbox"/>

OTHER CONVEYANCES \_\_\_\_\_

DOES NOT CONVEY \_\_\_\_\_

Fuel Tanks: Leased #: \_\_\_\_\_ Owned #: \_\_\_\_\_  
 Leased Items: \_\_\_\_\_

**LISTING BROKER INFORMATION**

Listing Brokerage's Name and Address: Keller William Alliance Group  
12700 Fairlakes Circle, Suite 120 Fairfax, Va 22033

Brokerage Phone #: _____	Bright MLS Broker Code: _____
VA Firm License #: _____	Agent Name: <u>James Nellis</u>
Agent Email: <u>mris@nellisgroup.com</u>	Agent Phone #: _____
MLS Agent ID #: <u>63294</u>	VA Agent License #: _____
Team Name: <u>The Nellis Group</u>	Team Business Entity License #: _____

**OTHER INFORMATION**

Seller Preferred Settlement Timing: 0-30 Days

Seller Requests Post-Settlement Occupancy:  Yes OR  No \_\_\_\_\_

Other Settlement Preferences/Requests: \_\_\_\_\_

Seller Preferred Septic Inspector (if applicable): \_\_\_\_\_

Seller Requests:  Proof of Funds with Cash Offers  Lender Letter (check all that apply)

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

\_\_\_\_\_

\_\_\_\_\_