

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): David & Julie Odonnell
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 # 0762 07 0072 Legal Description: Lot(s) _____
Section _____ Subdivision or Condominium Fairfax Station
Parking Space(s) # _____ County/Municipality Fairfax County
Deed Book/Liber # _____ Page/Folio # _____
Street Address 11236 Robert Carter Rd
Unit # _____ City Fairfax Station ZIP Code 22039
Mailbox Number: _____
Storage Unit Number(s): _____
Property Subject to:
 Condominium Association Cooperative Association Property Owners Association
Association Name: Fairfax Station 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: Private Septic Tank, replaced in 2004.
(If applicable) Association Fee Includes Following Utilities: _____

Utility Companies/Name:
Electric: Dominion Gas/Oil: _____
Water: Fairfax County Trash: American 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 checked="" type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> 4 Ceiling Fan	<input checked="" type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> Stove or Range
<input type="checkbox"/> Central Vacuum	<input checked="" 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 checked="" type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Wood Stove
<input checked="" type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> w/ ice maker	<input type="checkbox"/>

OTHER CONVEYANCES Wood Stove, Sprinkler System, Pinball, Pool Table

AS IS- Furnace Humidifier, Electric Air Filter

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: James Nellis

Agent Email: mris@nellisgroup.com

Agent Phone #:

MLS Agent ID #: 63294

VA Agent License #:

Team Name: The Nellis Group

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:

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