

**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): Diane C. Nelson  
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 # 7697-53-4001.01 Legal Description: Lot(s) \_\_\_\_\_  
Section \_\_\_\_\_ Subdivision or Condominium Stonington  
Parking Space(s) # \_\_\_\_\_ County/Municipality Prince William  
Deed Book/Liber # \_\_\_\_\_ Page/Folio # \_\_\_\_\_  
Street Address 10479 Paradise Court  
Unit # \_\_\_\_\_ City Manassas ZIP Code 22109  
Mailbox Number: \_\_\_\_\_  
Storage Unit Number(s): \_\_\_\_\_  
Property Subject to:  
 Condominium Association  Cooperative Association  Property Owners Association  
Association Name: Stonington 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: Bench with Storage Shelving and Patio Cover  
(If applicable) Association Fee Includes Following Utilities: \_\_\_\_\_

Utility Companies/Name:  
Electric: NOVEC Gas/Oil: \_\_\_\_\_  
Water: UOSA 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 type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/> Storage Shed
<input checked="" 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 checked="" 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: 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: \_\_\_\_\_