

## 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): Christopher J Allison & Tracy L Allison

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 # 27-2-364 Legal Description: Lot(s)                     

Section                      Subdivision or Condominium Blooms Crossing

Parking Space(s) #                      County/Municipality Manassas Park City, VA

Deed Book/Liber #                      Page/Folio #                     

Street Address 9414 Katelyn Court

Unit #                      City Manassas Park ZIP Code 22111

Mailbox Number:                     

Storage Unit Number(s):                     

Property Subject to:

☐ Condominium Association ☐ Cooperative Association ☒ Property Owners Association

Association Name: Residential 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: NOVEC Gas/Oil: Washington

Water: Manassas Park Trash: HOA Pick-up Day(s):

## CONVEYANCES

Yes # Items	Yes # Items	Yes # Items
<input type="checkbox"/> Alarm System	<input type="checkbox"/> Freezer	<input checked="" type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Built-in Microwave	<input type="checkbox"/> Furnace Humidifier	<input checked="" type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> 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 checked="" 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 As is: Hardware, drapes, surround sound

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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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