

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 Johnson and Eileen Johnson

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 # 246461133000 Legal Description: Lot(s) 32

Section Subdivision or Condominium LENAH WOODS

Parking Space(s) # County/Municipality Loudoun County

Deed Book/Liber # 2016 Page/Folio # 73436

Street Address 24070 Mill Wheel Place

Unit # City Aldie ZIP Code 20105

Mailbox Number:

Storage Unit Number(s):

Property Subject to:

☐ Condominium Association ☐ Cooperative Association ☒ Property Owners Association

Association Name: Lenah Woods

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 Energy

Gas/Oil: Washington Gas

Water: Loudon Water

Trash: HOA

Pick-up Day(s):

CONVEYANCES

Yes # Items	Yes # Items	Yes # Items
<input checked="" 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 type="checkbox"/> Storage Shed
<input checked="" type="checkbox"/> Ceiling Fan	<input checked="" type="checkbox"/> Garage Opener	<input 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 checked="" type="checkbox"/> Wall Oven
<input checked="" type="checkbox"/> Clothes Washer	<input type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> Water Treatment System
<input checked="" 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 Office furniture in second bedroom conveys, charcoal grill on screened in porch conveys as is,

DOES NOT CONVEY Refrigerator in the garage does not convey

Fuel Tanks: Leased #: _____ Owned #: _____

Leased Items: _____

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: Keller Williams Alliance Group

12700 Fair Lakes Cir, Suite 120, Fairfax, VA 22033

Brokerage Phone #: _____

Bright MLS Broker Code: _____

VA Firm License #: _____

Agent Name: James Nellis II

Agent Email: homes@nellisgroup.com

Agent Phone #: 703-222-3300

MLS Agent ID #: 63294

VA Agent License #: 0225038800

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: _____

© 2021 Northern Virginia Association of REALTORS®, Inc.



This is a suggested form of the Northern Virginia Association of REALTORS®, Inc. ("NVAR"). This form has been exclusively printed for the use of REALTOR® members of NVAR, who may copy or otherwise reproduce this form in identical form with the addition of their company logo. Any other use of this form by REALTOR® members of NVAR, or any use of this form whatsoever by non-members of NVAR is prohibited without the prior written consent of NVAR. Notwithstanding the above, no REALTOR® member of NVAR, or any other person, may copy or otherwise reproduce this form for purposes of resale.

