

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): Ryan's Rehabs and Renovations LLC

Preferred Delivery: ☐ Mailing Address OR ☐ Fax OR ☒ Email (check all that apply): _____

Tim@MoveWithTim.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 # 6B 1 E 1 Legal Description: Lot(s) 1

Section 1 Subdivision or Condominium WESTMORELAND SHORES

Parking Space(s) # _____ County/Municipality Westmoreland

Deed Book/Liber # 1002 Page/Folio # 1380

Street Address 1228 Holly Vista Dr

Unit # _____ City Colonial Beach ZIP Code 22443

Mailbox Number: _____

Storage Unit Number(s): _____

Property Subject to:

☐ Condominium Association ☐ Cooperative Association ☐ Property Owners Association

Association Name: _____ 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: _____

Utility Companies/Name:

Electric: _____ Gas/Oil: _____

Water: _____ Trash: _____ Pick-up Day(s): _____

CONVEYANCES

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
☐	☐		Alarm System	☐	☐		Freezer	☐	☐		Satellite Dish
☒	☐	1	Built-in Microwave	☐	☐		Furnace Humidifier	☒	☐	1	Storage Shed
☒	☐	a11	Ceiling Fan	☐	☐		Garage Opener	☐	☐		Stove or Range
☐	☐		Central Vacuum	☐	☐		w/ remote	☐	☐		Trash Compactor
☐	☐		Clothes Dryer	☐	☐		Gas Logs	☐	☐		Wall Oven
☐	☐		Clothes Washer	☐	☐		Hot Tub, Equip & Cover	☐	☐		Water Treatment System
☐	☐		Cooktop	☐	☐		Intercom	☐	☐		Window A/C Unit
☐	☐		Dishwasher	☐	☐		Playground Equipment	☐	☐		Window Fan
☐	☐		Disposer	☐	☐		Pool, Equip, & Cover	☐	☐		Window Treatments
☐	☐		Electronic Air Filter	☒	☐	1	Refrigerator	☐	☐		Wood Stove
☐	☐		Fireplace Screen/Door	☐	☐		w/ ice maker				

Other: _____

Fuel Tanks: Leased #: _____ Owned #: _____

Leased Items: _____

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: **Samson Properties**

Brokerage Phone #: **(443) 975-7555**

Bright MLS Broker Code: **SAMP45**

VA Firm License #: **0226021529**

Agent Name: **Tim Farr**

Agent Email: **tim@movewithtim.com**

Agent Phone #: **(443) 771-4281**

MLS Agent ID #: **3329048**

VA Agent License #: **0225258803 (VA); 5008532 (MD)**

Team Name: _____

Team Business Entity License #: _____

OTHER INFORMATION

Seller Preferred Settlement Timing: _____

Seller Requests Post-Settlement Occupancy: ☐ Yes OR ☒ No _____

Other Settlement Preferences/Requests: _____

Seller Preferred Septic Inspector (if applicable): _____

Other: _____

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