



The Stokes Group

REAL ESTATE



Disclosure Packet

**510 N EDISON ST.
ARLINGTON, VA 22203**

Anslie Stokes Milligan, GRI
McEneaney Associates, Inc., REALTORS
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016
202-552-5600 - TheStokesGroup.com - 202-270-1081



We Sell Where You Want to Live

Sellers:

Bridget Dooling, Aaron Kocian

Legal Information:

Tax ID: 13-045-092

Legal Address: 510 N Edison St. Arlington, VA 22203

Contract Requirements:

- Copy of Earnest Money Deposit
- Copy of bank statements proving EMD and down payment funds
- Lender approval letter from a local, reputable lender
- Virginia Residential Sales Contract
- Contingencies & Clauses (if needed)
- Residential Property Disclosure Statement

Contract Preferences:

- Sellers will give great weight to a strong (at least 10%) Earnest Money Deposit to be held by **Federal Title and Escrow**
- Sellers will give great weight to offers with few if any contingencies
- Sellers welcome home inspections, but they must be coordinated with listing agent
- Agent prefers to use **Federal Title and Escrow** as the settlement company (Fully Independent with no Joint Venture affiliations) **BUYER AGENTS-** if you have a JV with the title company in your offer, please note that in your email and/or offer summary in addition to providing the proper disclosure as such to the seller

Federal Title & Escrow
5335 Wisconsin Ave. NW #700
Washington, DC 20015
www.federaltitle.com
202.362.1500

Listing Agent Information:

Anslie Stokes Milligan
McEneaney Associates, Inc.
4910 Massachusetts Ave. NW Suite 119

Office Code: MCE7
MRIS ID: 99699
Agent License: VA 0225091985
Broker License: VA 0226012309



SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at: **510 N Edison St., Arlington, VA 22203**

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

BD / AK

- (a) Presence of lead-based paint and/or lead-based paint hazard (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

BD / AK

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

____ / _____
____ / _____
____ / _____

- (c) Purchaser has received and had an opportunity to review copies of all information listed above.
- (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
- (e) Purchaser has (check one below):
 - Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Sales Associates' Acknowledgments (initial)

A / _____

- (f) Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Seller's obligations under this law as evidenced by Seller and Purchaser having completed this form.

Certification of Accuracy

The undersigned have reviewed the information above and certify that to the best of their knowledge the information they have provided is true and accurate.

SELLER:

1/30/2023 / Bridget Dooling
 Date Signature
Bridget Dooling

2/2/2023 / Aaron Kocian
 Date Signature
Aaron Kocian

1/30/2023 / Anslie Stokes
 Date Signature of Listing Associate
Anslie Stokes

PURCHASER:

____ / _____
 Date Signature

____ / _____
 Date Signature

____ / _____
 Date Signature of Selling Associate

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RESIDENTIAL PROPERTY DISCLOSURE STATEMENT SELLER AND PURCHASER ACKNOWLEDGEMENT FORM

The Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the Code of Virginia) requires the owner of certain residential real property whenever the property is to be sold or leased with an option to buy to provide notification to the purchaser of disclosures required by the Act and to advise the purchaser that the disclosures are listed on the Real Estate Board webpage.

Certain transfers of residential property are excluded from this requirement (see § 55.1-702).

510 N Edison St., Arlington, VA 22203

PROPERTY ADDRESS/
LEGAL DESCRIPTION: _____

The purchaser is advised of the disclosures listed in the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT located on the Real Estate Board webpage at:
http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures

The owner(s) hereby provides notification as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55.1-712, further acknowledges having been informed of the rights and obligations under the Act.

DocuSigned by:
Bridget Dooling
Owner
Bridget Dooling
1/30/2023
Date

DocuSigned by:
Aaron Kocian
Owner
Aaron Kocian
2/2/2023
Date

The purchaser(s) hereby acknowledges receipt of notification of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55.1-700 et seq. of the *Code of Virginia*). In addition, if the purchaser is (i) represented by a real estate licensee or (ii) not represented by a real estate licensee but the owner is so represented as provided in § 55.1-712, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

Purchaser

Purchaser

Date

Date

6. CONVEYANCES.

A. Personal Property and Fixtures. Property includes the following personal property and fixtures, if existing: built-in heating and central air conditioning equipment, plumbing and lighting fixtures, indoor and outdoor sprinkler systems, bathroom mirrors, sump pump, attic and exhaust fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, window treatment hardware, smoke and heat detectors, TV antennas, exterior trees and shrubs. Unless otherwise agreed to in writing, all surface or wall mounted electronic components/devices **DO NOT** convey; however, all related mounts, brackets and hardware **DO** convey. Smart home devices installed, hardwired or attached to personal property or fixtures conveyed pursuant to this paragraph, including but not limited to, smart switches, smart thermostats, smart doorbells, and security cameras (“Smart Devices”) **DO** convey unless otherwise agreed to in writing. If more than one of an item conveys, the number of items is noted.

The items marked YES below are currently installed or offered and will convey:

Yes # Items	Yes # Items	Yes # Items
<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 Log	<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 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	

Other Conveyances (as-is, no additional value and for Seller convenience): Solar panels

Does Not convey: _____

B. As-Is Items. Seller will not warrant the condition or working order of the following items and/or systems: _____

8. UTILITIES; MAJOR SYSTEMS. (Check all that apply)

Hot Water: Oil Gas Electric Other _____ Number of Gallons _____

Air Conditioning: Oil Gas Electric Heat Pump Other _____ Zones _____

Heating: Oil Gas Electric Heat Pump Other _____ Zones _____

Water Supply: Public Private Well Community Well

Sewage Disposal: Public Septic Approved for _____ Bedrooms

Type of Septic System: Community Conventional Alternative Experimental