



# The Stokes Group

REAL ESTATE



## Disclosure Packet

**328 CANTERWOOD LANE  
GREAT FALLS, VA 22066**

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:

Patrick A. Collins, Stacia G. Collins

### Legal Information:

**Tax ID:** 0024-04-0025

**Legal Address:** 328 Canterwood Lane Great Falls, VA 22066

### 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](http://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





## 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).

**328 Canterwood Lane, Great Falls, VA 22066**

**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](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:  
  
55CC8B6D7CA40A...  
**Owner**  
**Patrick A. Collins**  
 5/4/2023  
 \_\_\_\_\_  
 Date

DocuSigned by:  
  
63B48EB4D3B7497...  
**Owner**  
**Stacia G. Collins**  
 5/5/2023  
 \_\_\_\_\_  
 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 checked="" type="checkbox"/>	___	Built-in Microwave	<input type="checkbox"/>	___	Furnace Humidifier	<input type="checkbox"/>	___	Storage Shed
<input type="checkbox"/>	___	Ceiling Fan	<input type="checkbox"/>	___	Garage Opener	<input 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 checked="" type="checkbox"/>	<u>2</u>	Wall Oven
<input checked="" type="checkbox"/>	___	Clothes Washer	<input checked="" 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 checked="" 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): \_\_\_\_\_

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 Four Bedrooms

Type of Septic System: ☐ Community ☒ Conventional ☐ Alternative ☐ Experimental

Section 32.1-164.1:1 of the Code of Virginia requires Seller to disclose whether the onsite septic system serving Property is operating under a waiver of repair and/or maintenance requirements imposed by the State Board of Health. If the septic system is operating pursuant to a waiver, then Seller must provide the buyer with the "Disclosure Regarding Validity of Septic System Permit" prior to contract ratification. Such waiver is not transferable to the buyer.

Seller represents that the septic system ☐ is **OR** ☒ is not operating under a waiver from the State Board of Health.

# Canterwood Homeowners Association

## 2023 Dues, Trash/Recycling Service, HOA Directory

\*\*\* Please complete all sections of this form. \*\*\*

Homeowner(s) Name(s):	
Address:	

### ANNUAL DUES and TRASH/RECYCLING COLLECTION

#### PLEASE COMPLETE

##### OPTION A

OR

##### OPTION B

**AND**

Write a check to Canterwood HOA for \$680  
(for Option A) or \$350 (for Option B).

**Deliver your completed form and check by Friday,  
June 30, 2023 to:**

Bob Stock, Treasurer, Canterwood HOA  
321 Canterwood Lane, Great Falls, VA 22066  
703.314.4466 mobile

##### Option A:

\_\_\_\_\_ I have enclosed: \$680  
which includes:  
- \$350 (**required** annual dues), plus  
- \$330 for trash/recycling collection services

**OR**

##### Option B:

\_\_\_\_\_ I have enclosed: \$350 (**required** annual dues) **AND**  
\_\_\_\_\_ I do NOT wish to participate in the HOA trash/recycling  
collection services.

**NOTE: Please submit promptly to avoid a \$25 late fee.**

### UPDATE YOUR HOA INFORMATION (IF APPLICABLE)

To ensure you get HOA news and are listed in our directory, please provide the following. Only complete if there have been changes since last Spring.

#### YOUR INFORMATION for CANTERWOOD HOA DIRECTORY

**ADULT NAMES** (include nicknames):

**MOBILE NUMBERS:**

_____	→	_____
_____	→	_____
_____	→	_____
_____	→	_____

**LAND LINE:**

**EMAIL ADDRESSES:**

_____
_____
_____
_____

**HOME ADDRESS** (house # & street):

_____
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**CHILDREN (under 18 only)**

**NAMES & BIRTH DATES** (month/year):

_____	/	_____
_____	/	_____
_____	/	_____
_____	/	_____