



# The Stokes Group

REAL ESTATE



Disclosure Packet

**731 S PITT STREET  
ALEXANDRIA, VA 22314**

Anslie Stokes Milligan, GRI  
McEneaney Associates, Inc., REALTORS  
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016  
202-552-5600 - [TheStokesGroup.com](http://TheStokesGroup.com) - 202-270-1081



## We Sell Where You Want to Live

### Sellers:

Jonathan Hurst, Lauren Hurst

### Legal Information:

**Tax ID:** 11203000

**Legal Address:** 731 S Pitt St. Alexandria, VA 22314

### 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



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

For the sale of the Property at: **731 S Pitt St., Alexandria, VA 22314**

### 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)

JA / LWH (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):

JA / LWH  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)

oZ / \_\_\_\_ (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:

10/20/2023 / Jonathan Hurst  
Date Signature

Jonathan Hurst  
Signature

10/20/2023 / Lauren Willotte Hurst  
Date Signature

Lauren Hurst  
Signature

10/19/2023 / Dana Zalowski  
Date Signature of Listing Associate

Dana Zalowski  
Signature of Listing Associate

#### PURCHASER:

\_\_\_\_ / \_\_\_\_  
Date Signature

\_\_\_\_ / \_\_\_\_  
Date Signature

\_\_\_\_ / \_\_\_\_  
Date Signature

\_\_\_\_ / \_\_\_\_  
Date Signature of Selling Associate

\_\_\_\_ / \_\_\_\_  
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).

**731 S Pitt St.**  
**PROPERTY ADDRESS/ Alexandria, VA 22314**  
**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:  
*Jonathan Hurst*  
3D74E3EF7164432...  
**Owner**  
**Jonathan Hurst**  
10/20/2023  
Date

DocuSigned by:  
*Lauren Willhoite Hurst*  
3BDE411D542F446...  
**Owner**  
**Lauren Hurst**  
10/20/2023  
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  
  
Date

Purchaser  
  
Date

## DISCLOSURE OF AFFILIATED BUSINESS RELATIONSHIPS

### MCENEARNEY ASSOCIATES, MIDDLEBURG REAL ESTATE AND ATOKA PROPERTIES

This statement is to provide notice of an affiliated business relationship between the following entities doing business as McEneaney Associates, McEneaney Commercial, Middleburg Real Estate, and Atoka Properties. Each of these affiliated entities is wholly owned by a common parent, National Capital Partners, LLC., which is owned by McEneaney Holdings, LLC and Pejacevich and Buzzelli, LLC.

### BUSINESS RELATIONSHIPS WITH SERVICE PROVIDERS

In addition to the business relationships referenced above, McEneaney Associates, Middleburg Real Estate, and Atoka Properties have marketing relationships with other service providers which are listed below. These are contractual agreements that provide marketing opportunities for those service providers through our real estate offices. These opportunities include such things as placing marketing materials in our offices, including information about their services in mailings, broadcast emails, property brochures, company websites, and social media. They are provided with in-office opportunities to sponsor or conduct seminars and to expand their customer base. These service providers pay an appropriate fee for the marketing opportunities provided. There is no fee for any referral of clients or customers to these providers, nor is this disclosure intended to be a referral to those providers.

**CONSUMERS AND PROSPECTIVE CONSUMERS ARE NOT REQUIRED TO USE THE SERVICES OF THESE PROVIDERS. THERE ARE FREQUENTLY OTHER PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND RATES FOR THOSE SERVICES.**

### SERVICE PROVIDERS WITH WHOM WE HAVE CURRENT AGREEMENTS:

Atlantic Coast Mortgage, LLC - Provider of residential mortgages

Movement Mortgage, LLC - Provider of residential mortgages

Vesta Settlements, LLC - Provider of real estate settlement services

I/we have read this disclosure statement and understand and acknowledge the business and financial relationships disclosed herein.

|                  |  |            |
|------------------|--|------------|
|                  | <small>DocuSigned by:<br/>Jonathan Hurst<br/>3074E592786432</small>        | 10/20/2023 |
| Purchaser/Tenant | <b>Seller/Landlord<br/>Jonathan Hurst</b>                                  |            |
|                  | <small>DocuSigned by:<br/>Lauren Willotte Hurst<br/>3826419542F246</small> | 10/20/2023 |
| Purchaser/Tenant | <b>Seller/Landlord<br/>Lauren Hurst</b>                                    |            |