



The Stokes Group

REAL ESTATE



Disclosure Packet

**4600 DUKE STREET #519
ALEXANDRIA, VA 22304**

Dana Zalowski
Corcoran McEneaney
4910 Massachusetts Ave. NW Suite 119, Washington, DC 20016
202-552-5600 - TheStokesGroup.com - 202-503-9339



We Sell Where You Want to Live

Sellers:

Nathan Blumenschein

Legal Information:

Tax ID:50062500

Legal Address:4600 Duke St. #519 Alexandria, VA 22304

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 would a settlement date at the end of May with a rentback until June 29th.
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:

Dana Zalowski
Corcoran McEneaney
4910 Massachusetts Ave. NW Suite 119

Office Code: MCE7
MRIS ID:3066428
Agent License: VA 0225091985
Broker License: VA 0226012309



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): Nathan Blumenschein

Preferred Delivery: Mailing Address OR Fax OR Email (check all that apply): c/o Agent: Dana@TheStokesGroup.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 # 50062500 Legal Description: Lot(s) _____

Section _____ Subdivision or Condominium Forty Six Hundred

Parking Space(s) # _____ County/Municipality Alexandria City

Deed Book/Liber # _____ Page/Folio # _____

Street Address 4600 Duke St 519

Unit # _____ City Alexandria ZIP Code 22304

Mailbox Number: _____

Storage Unit Number(s): _____

Property Subject to:

Condominium Association Cooperative Association Property Owners Association

Association Name: Forty Six Hundred Phone #: _____

Management Company: CSI Management Phone #: 703-751-4602

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
<input type="checkbox"/> <input checked="" type="checkbox"/> Alarm System	<input type="checkbox"/> <input checked="" type="checkbox"/> Freezer	<input type="checkbox"/> <input checked="" type="checkbox"/> Satellite Dish
<input type="checkbox"/> <input checked="" type="checkbox"/> Built-in Microwave	<input type="checkbox"/> <input checked="" type="checkbox"/> Furnace Humidifier	<input type="checkbox"/> <input checked="" type="checkbox"/> Storage Shed
<input type="checkbox"/> <input checked="" type="checkbox"/> Ceiling Fan	<input type="checkbox"/> <input checked="" type="checkbox"/> Garage Opener	<input checked="" type="checkbox"/> <input type="checkbox"/> Stove or Range
<input type="checkbox"/> <input checked="" type="checkbox"/> Central Vacuum	<input type="checkbox"/> <input checked="" type="checkbox"/> w/ remote	<input type="checkbox"/> <input checked="" type="checkbox"/> Trash Compactor
<input checked="" type="checkbox"/> <input type="checkbox"/> Clothes Dryer	<input type="checkbox"/> <input checked="" type="checkbox"/> Gas Logs	<input type="checkbox"/> <input checked="" type="checkbox"/> Wall Oven
<input checked="" type="checkbox"/> <input type="checkbox"/> Clothes Washer	<input type="checkbox"/> <input checked="" type="checkbox"/> Hot Tub, Equip & Cover	<input type="checkbox"/> <input checked="" type="checkbox"/> Water Treatment System
<input type="checkbox"/> <input checked="" type="checkbox"/> Cooktop	<input type="checkbox"/> <input checked="" type="checkbox"/> Intercom	<input type="checkbox"/> <input checked="" type="checkbox"/> Window A/C Unit
<input checked="" type="checkbox"/> <input type="checkbox"/> Dishwasher	<input type="checkbox"/> <input checked="" type="checkbox"/> Playground Equipment	<input type="checkbox"/> <input checked="" type="checkbox"/> Window Fan
<input checked="" type="checkbox"/> <input type="checkbox"/> Disposer	<input type="checkbox"/> <input checked="" type="checkbox"/> Pool, Equip, & Cover	<input type="checkbox"/> <input checked="" type="checkbox"/> Window Treatments
<input type="checkbox"/> <input checked="" type="checkbox"/> Electronic Air Filter	<input checked="" type="checkbox"/> <input type="checkbox"/> Refrigerator	<input type="checkbox"/> <input checked="" type="checkbox"/> Wood Stove
<input type="checkbox"/> <input checked="" type="checkbox"/> Fireplace Screen/Door	<input checked="" type="checkbox"/> <input type="checkbox"/> w/ ice maker	

Other: _____

Fuel Tanks: Leased #: _____ Owned #: _____

Leased Items: _____

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: Corcoran McEneaney
4910 Massachusetts Ave., NW 119, Washington DC 20016

Brokerage Phone #: <u>202-552-5600</u>	Bright MLS Broker Code: <u>MCE7</u>
VA Firm License #: <u>0226012309</u>	Agent Name: <u>Dana Zalowski</u>
Agent Email: <u>dana@thestokesgroup.com</u>	Agent Phone #: <u>(202) 503-9339</u>
MLS Agent ID #: <u>3066428</u>	VA Agent License #: <u>0225091985</u>
Team Name: <u>The Stokes Group</u>	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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SALE: DISCLOSURE AND ACKNOWLEDGMENT OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

For the sale of the Property at: 4600 Duke St, 519, Alexandria, VA 22304

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)

NB / _____ (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):

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

NB / _____ (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 (check one below):
 Received and had an opportunity to review copies of all information listed above.
 Been advised that Seller has no knowledge, information, reports, or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

_____/ _____ (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)

DZ / _____ (f) Listing and Buyer's Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller of the Sellers' 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:

04/08/2026 / Nathan Blumenschein
Date Signature
_____/ _____
Date Signature
_____/ _____
Date Signature
_____/ _____
Date Signature

PURCHASER:

_____/ _____
Date Signature
_____/ _____
Date Signature
_____/ _____
Date Signature
_____/ _____
Date Signature

04/08/2026 / *Dana Zalowski*
Date Signature of Listing Associate

/ _____
Date Signature of -Buyer's 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).

4600 Duke St, 519, Alexandria, VA 22304

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:
https://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.

Nathan Blumenschein

Owner Nathan Blumenschein

_____ Owner

04/08/2026

Date

_____ 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



MCENEARNEY

WIRE FRAUD ALERT

IMPORTANT NOTICE TO PROSPECTIVE HOME BUYERS, SELLERS, LANDLORDS, TENANTS REGARDING FRAUDULENT BANK WIRING INSTRUCTION SCHEMES

Attention home buyers, sellers, landlords and tenants: There have been increased reports across the nation of theft schemes that involve hackers stealing email addresses and sending fraudulent wiring instructions to homebuyers and tenants, REALTORS®, lawyers, escrow holders, title agents, all of whom could be affected. The criminal scheme has many variations and this notice is not intended to describe a specific situation. As an actual or prospective party to a real estate transaction, we want to alert you to the situation so that you can minimize the risk that you could be a victim. **Your funds are at stake and the results of wire fraud are devastating.**

We strongly recommend that before you wire any funds to any party (including your own lawyer, real estate broker, escrow holder or title agent whom you know to be involved in your transaction) that you **personally call them to verify the wire instructions PRIOR to sending** (you should confirm the ABA routing number or SWIFT code and the credit account number). Do not ever assume that an email to you from someone involved in your transaction, asking you to wire funds to X account, is legitimate. This fraud is very sophisticated.

You should call the escrow holder or title company at a number that you have obtained on your own (e.g., the sales contract, their website, your agent, etc.) and should not use the phone number that is contained in any email – even if the email appears to be from someone you know. As a seller, make sure the bank account information your settlement company has for wiring your funds is correct and has not been changed.

A common aspect of the schemes involves the criminal hacking the sender’s email (unbeknownst to them) and sending you an email that looks like other legitimate emails you have received from that party. The email contains the criminal’s wire instructions and may contain the criminal’s phone number and once your funds are wired by your bank to the criminal’s account there may be no way to recover those funds. In fact, funds are usually immediately wired overseas and are NOT recoverable.

PLEASE EXERCISE EXTREME CAUTION BEFORE WIRING FUNDS TO ANY PARTY AND DOUBLE CHECK WITH A PHONE CALL FIRST.

This Important Notice is not intended to provide legal advice. You should consult with your attorney if you have any questions.

Sincerely,
McEneaney Associates, Inc., REALTORS

Nathan Blumenschein 04/08/2026
Seller/Buyer/Landlord/Tenant Date

Seller/Buyer/Landlord/Tenant Date