

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): Marianne Cicala or, James D W Cooper

Preferred Delivery: Mailing Address OR Fax OR Email (check all that apply): gostraley@exp Realty.com | mariannecicala@gmail.com | rebeccastraley@gmail.com (please include delivery to all emails).

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 n/a. Listing Broker/Agent is related to Seller.

PROPERTY INFORMATION

Tax Map/ID # 55-((OA))-0-32B Legal Description: Lot(s) 32B - N Meherrin RVR 98.24 Acres

Section 0A Subdivision or Condominium n/a

Parking Space(s) # rural County/Municipality Victoria

Deed Book/Liber # 248 Page/Folio # 381

Street Address 919 Gilbert Ln

Unit # n/a City Victoria ZIP Code 23974-3318

Mailbox Number: n/a

Storage Unit Number(s): n/a

Property Subject to:

Condominium Association Cooperative Association Property Owners Association

Association Name: n/a Phone #: _____

Management Company: n/a Phone #: _____

Lead-Based Paint: Residential dwellings at Property were OR were not constructed before 1978.

Other: n/a

UTILITIES INFORMATION

Water Supply: Public Private Well Community Well

Hot Water: Oil Gas Elec. Other: 4 Total - 2 for MH & UC/LC

Air Conditioning: Oil Gas Elec. Heat Pump Other Ceiling Fan Zones _____

Heating: Oil Gas Elec. Heat Pump Other Fireplace Zones _____

Sewage Disposal: Public Septic for # BR _____ Community Septic Alternative Septic for # BR: _____

Other: 2 Septic Fields | LC is Gray Water | 3 Drilled Wells | Main House two Heat/CAC units

Utility Companies/Name:

Electric: Mecklenburg Electric 1-434-372-6200 Gas/Oil: Parker Oil 434.372.4616

Water: n/a Trash: n/a Pick-up Day(s): n/a

CONVEYANCES

Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Built-in Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Ceiling Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Clothes Washer
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Dishwasher
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Disposer
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Fireplace Screen/Door

Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Furnace Humidifier
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener
<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip, & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip, & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Refrigerator
<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ ice maker

Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove

Other: **Sauna will convey, 3 Closed Circuit Solar Systems panels and Nano-Carbon batteries convey, Cottage/Guest Quarters will convey furnished and include small refrigerators, elec. wall heat/air**
 Fuel Tanks: Leased #: 2 Owned #: _____
 Leased Items: **Parker Oil Propane supplies to tank: Cable Company / Internet equipment**

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: **eXp Realty 800 Corporate Drive Suite 301 Stafford, VA 22556**

Brokerage Phone #: (571)306-2102	Bright MLS Broker Code: expy2
VA Firm License #: 022623254	Agent Name: Michael Straley
Agent Email: gostraley@exprealty.com	Agent Phone #: (540)834-6263
MLS Agent ID #: 132783	VA Agent License #: 02250100485
Team Name: Go Straley Group	Team Business Entity License #: 0226025207

OTHER INFORMATION

Seller Preferred Settlement Timing: **30 Days**
 Seller Requests Post-Settlement Occupancy: Yes OR No
 Other Settlement Preferences/Requests: **\$10,000 EMD**
 Seller Preferred Septic Inspector (if applicable): **Bryan Neal**
 Other: **Seller agrees to have Lucas - Solar Installer to provide 1 day review of Solar Operations post settlement - paid \$1,000 for new owner convenience.**

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