

the Release of Brokerage Representation Agreement, in addition to any compensation otherwise due pursuant to Agreement.

7. OPTIONAL SELLER-PAID BUYERS BROKER COMPENSATION.

A. Generally. Prospective buyers may retain a broker who represents their interests only ("Buyers Broker"). Seller has the option to agree to pay some or all of the fees of Buyers Broker in this transaction, which will be payable upon settlement ("Buyers Broker Compensation"). **Seller has no obligation to pay Buyers Broker Compensation.** Buyers Broker Compensation is negotiable and will ultimately be determined by a ratified sales contract between Seller and the buyer.

B. Disclosure. Seller ☒ **authorizes** OR ☐ **does not authorize** Broker to disclose to prospective buyers and brokers representing buyers of Sellers willingness to negotiate with Buyer regarding Sellers payment of, in whole or in part, Buyers Broker Compensation.

C. Seller Approval of Optional Buyers Broker Compensation. In the event Seller desires that Broker disclose and/or market, subject to applicable MLS rules and regulations, a specific amount or rate for Buyers Broker Compensation, **Broker must obtain Sellers approval in writing in advance of any such disclosure or marketing, any agreement to pay, or payment, and must specify the amount or rate disclosed or marketed.**

8. 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. Electric vehicle charging stations **DO** convey. Solar panels installed on the Property **DO** convey (see attached Addendum). 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
☒		Alarm System
☐		Built-in Microwave
☒		Ceiling Fan
☒		Central Vacuum
☒		Clothes Dryer
☒		Clothes Washer
☒		Cooktop
☒		Dishwasher
☒		Disposer
☐		Electronic Air Filter
☒		Fireplace Screen/Door

Yes	#	Items
☐		Freezer
☒		Furnace Humidifier
☒		Garage Opener
☒		w/ remote
☒		Gas Log
☐		Hot Tub, Equip & Cover
☒		Intercom
☐		Playground Equipment
☐		Pool, Equip, & Cover
☒		Refrigerator
☒		w/ ice maker

Yes	#	Items
☐		Satellite Dish
☐		Storage Shed
☐		Stove or Range
☐		Trash Compactor
☒		Wall Oven
☐		Water Treatment System
☐		Window A/C Unit
☐		Window Fan
☒		Window Treatments
☐		Wood Stove



Virginia Real Estate Board
http://www.dpor.virginia.gov/Consumers/Disclosure_Forms/

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).

PROPERTY ADDRESS/ 9400 Ludgate Dr Apts VA 22309
 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.

Mary L. Anson
 Owner

 Owner

4-17-2026
 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