



INFORMATION TO MAKE AN OFFER

PROPERTY ADDRESS: 23028 Creighton Farms Dr, Leesburg, VA 20175

SELLER(S): Josephine Poh Choo Jan Family Living Trust

EARNEST MONEY DEPOSITS:

Please provide a deposit of at least **3%** of the sales price. Please include a copy of the check.

FINANCING:

For Offers Requiring Financing:

Submit with your offer approval or commitment letter from a reputable lender. The letter should state that the prospective buyer's credit has been checked, the buyer(s) income assets have been verified, and if any home sale contingency of the buyer(s) current residence is necessary.

Please have the buyer's lender complete the **Loan Officer Questionnaire**, included in disclosures.

For "Cash" Offers:

Provide verification of funds to purchase the property.

CONTINGENCY SUGGESTIONS:

Notes to make your offer competitive: Strive for the best NET price to the seller; few contingencies; short time periods on contingencies; large EMD, & short settlement period.

PREFERRED SETTLEMENT INFORMATION:

Preferred settlement: 30 Days or sooner unless otherwise stated on addendum

Prefer title company: CLATitle.com, RSITitle.com or www.FlynnTitle.com

OFFER SUBMISSION: *Please choose one of the following methods:*

E-Mail - Preferred Method

Offer@JohnWilliamsJr.com

Fax

240-507-5227

Hand Delivery

4825 Bethesda Ave Ste# 200, Bethesda MD 20814

LISTING AGENT INFORMATION:

John Williams

RE/MAX Realty Services

4825 Bethesda Ave #200,

Bethesda MD 20814

Listing Agent's MRIS ID:

93018

Listing Agent's Licenses:

MD: 585736

DC: SP 98366081

VA: 0225089501

Listing Agent's Office Code

RBE1



JOHN WILLIAMS SALES TEAM
240.507.5000

info@JohnWilliamsJr.com | www.JohnWilliams.Realtor
Licensed DC, MD & VA



RE/MAX
REALTY SERVICES
301.652.0400

Loan Officer Questionnaire

Buyer(s) Name: _____

Property Address: _____

As per the buyer(s), please complete the following questionnaire and sign:

- | | | |
|---|--|-----------------------------------|
| 1) Are the buyer(s) pre-approved? | ☐ Yes | ☐ No |
| a) Is the loan going to be manually underwritten or automated? | ☐ Auto | ☐ Manual |
| 2) What decision engine was used? | _____ | |
| 3) Is the approval subject to the sale or settlement of any property? | ☐ Yes | ☐ No |
| 4) Has a full credit report been run for buyer(s)? | ☐ Yes | ☐ No |
| 5) Did you pull a tri-merge or single repository credit? | ☐ Tri | ☐ Single |
| 6) Is the credit report acceptable to loan? | ☐ Yes | ☐ No |
| 7) What is/are the middle credit score for Buyer(s)? | Buy1: _____ | Buy2: _____ |
| 8) What is/are the Buyer(s) ratios? | _____ | |
| 9) Are there any outstanding credit issues that need to be resolved? | ☐ Yes | ☐ No |
| 10) Do Buyer(s) have enough funds to settle? | ☐ Yes | ☐ No |
| 11) Have the funds been verified? | ☐ Yes | ☐ No |
| 12) Has the income been verified ... i.e. pay stubs, W-2's, tax return? | ☐ Yes | ☐ No |
| 13) Are the Buyer(s) self-employed or commissioned? | ☐ Self | ☐ Comm |
| a) If so, have the tax returns been reviewed? | ☐ Yes | ☐ No |
| b) What is the adjusted gross income? | _____ | |
| 14) Do the Buyer(s) meet PITI reserve requirements? | ☐ Yes | ☐ No |
| 15) Are there any missing documents that will affect the loan? | ☐ Yes | ☐ No |
| 16) Is this loan brokered or in-house? | ☐ Broker | ☐ In-house |
| 17) What type of loan are they approved for? | Conventional / FHA / VA / USDA / JUMBO | |
| 18) Any type of special financing being provided? | HPAP / HOC / MMP / CDA / DPA | |
| 19) For FHA/VA loans, what is the case number? | _____ | |
| 20) What are the probabilities of this buyer obtaining the loan? | _____ | |
| 21) If the contract price goes above the offer price (due to multiple bids) is the borrower able to escalate? | ☐ Yes | ☐ No |
| 22) How many days are required to close this loan? | _____ | |
| 23) Has the Buyer(s) ever declared Bankruptcy? | ☐ Yes | ☐ No |
| 24) Has the Buyer(s) had a Foreclosure or Short Sale in the past 2 yrs. | ☐ Yes | ☐ No |

Loan Company: _____

Loan Officer Name: _____

Loan Officer email: _____

Mobile: _____

Loan Officer Signature

Date



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USEFUL INFORMATION ABOUT REAL ESTATE TRANSACTIONS

REALTORS® are real estate licensees who, as members of the National Association of REALTORS® as well as the state and local Associations of REALTORS®, have pledged to the public and to each other that they will adhere to a strict code of ethics and high standards of professionalism, integrity and competence. REALTORS® are providing you with this information in order to assist you in making informed decisions when purchasing, selling or optioning real estate.

SERVICES Regardless of whom they represent, REALTORS® can provide a variety of information and assistance to all parties in a real estate transaction. For example, REALTORS® can assist customers by performing ministerial acts such as supplying information about available properties and sources of financing, describing and showing properties, assisting in preparing and submitting purchase offers or counteroffers, or providing information about settlement procedures. REALTORS® acting as standard agents are required by Virginia law and by their Code of Ethics to treat all parties honestly and not knowingly give them false information, promptly present all written offers and counteroffers, disclose any adverse material facts actually known to them concerning the physical condition of a property, and offer properties without regard to race, color, religion, sex, handicap, familial status, elderliness, sexual orientation, national origin, or gender identity as well as any other classes protected by Virginia and applicable local jurisdiction.

LEGAL REQUIREMENTS Virginia law requires that in order to be enforceable, all contracts for real property must be in writing. There is a recommended contract form that can be shown to you and that may be modified in any way to accommodate the needs of the parties. You have the opportunity to consult legal counsel concerning the contract as well as any other questions you may have about the various laws concerning real estate transfers that are referenced in the suggested contract form.

FINANCING Mortgage rates and associated charges vary with financial institutions and the marketplace. Buyers have the opportunity to select the lender and to negotiate terms and conditions of the loan. Such terms may be subject to seller's approval and lender's requirements. Borrowers also will be required to obtain a lender's title insurance policy. Buyers may wish to obtain owner's title insurance coverage and may consult an attorney concerning this choice.

INSURANCE The lender may require buyers to buy a hazard insurance policy from the insurance company of their choice, subject to the lender's approval. Buyer should be aware that many factors affect the availability and cost of hazard insurance on the premises. Depending on the insurance company, these factors may include past insurance claims filed on the premises, past insurance claims filed by buyer, and buyer's credit history. In addition, flood insurance may be required on the property. Buyer should contact an insurance agent at the earliest opportunity to arrange for hazard insurance and, if necessary, flood insurance on the property.

BUYER AND SELLER DUTIES UNDER FIRPTA Section 1445 of the Internal Revenue Service (IRS) Code (the Foreign Investment in Real Property Tax Act or "FIRPTA") may impose a duty on a buyer to withhold a percentage (minimum 15%) of the gross sales price when the seller is a "foreign person" for purposes of U.S. income taxation and when the property is located within the United States. A foreign person includes, but is not limited to, nonresident aliens, foreign corporations, foreign partnerships, foreign trusts, and foreign estates. The seller has to check the right box in the Residential Sales Contract and attach a FIRPTA

addendum to the contract. In addition, the seller should inform the settlement agent of possible withholding under FIRPTA prior to settlement date. The settlement agent may require the seller and the buyer to execute certain IRS forms, which may include the seller's and the buyer's tax identification number (social security number), and submit the required withholding on behalf of the buyer. Both the seller and the buyer should seek competent legal, tax, and/or financial advice concerning these matters in advance of the settlement date.

MASTER PLANS Prior to execution of a contract, buyers may review the applicable Master Plan for the appropriate jurisdiction, including maps showing planned land use and proposed or actual parks, roads, or other facilities. These can be found at the planning offices of various jurisdictions and at some local libraries.

PROPERTY CONDITION AND ENVIRONMENTAL MATTERS Various inspection services and home warranty insurance programs are available, and buyers have the option to include in their offer to purchase a contingency that allows them to employ one or more experts of their choice at their expense to inspect the property and provide them with an analysis of its condition. Buyers normally may also conduct pre-settlement or pre-occupancy "walk-through" inspections of the property, but these inspection may be limited by the terms of the contract. REALTORS® do not have the expertise to advise concerning various conditions including but not limited to: major systems or structures; soil conditions; flood hazard areas; mold or air quality; possible restrictions on the use of the property due to restrictive covenants, zoning, subdivision or environmental laws, easements or other documents; airport or aircraft noise; planned land uses, roads or highways; including but not limited to construction materials and/or hazardous materials such as flame retardant treated plywood (FRT), radon, urea formaldehyde insulation (UFFI), polybutylene pipes, asbestos, synthetic stucco/EIFS, underground storage tanks, defective drywall or lead-based paint. Information about these issues may be obtained from appropriate governmental agencies such as the United States Environmental Protection Agency (EPA), the Virginia Department of Health, or local planning offices or health departments.

HOME ENERGY EFFICIENCY INFORMATION Buyers may wish to consider the energy efficiency of any new or existing home prior to the conclusion of the sale. Hiring an energy audit professional certified by the Residential Energy Services Network (www.RESNET.us) or the Building Performance Institute (www.BPI.org) to perform an energy audit can be an invaluable step toward helping prospective buyers understand the energy efficiency level of the home they are considering buying. Energy and water consumption patterns in the home can also add to understanding the efficiency levels of home systems, although personal behaviors must also be considered when evaluating this data.

RESPONSIBILITY Each party to a real estate transaction should carefully read all documents to be sure that the terms accurately express the understanding of the parties as to their intentions and the agreements they have reached. REALTORS® can counsel on real estate matters, but if legal or tax advice is desired, you should consult an attorney or a financial professional. If you have any questions about the roles and responsibilities of REALTORS® or about any other material presented here, please do not hesitate to ask for more information. You should also exercise whatever due diligence you deem necessary with respect to information on any sexual offenders registered under Chapter 23 (§19.2 -387 et. seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange at <http://sex-offender.vsp.virginia.gov/sor/>.

TYPES OF REAL ESTATE REPRESENTATION In an individual real estate transaction, if a brokerage firm ("Broker") has a contractual obligation to represent a buyer or a seller ("Client"), then the Broker shall promote the interest of the Client by exercising ordinary care and by:

- (a) performing the terms of their contractual agreement;
- (b) conducting marketing activities on behalf of the Client as provided in their brokerage agreement;
- (c) assisting the Client in drafting and negotiating offers and counteroffers, amendments, addenda, and in establishing strategies to accomplish the Client's goals;
- (d) obtaining a transaction at a price and terms acceptable to the Client;
- (e) presenting in a timely manner all written offeror counter offers to and from the Client;
- (f) disclosing to the Client all material facts related to the property or concerning the transaction of which they have actual knowledge; and
- (g) accounting for, in a timely manner, all money and property received in which the Client has or may have an interest.

Unless otherwise provided by law or the Client consents in writing to the release of information, the Broker shall maintain the confidentiality of all personal and financial information and other matters identified as confidential by the Client, if that information is received from the Client during the brokerage relationship.

In satisfying these duties, the Broker shall exercise ordinary care, comply with all applicable laws and regulations, treat all prospective buyers and sellers honestly and not knowingly give false information, and the Broker representing a buyer shall disclose whether or not the buyer's intent is to occupy the property as a principal residence. In addition, the Broker may show the same property to different buyer clients, represent sellers as well as buyers, or provide assistance to a seller or a buyer who is not a client by performing ministerial acts that are not in consistent with the Broker's duties to the Client.

Seller representation occurs when sellers contract to use the services of their own Broker (known as a seller representative) to act on their behalf. Sellers may engage a Broker who provides standard services (§54.1-2131) or limited services (§54.1-2138.1). Your REALTOR® can provide you with more information about those options.

Buyer representation occurs when buyers contract to use the services of their own Broker (known as a buyer representative) to act on their behalf. Buyers may engage a Broker who provides standard services (§54.1-2132) or limited services (§54.1-2138.1). Your REALTOR® can provide you with more information about those options.

Dual representation occurs when a buyer and seller in one transaction are represented by the same Broker and the same sales associate. When the parties agree to dual representation, the ability of the Broker and the sales associate to represent either party fully and exclusively is limited. The confidentiality of all information of all clients shall be maintained as above.

Designated representation occurs when a buyer and seller in one transaction are represented by different sales associates affiliated with the same Broker. Each of these sales associates, known as a designated representative, represents fully the interests of a different client in the same transaction. Designated representatives are not dual representatives if each represents only the buyer or only the seller in a specific real estate transaction. Except for disclosure of confidential information to the Broker, each designated representative is bound by the confidentiality requirements as above. The Broker remains a dual representative.

3-12-20
 Date _____ Signature _____
 Josephine P C Jan
 Date _____ Signature _____
 Date _____ Signature _____

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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 agent(s) in preparing offers. Seller makes no representations or warranties regarding the accuracy of the information contained in this Information Sheet.

Submit Offer to: _____ (Email) _____ (name)

SELLER'S INFORMATION

Seller Name(s): Josephine Poh Choo Jan Family Living Trust

Delivery (par. 6 of Contract): ☐ Mailing Address and/or ☒ Email: _____

FIRPTA: Seller ☐ IS OR ☐ IS NOT a "Foreign Person."

1031 Exchange: Seller ☐ IS OR ☐ IS NOT selling Property as part of a 1031 Exchange.

☐ 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 # 283350495000 Legal Description: Lot(s) _____

Section _____ Subdivision or Condominium HUNTLEIGH AT CREIGHTON FARMS

Parking Space(s) # _____ County/Municipality Loudoun

Deed Book/Liber # _____ Page/Folio # _____

Street Address 23028 Creighton Farms Dr

Unit # _____ City Leesburg ZIP Code 20175

Mailbox Number: _____

Storage Unit Number(s): _____

Property Subject to: ☐ Condo Association ☐ Co-Op Association ☐ Property Owners' Association

Association Name: _____ Phone #: _____

Management Company: _____ Phone #: _____

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: _____

(If applicable) Association Fee Includes Following Utilities: _____

Utility Companies/Name: _____

Electric: _____ Gas/Oil: _____

Water: _____ Trash: _____ Pick-up Day(s): _____

Cable: _____ Internet: _____

CONVEYANCES

Yes # Items	Yes # Items	Yes # Items
☐ Alarm System	☒ Fireplace Screen/Door	☒ Refrigerator
☒ Built-in Microwave	☐ Freezer	☐ w/ ice maker
☒ Ceiling Fan	☐ Furnace Humidifier	☐ Satellite Dish
☐ Central Vacuum	☒ Garage Opener	☐ Storage Shed
☒ Clothes Dryer	☐ w/ remote	☐ Stove or Range
☒ Clothes Washer	☐ Gas Log	☐ Wall Oven
☒ Cooktop	☐ Hot Tub, Equip & Cover	☐ Water Treatment System
☒ Dishwasher	☐ Intercom	☐ Window A/C Unit
☒ Disposer	☐ Playground Equip	☐ Window Fan
☐ Electronic Air Filter	☐ Pool, Equip, & Cover	☐ Window Treatments
		☐ Wood Stove

OTHER CONVEYANCES _____

DOES NOT CONVEY _____

Fuel Tanks: Leased #: _____ Owned #: _____

Leased Items: _____

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: **RE/MAX Realty Services**

4825 Bethesda Ave #200, Bethesda, MD 20814

Brokerage Phone #: **(240)507-5000**

VA Firm License #: **0226001527**

Agent Email: **John@JohnWilliamsJr.com**

MLS Agent ID #: **93018**

Team Name: **John Williams Sales**

Bright MLS Broker Code: _____

Agent Name: **John Williams**

Agent Phone #: **(240)507-5000**

VA Agent License #: **0225 089501**

Team Business Entity License #: _____

OTHER INFORMATION

Seller Preferred Settlement Timing: _____

Seller Requests Post-Settlement Occupancy: ☒ Yes OR ☐ No _____

Other Settlement Preferences/Requests: **Pruitt Title & Escrow LLC**

Seller Preferred Septic Inspector (if applicable): _____

Seller Requests: ☒ Proof of Funds with Cash Offers ☒ Lender Prequalification/Preapproval Letter
(check all that apply)

Other: _____

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General Addendum

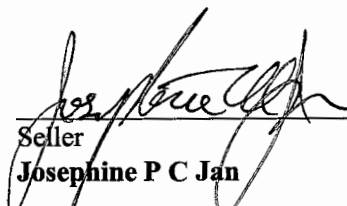
The Contract of Sale dated _____
Address 23028 Creighton Farms Dr
City Leesburg, State VA, Zip 20175
Between Seller Josephine P C Jan Family Living Trust
and Buyer _____

is hereby amended by the incorporation of this Addendum, which shall supersede any provisions to the contrary in the Contract.

Time is of the essence, and every provision of this Agreement shall be construed in accordance with the principle that time is of the essence. However, if the final date of any period that is set out in any provision of this Agreement for the Seller(s) falls on a Saturday, Sunday or federal holiday, then, and in such event, such period shall be extended to the next business day.

The time period of a day for the Seller(s) shall be measured from 12:00:00 a.m. to and including 11:59:59 p.m. in the Eastern Time Zone.

All other terms and conditions remain the same.

	<u>3.12.26</u>	_____	_____
Seller	Date	Buyer	Date
Josephine P C Jan			
_____	_____	_____	_____
Seller	Date	Buyer	Date

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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).

PROPERTY ADDRESS/ 23028 Creighton Farms Dr
Leesburg, VA 20175
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.

Owner

Josephine P C Jan

Date

3-12-26

Owner

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

DPOR rev 07/2021

MEGAN'S LAW DISCLOSURE

Tenant(s)/Buyer(s) should exercise whatever due diligence Tenant(s)/Buyer(s) deems necessary with respect to information on sexual offenders registered under Chapter 23 (§19.2-387 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Records Exchange at (804) 674-2000 or <https://www.vspсор.com/>.

The Tenant(s)/Buyer(s) acknowledge receipt of a copy of this disclosure statement.

TENANT/BUYER:

3.12.16		_____	_____
Date	Signature	Date	Signature
_____	_____	_____	_____
Date	Signature	Date	Signature

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Affiliated Business Arrangement Disclosure Statement Notice

Date: 3/12/26
To (Client's Name) Josephine Poh Choo Jan Family Living Trust
From: RE/MAX Realty Services Agent: John Williams
Property Address: 23028 CREIGHTON FARMS DR. LEECSBURG, VA 20175

In connection with the purchase/sale of this property, you may need to obtain certain settlement services. This form is to give you notice that RE/MAX Realty Services has a business relationship (e.g. indirect ownership interests and/or contractual relationships including marketing agreements) with the following Companies:

Mortgage Company: First Home Mortgage Company
Settlement/Closing and Title Insurance: Flynn Title Group

Set forth below are estimated for a range of charges for the settlement services of **Flynn Title Group**:

Closing Fee/Settlement Fee*:	\$850-\$950
Estimated Owner's Title Insurance**:	Per \$1,000 of sales price:
Simultaneously issue of Lender's Policy	First \$250,000: \$5.15
Policy (MD) is \$200.00	250-\$500,00 \$4.40
	500-\$1,000,000 \$3.75
	1,000-\$5,000,000 \$2.95

* Does not include Survey which is billed from a third party vendor.

** Title Insurance rates apply to Maryland only and are for a basic owner's policy; per the terms of the contract of sale Enhanced/Premium rates will be charged; Washington, DC rates are slightly higher and additional fees may apply. Rates are subject to change.

*** Rates may be higher for foreclosure and short sale transactions. Also, additional abstract costs may result in high end of range.

While we recommend that you use our preferred providers, you are NOT required to do so as a condition of the settlement on the subject property. There are other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

Acknowledgement: I/we have read this disclosure form, and understand that RE/MAX REALTY SERVICES, is referring me/us to use the above-described settlement services. I further understand that my agent receives no direct or indirect financial benefit for using one of our preferred providers.

Josephine Poh Choo Jan 3.12.26 /
DATE DATE
 /
DATE DATE

FEDERAL LEAD-BASED PAINT DISCLOSURE LAW AND REGULATIONS: INFORMATION FOR OWNERS OF RESIDENTIAL PROPERTY

Note: 42 U.S.C. 4852d exempts from the disclosure requirements for lead-based paint certain transfers of residential property constructed before 1978. The exceptions are: property leased for 100 days or less with no possibility of renewal or extension; re-lease or renewal of a lease for the same property to the same tenant, where the landlord previously complied with the law's disclosures and has no new information about lead-based paint; housing for the elderly or disabled; foreclosure sales; property where there is no separate bedroom; and property that has been certified as lead-paint free under the law. All other residential properties constructed before 1978 are "target housing" subject to the law and regulations, and their owners must be informed of the following.

\$35.88 Disclosure requirements for sellers and lessors.

(a) The following activities shall be completed before the purchaser or lessee is obligated under any contract to purchase or lease target housing that is not otherwise an exempt transaction pursuant to §35.82. Nothing in this section implies a positive obligation on the seller or lessor to conduct any evaluation or reduction activities. (1) The seller or lessor shall provide the purchaser or lessee with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead in Your Home* (EPA #747-K-94-001) or an equivalent pamphlet that has been approved for use in that State by EPA. (2) The seller or lessor shall disclose to the purchaser or lessee the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased. The seller or lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. (3) The seller or lessor shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The seller or lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. (4) The seller or lessor shall provide the purchaser or lessee with any records or reports available to the seller or lessor pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold or leased. This requirement includes records and reports regarding common areas. This requirement also includes records and reports regarding other residential dwellings in multifamily target housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) If any of the disclosure activities identified in paragraph (a) of this section occurs after the purchaser or lessee has provided an offer to purchase or lease the housing, the seller or lessor shall complete the required disclosure activities prior to accepting the purchaser's or lessee's offer and allow the purchaser or lessee an opportunity to review the information and possibly amend the offer.

\$35.90 Opportunity to conduct an evaluation.

(a) Before a purchaser is obligated under any contract to purchase target housing, the seller shall permit the purchaser a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(b) Notwithstanding paragraph (a) of this section, a purchaser may waive the opportunity to conduct the risk assessment or inspection by so indicating in writing.

\$35.92 Certification and acknowledgment of disclosure.

(a) *Seller requirements.* Each contract to sell target housing shall include an attachment containing the following elements, in the language of the contract (e.g., English, Spanish): (1) A Lead Warning Statement consisting of the following language:

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.

(2) A statement by the seller disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. (3) A list of any records or reports available to the seller pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the purchaser. If no such records or reports are available, the seller shall so indicate. (4) A statement by the purchaser affirming receipt of the information set out in such paragraphs (a)(2) and (a)(3) of this section and the lead hazard information pamphlet required under section 15 U.S.C. 2696. (5) A statement by the purchaser that he/she has either: (i) Received the opportunity to conduct the risk assessment or inspection required by §35.90(a); or (ii) Waived the opportunity. (6) When any agent is involved in the transaction to sell target housing on behalf of the seller, a statement that:

(i) The agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d; and (ii) The agent is aware of his/her duty to ensure compliance with the requirements of this subpart. (7) The signatures of the sellers, agents, and purchasers, certifying to the accuracy of their statements, to the best of their knowledge, along with the dates of signature.

(b) *Lessor requirements.* Each contract to lease target housing shall include, as an attachment or within the contract, the following elements, in the language of the contract (e.g., English, Spanish): (1) A Lead Warning Statement with the following language:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

(2) A statement by the lessor disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being leased or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist in the housing, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. (3) A list of any records or reports available to the lessor pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the lessee. If no such records or reports are available, the lessor shall so indicate. (4) A statement by the lessee affirming receipt of the information set out in paragraphs (b)(2) and (b)(3) of this section and the lead hazard information pamphlet required under 15 U.S.C. 2696. (5) When any agent is involved in the transaction to lease target housing on behalf of the lessor, a statement that: (i) The agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d; and (ii) The agent is aware of his/her duty to ensure compliance with the requirements of this subpart. (6) The signatures of the lessors, agents, and lessees certifying to the accuracy of their statements to the best of their knowledge, along with the dates of signature.

(c) *Retention of certification and acknowledgment information.* (1) The seller, and any agent, shall retain a copy of the completed attachment required under paragraph (a) of this section for no less than 3 years from the completion date of the sale. The lessor, and any agent, shall retain a copy of the completed attachment or lease contract containing the information required under paragraph (b) of this section for no less than 3 years from the commencement of the leasing period. (2) This recordkeeping requirement is not intended to place any limitations on civil suits under the Act, or to otherwise affect a lessee's or purchaser's rights under the civil penalty provisions of 42 U.S.C. 4852d(b)(3).

(d) The seller, lessor, or agent shall not be responsible for the failure of a purchaser's or lessee's legal representative (where such representative receives all compensation from the purchaser or lessee) to transmit disclosure materials to the purchaser or lessee, provided that all required parties have completed and signed the necessary certification and acknowledgment language required under paragraphs (a) and (b) of this section.

RECEIVED: _____

Signature: _____
Josephine P C Jan

Date _____

Signature: _____

Date _____

NVAR - 1036 / 9/96

RE/MAX Realty Services, 4825 Bethesda Ave #200 Bethesda MD 20814
John Williams

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 2405075000

Fax: 2405075227

Jan, Josephine P C

www.lwolf.com

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

For the sale of the Property at: 23028 Creighton Farms Dr, Leesburg , VA 20175

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)

- [Signature] (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.
- [Signature] (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)

- [Signature] (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:

3-12-26 [Signature]
Date Signature Josephine P C Jan

Date Signature

Date Signature

3/12/26 [Signature]
Date Signature

PURCHASER:

Date Signature

Date Signature

Date Signature

Date Signature