

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): Sugarland Properties, LLC Kathleen Ayers, Trustee, Sugarland Properties, LLC Troy Ayers, Trustee
 Preferred Delivery: ☐ Mailing Address OR ☐ Fax OR ☒ Email (check all that apply): kathleen@lic-
 atagroup.com, katie@licatagroup.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 # 044A400210001A Legal Description: Lot(s) 1A

Section 21 Subdivision or Condominium _____

Parking Space(s) # _____ County/Municipality Town of Orange

Deed Book/Liber # 2009 Page/Folio # 5834

Street Address 236 Caroline St

Unit # _____ City Fredericksburg ZIP Code 22401

Mailbox Number: _____

Storage Unit Number(s): _____

Property Subject to:

☐ Condominium Association ☐ Cooperative 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: _____

Utility Companies/Name: _____

Electric: Dominion Gas/Oil: _____

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

CONVEYANCES

Yes	No	#	Items	Yes	No	#	Items	Yes	No	#	Items
☐	☒		Alarm System	☐	☒		Freezer	☐	☒		Satellite Dish
☐	☒		Built-in Microwave	☐	☒		Furnace Humidifier	☒	☐	2	Storage Shed
☐	☒		Ceiling Fan	☐	☒		Garage Opener	☐	☒		Stove or Range
☐	☒		Central Vacuum	☐	☒		w/ remote	☐	☒		Trash Compactor
☐	☒		Clothes Dryer	☐	☒		Gas Logs	☐	☒		Wall Oven
☐	☒		Clothes Washer	☐	☒		Hot Tub, Equip & Cover	☐	☒		Water Treatment System
☐	☒		Cooktop	☐	☒		Intercom	☐	☒		Window A/C Unit
☐	☒		Dishwasher	☐	☒		Playground Equipment	☐	☒		Window Fan
☐	☒		Disposer	☐	☐		Pool, Equip, & Cover	☐	☒		Window Treatments
☐	☒		Electronic Air Filter	☐	☒		Refrigerator	☐	☒		Wood Stove
☒	☐		Fireplace Screen/Door	☐	☒		w/ ice maker				

Other: _____

Fuel Tanks: Leased #: _____ Owned #: **1**

Leased Items: _____

LISTING BROKER INFORMATION

Listing Brokerage's Name and Address: **exp Realty LLC CP**

1320 Central Blvd. #200 Fredericksburg VA 22401

Brokerage Phone #: **866-825-7169**

Bright MLS Broker Code: **EXPY8**

VA Firm License #: **0226023254**

Agent Name: **Kathleen Ayers**

Agent Email: **kathleen.ayers@exprealty.com**

Agent Phone #: **(540) 395-6488**

MLS Agent ID #: **3342180**

VA Agent License #: **0225260453**

Team Name: **The Licata Group**

Team Business Entity License #: **0226030467**

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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