



## RESIDENTIAL PROPERTY DISCLOSURE STATEMENT ACKNOWLEDGEMENT BY SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act (§ 55-517 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 any disclosures required by the Act and to refer the purchaser to the Real Estate Board website referenced below for additional information.  
Certain transfers of residential property are excluded from this requirement (see § 55-518).

**PROPERTY ADDRESS/** 800 N Pryor St, Alexandria, VA 22304  
**LEGAL DESCRIPTION:** Lot 336917 Sec 10 Seminary Valley

The purchaser is advised to consult the **RESIDENTIAL PROPERTY DISCLOSURE STATEMENT** webpage ([http://www.dpor.virginia.gov/Consumers/Residential\\_Property\\_Disclosures](http://www.dpor.virginia.gov/Consumers/Residential_Property_Disclosures)) for important information about disclosures required by law that may affect the buyer's decision to purchase the real property described above.

**The owner(s) hereby provides notification** as required under the Virginia Residential Property Disclosure Act (§ 55-517 et seq. of the *Code of Virginia*) and, if represented by a real estate licensee as provided in § 55-523, further acknowledges having been informed of the rights and obligations under the Act.

*Maria C. Balducci*  
dotloop verified  
11/27/17 3:17PM EST  
DTIG-DSYH-UCJH-BT1H  
Owner

*Michael A. Voigt*  
dotloop verified  
12/01/17 7:28AM EST  
XH4B-SRUS-M41M-BNEF  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**The purchaser(s) hereby acknowledges receipt of notification** of disclosures as required under the Virginia Residential Property Disclosure Act (§ 55-517 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 § 55-523, the purchaser further acknowledges having been informed of the rights and obligations under the Act.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

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

For the sale of the Property at: 800 N Pryor St, 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)

<i>MRV</i> 12/01/17 7:28AM EST	<i>MCB</i> 11/27/17 3:17PM EST
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(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.

<i>MRV</i> 12/01/17 7:28AM EST	<i>MCB</i> 11/27/17 3:17PM EST
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(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 received and had an opportunity to review copies of all information listed above.

(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)

<i>CF</i> 11/27/17 3:20PM EST	
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(f) Listing and Selling 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:

<i>Maria C. Balducci</i>	dotloop verified 11/27/17 3:17PM EST YX25-OFOA-FVNE-D9NQ
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Date \_\_\_\_\_ Signature \_\_\_\_\_

<i>Michael R. Voigt</i>	dotloop verified 12/01/17 7:28AM EST BH3W-DFBV-CYTL-L1LX
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Date \_\_\_\_\_ Signature \_\_\_\_\_

<i>Catherine Jovet</i>	dotloop verified 11/27/17 3:20PM EST UP2C-GSUR-NCUI-68Z
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Date \_\_\_\_\_ Signature of Listing Associate \_\_\_\_\_

#### PURCHASER:

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Date \_\_\_\_\_ Signature \_\_\_\_\_

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Date \_\_\_\_\_ Signature \_\_\_\_\_

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Date \_\_\_\_\_ Signature of Selling Associate \_\_\_\_\_



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## Affiliated Business Disclosure

To: Maria Balducci & Michael Voigt Property: 800 N Pryor St, Alexandria, VA 22304  
 From: Keller Williams Realty and Catherine Jouet (Agent) Date: 11/27/2017

In connection with the purchase/sale of this property, you may need to obtain certain settlement services. This is to give you notice that the principals, the brokerage, and some agents of Keller Williams Realty are members of and have a business relationship with: 1. UT Citywide, LLC d/b/a Universal Title (“Universal Title”) (JB Group, LLC owning a 8.5% membership interest, JB Arlington Group, LLC owning a 8.5% interest, and Keller Williams Realty agents and principals owning a combined 32% membership interest) and 2. Citywide Holdings LLC d/b/a Integrated Insurance Solutions (“Integrated”) (JB Group, LLC owning a 5.0% membership interest, JB Arlington Group, LLC owning a 5.0% interest, Alexandria Ventures LLC owning a 5.0% interest, and Keller Williams Realty agents and principals owning a combined 35% membership interest) and has separate business relationships with Movement Mortgage and Property Management Advisors. All of these companies as well as the agent you are working with, may receive a financial or other benefit from this referral.

Universal Title has been recommended for settlement services and title insurance. UT Citywide, LLC is registered to do business as Universal Title and is fully licensed and bonded under the Real Estate Settlement Agents (RESA) in the Commonwealth of Virginia, the District of Columbia, and the State of Maryland as a real estate settlement provider and a licensed title insurance agency. Universal Title is a title insurance agency and writes insurance for First American Title Insurance Company. Title insurance rates for First American Title Insurance Company are listed below. The following is the estimated range of charges for the title insurance and settlement services provided by Universal Title:

**Purchaser Closing Fees (Virginia, Maryland, and D.C.): \$695.00 - \$700.00\***

\*Settlement fees include title examination, settlement fee, processing and administration, wire fees, courier fees, and issuing title insurance commitment and policy. Closing fees do not include the cost of the title abstract, insured closing letter, survey, owner’s title insurance or lender’s title insurance.

**Seller Closing Fees (Virginia, Maryland, and D.C.):**  
**\$250 - \$295** settlement fee  
**\$275 - \$300** processing and administration  
**\$175 - \$195** deed preparation

**Residential “Eagle” Title Insurance Rates for Owner’s Insurance:**

<u>Virginia</u>		<u>Maryland</u>		<u>District of Columbia</u>	
	Per Thousand		Per Thousand		Per Thousand
Up to \$250,000	\$4.68	Up to \$250,000	\$5.23	Up to \$250,000	\$6.84
\$250,000 to \$500,000	\$4.44	\$250,000 to \$500,000	\$4.46	\$250,000 to \$500,000	\$6.12
\$500,000 to \$1,000,000	\$4.08	\$500,000 to \$1,000,000	\$3.80	\$500,000 to \$1,000,000	\$5.40
\$1,000,000 to \$5,000,000	\$2.70	\$1,000,000 to \$5,000,000	\$3.00	\$1,000,000 to \$5,000,000	\$4.68

- \* Simultaneous Issue of Lender’s Policy is \$150
- \* Reissue Rate discount may apply with a copy of prior owner’s policy
- \* Other types of owner’s title insurance may be available, including a less comprehensive “basic” coverage.

As a service to our clients, a preliminary quote will be provided by Integrated Insurance in the event your contract requires insurance application in a seven-day period, as in the State of Virginia. Integrated is an independent insurance agency, representing many companies offering a wide variety of products, and is licensed to do business in over 40 States. Hazard insurance rates covering real property can vary widely based on the type of property, location, physical characteristics, and the insurance history of the property and the credit history of the individual (s). Based on these factors, annual rates for residential property can have a wide range of pricing. By signing below you authorize Integrated Insurance to contact you regarding an insurance proposal on an individual home policy or adding other insurance policies together.

This is to give you notice that your Keller Williams Realty has a business relationship with Movement Mortgage. Keller Williams Realty has a contractual relationship to provide marketing services to Movement Mortgage in exchange for the payment of marketing fees.

You are **NOT** required to utilize Movement Mortgage as your mortgage lender. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.

This is to give you notice that Alexandria Ventures, LLC d/b/a Keller Williams Realty has a business relationship with the affiliated company described below. The principals and brokerage of Alexandria Ventures, LLC have a 100% ownership interest in Alexandria Venture Title, LLC, which owns a 50% interest in the below described company. The principals and brokerage of Alexandria Venture, LLC d/b/a Keller Williams Realty, may receive a financial or other benefit because of this business relationship.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for the purchase of the subject property. THERE ARE FREQUENTLY 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.

OLD TOWN VENTURE TITLE, LLC is a fully licensed title company in Virginia. It has a relationship with MBH Settlement Group, L.C., which is a settlement company. If you utilize the services of MBH Settlement Group, L.C., the title insurance commitment and title policy for your transaction will be ordered from Old Town Venture Title, LLC. Old Town Venture Title, LLC will be compensated for preparing the commitment and policy. The estimated cost of the settlement service and title insurance associated with your transaction are:

PURCHASER CLOSING FEES;

- Settlement Fee\* \$595.00
- Title Insurance Commitment \$125.00
- Title Insurance

Rates for ALTA Homeowner's Title Insurance typically are set per \$1000.00 of purchase price, as follows\*\*:

- Up to \$250,000 \$4.68
- \$250,000 - \$500,000 \$4.44
- \$500,000 - \$1,000,000 \$4.08
- \$1,000,000 - \$5,000,000 \$2.70

\*Settlement fee includes title examination, settlement fee, processing and administration, wire fees, and courier charges. Closing fees do not include the cost of the title abstract, insured closing letter, and survey.

\*\*There is a \$150 charge for issuing a lender's policy simultaneously with the owner's policy. Other types Of owner's title insurance may be available, including a less comprehensive "Basic" policy. A Reissue Rate discount may apply with a copy of a prior owner's policy.

ACKNOWLEDGMENT

I/We have read this disclosure form, and understand that an agent of Keller Williams Realty is referring me/us to purchase the above described settlement services and that the principals and brokerage of Alexandria Ventures, LLC d/b/a Keller Williams Realty may receive a financial or other benefit as a result of this referral.

**YOU ARE NOT REQUIRED TO USE THE ABOVE NAMED COMPANIES AS A CONDITION FOR THE SETTLEMENT OF YOUR PURCHASE OR SALE OF THE PROPERTY DESCRIBED ABOVE. THERE ARE FREQUENTLY OTHER SETTLEMENT PROVIDERS, INSURANCE AND MORTGAGE 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.** I have read this Disclosure Statement and understand that my real estate agent is referring me to purchase the above described settlement services and the principals of Keller Williams Realty may receive a financial or other benefit as the result of this referral.

<i>Maria C. Balducci</i>	dotloop verified 11/27/17 3:17PM EST UZDI-K7KJ-WK4N-E6AZ
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Signature Date

MARIA BALDUCCI

Print Name

09/08/1981

Date of Birth

800 N PRYOR ST, ALEXANDRIA, VA 22304

Current Address

<i>Michael A. Voigt</i>	dotloop verified 12/01/17 7:28AM EST 45WV-VVNH-GQR0-RJVS
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Signature Date

MICHAEL VOIGT

Print Name

06/09/1981

Date of Birth

800 N PRYOR ST, ALEXANDRIA, VA 22304

Current Address

**800 N Pryor Street, Alexandria, VA 22304**

**1. CONVEYANCES.**

**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, 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.

If more than one if an item convey, the number of items is noted. The items marked YES below are currently installed or offered:

Yes	No	#	Items	Yes	No	#	Items
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Hot Tub, Equip & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Built-in Microwave	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Ceiling Fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip & Cover
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Refrigerator
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ice maker
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Cooktop	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Disposer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Furnace Humidifier	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window A/C Unit
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Garage Opener	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>		w/ remote	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ALL	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove

**Other:**

**As Is:** chest freezer and refrigerator in basement convey as-is

**Homeowner Warranty:** HMS. Paid for by Listing Agent.