

- 5. LISTING PRICE** Seller instructs Broker to offer Property for sale at a selling price of \$ **TBD**, or such other price as later agreed upon by Seller, which price includes Broker's compensation. (Note: Broker does not guarantee that Property will appraise or sell at the price stated herein, nor does Broker guarantee any net amount Seller might realize from the sale of Property).

6. 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, built-in electronics, 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 of an item conveys, the number of items is noted. The items marked YES below are currently installed or offered:

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

Other: Outdoor fireplace, speakers and lights convey. Bose kitchen and LR in-ceiling speakers convey.

- B. As-Is Items.** Seller will not warrant the condition or working order of the following items and/or systems: _____

- C. As-Is Marketing.** Seller ☐ does **OR** ☒ does not authorize Broker to offer the entire Property in "As-Is" condition.

- D. Leased Items, Systems, And/Or Service Contracts.** Any leased items, systems, or service contracts (including, but not limited to, termite or pest control, home warranty, fuel tanks, water treatment systems, lawn contracts, security system monitoring, and satellite contracts) **DO NOT CONVEY** absent an express written agreement by buyer and Seller. The following is a list of the leased items within Property:

7. **HOMEOWNER WARRANTY** Seller has the option to purchase a homeowner warranty, which can be in effect during the Listing Period and will transfer to the buyer upon settlement. Seller should review the scope of coverage, exclusions and limitations.

Cost not to exceed \$ _____

Warranty provider to be _____

8. **UTILITIES** (Check all that apply)

Hot Water: ☐ Oil ☐ Gas ☐ Electric ☒ Other **propane** Number of Gallons _____

Air Conditioning: ☐ Oil ☐ Gas ☐ Electric ☒ Heat Pump ☐ Other _____ ☒ Zones **2**

Heating: ☐ Oil ☐ Gas ☐ Electric ☐ Heat Pump ☒ Other **propane** ☐ Zones _____

Water Supply: ☐ Public ☒ Private Well ☐ Community Well

Sewage Disposal: ☐ Public ☒ Septic Approved for **5** Bedrooms

Type of Septic System: ☐ Community ☒ Conventional ☐ Alternative ☐ Experimental

Section 32.1-164:1 of the Code of Virginia requires Seller to disclose whether the onsite septic system serving Property is operating under a waiver of repair and/or maintenance requirements imposed by the State Board of Health. If the septic system is operating pursuant to a waiver, then Seller must provide the buyer with the "Disclosure Regarding Validity of Septic System Permit" prior to contract ratification. Such waiver is not transferable to the buyer.

Seller represents that the septic system ☐ is OR ☒ is not operating under a waiver from the State Board of Health.

9. **BROKER DUTIES** Broker shall perform, and Seller hereby authorizes Broker to perform, the following duties. In performing these duties, Broker shall exercise ordinary care, comply with all applicable laws and regulations and treat all parties honestly.

A. Broker shall protect and promote the interests of Seller and shall provide Seller with services consistent with the standards of practice and competence that are reasonably expected of licensees engaged in the business of real estate brokerage. Seller acknowledges that Broker is bound by the bylaws, policies and procedures, and rules and regulations governing the MLS, the Code of Ethics of the National Association of REALTORS®, the Code of Virginia and the Regional Rules and Regulations for the electronic lockbox system.

B. Broker shall use reasonable efforts and act diligently to seek buyers for Property at the price and terms stated herein or otherwise acceptable to Seller, to negotiate on behalf of Seller, to establish strategies for accomplishing Seller's objectives, to assist in satisfying Seller's contractual obligations and to facilitate the consummation of the sale of Property.

C. Broker shall market Property, at Broker's discretion, including without limitation, description, interior and exterior photographs in appropriate advertising media, such as publications, mailings, brochures and internet sites; provided, however, Broker shall not be obligated to continue to market Property after Seller has accepted an offer.

D. Broker shall present all written offers or counteroffers to and from Seller, in a timely manner, even if Property is already subject to a ratified contract of sale, unless otherwise instructed by Seller in writing.

E. Broker shall account, in a timely manner, for all money and property received in trust by Broker, in which Seller has or may have an interest.

F. Broker shall show Property during reasonable hours to prospective buyers and shall accompany or accommodate, as needed, other real estate licensees, their prospective buyers, inspectors, appraisers, exterminators and other parties necessary for showings and inspections of Property, to facilitate and/or consummate the sale of Property.