

## 8411 CONOVER PLACE, ALEXANDRIA, VA 22308

### 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 checked="" type="checkbox"/>	<input 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"/>		Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Playground Equipment
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Pool, Equip & Cover
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Refrigerator
<input type="checkbox"/>	<input type="checkbox"/>		Clothes Washer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		w/ice maker
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cooktop	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Storage Shed
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Disposer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Electronic Air Filter	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Trash Compactor
<input type="checkbox"/>	<input type="checkbox"/>		Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Freezer	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Water Treatment System
<input checked="" type="checkbox"/>	<input type="checkbox"/>		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"/>		Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>		Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Wood Stove

**Other:**

**As Is:**

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

The undersigned owner(s) represents that there are no pending enforcement actions pursuant to the Uniform Statewide Building Code (§ 36-97 et seq.) that affect the safe, decent, and sanitary living conditions of the real property described above of which the owner has been notified in writing by the locality, nor any pending violation of the local zoning ordinance which the violator has not abated or remedied under the zoning ordinance, within a time period set out in the written notice of violation from the locality or established by a court of competent jurisdiction, except as disclosed on this statement.

Date \_\_\_\_\_

Date \_\_\_\_\_

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: Christopher & Keller Lohmann  
From: Alexandria Ventures, LLC  
d/b/a Keller Williams Realty

Property: 8411 Conover Pl, Alexandria, VA 22308  
Date: 02/01/2017

This is to give you notice that Alexandria Ventures, LLC d/b/a Keller Williams Realty has a business relationship with the three (3) affiliated companies described below.

## OLD TOWN VENTURE TITLE, LLC

The principals and brokerage of Alexandria Ventures, LLC have a 100% ownership of 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:

Settlement Fee	\$295.00
Title Search	\$90.00
Title Insurance Commitment	\$125.00
Title Insurance	Rates for Owner's Title Insurance (which includes lender's coverage) typically are set per \$1000.00 of purchase price, as follows:
<u>Rate per \$1000.00</u>	<u>Purchase Price Amount</u>
\$3.90 – \$4.68	first \$250,000
\$3.40 - \$4.08	\$250,000 - \$500,00
\$3.00 - \$3.60	Over \$500,000

## UNIVERSAL TITLE (aka UT Citywide, LLC)

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 UT Citywide, LLC d/b/a Universal Title ("Universal Title") (JB Group, LLC owning a 7.67% membership interest, JB Arlington Group, LLC owning a 7.67% interest, Alexandria Ventures, LLC owning a 1.66% interest, and Keller Williams Realty agents and principals owning a combined 32% 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

 02/01/17 12:34PM EST	 02/01/17 12:09PM EST
Initial(s)	

## AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

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.): \$760.00\***

\*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** settlement fee  
**\$275** processing and administration  
**\$175** deed preparation (payable to The Mason Law Firm, PLC)

### 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.

**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, 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.



### MOVEMENT MORTGAGE COMPANY

This is to give you notice that our Real Estate Company ("Company") has a business relationship with Movement Mortgage. Company has a contractual relationship to provide advertising/marketing services to Movement Mortgage in exchange for the payment of advertising/marketing fees.

**YOU ARE NOT REQUIRED TO UTILIZE MOVEMENT MORTGAGE AS YOUR MORTGAGE LENDER. THERE ARE FREQUENTLY OTHER LENDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE AND IN FACT ENCOURAGED TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND BEST RATE FOR THESE SERVICES.**

We strongly encourage you to educate yourself on the lending process before choosing a particular lender or mortgage product including information found at **WWW.CONSUMERFINANCE.GOV/OWNING-A-HOME**.

An Advertising/Marketing Agreement is an opportunity for a Lender to purchase advertising/marketing with a Real Estate Broker. **THE REAL ESTATE PROFESSIONALS ARE NOT PAID TO REFER YOU TO MOVEMENT MORTGAGE AND MOVEMENT MORTGAGE DOES NOT PAY REAL ESTATE PROFESSIONALS FOR REFERRAL OF YOUR BUSINESS.**

	
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Initial(s)	

# AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

## ACKNOWLEDGMENT

*I/we have read this disclosure form and understand that Company has a business relationship with Movement Mortgage. The Company may receive a financial benefit based on this contractual relationship, and that I/we am NOT required to utilize Movement Mortgage or any other particular provider as my mortgage lender.*

**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, 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.

CHRISTOPHER LOHMANN  
\_\_\_\_\_  
Printed name of Seller/Lessor

 dotloop verified  
02/01/17 12:34PM EST  
5OMK-ZJ9Q-VHRM-SSES

Signature

KELLY LOHMANN  
\_\_\_\_\_  
Printed name of Seller/Lessor

 dotloop verified  
02/01/17 12:09PM EST  
HIRK-GEVJ-GQN2-2ULX

Signature

02/01/2017  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Printed name of Buyer/Lessee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed name of Buyer/Lessee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

   
02/01/17 12:34PM EST 02/01/17 12:09PM EST  
Initial(s)

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

For the sale of the Property at: 8411 Conover Place, Alexandria, VA 22308

## 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)

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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.

(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)

 /   
 /   
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(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)

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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:

 dotloop verified  
02/01/17 12:09PM EST  
KRGK-JYWO-XNXV-YAOV

Date Signature

 dotloop verified  
02/01/17 12:34PM EST  
HEFG-RGKK-X2HG-OWAZ

Date Signature

 dotloop verified  
02/01/17 2:26PM EST  
N61I-TBAF-0UCZ-VZVQ

Date Signature of Listing Associate

### PURCHASER:



Date Signature



Date Signature



Date Signature of Selling Associate

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