### Re/MAX Xecutex 2911 Hunter Mill Road Oakton, Virginia 22124 (703) 281-1000

Property Address: 15520 Royal Crescent Court, Dumfries, VA 22026

Legal Subdivision: Tax Map No./ID # 82011

**Legal Owner(s):** Terrence and Deborah McLain

**Selling Price:** \$479,500

The Sales Price includes the following personal property and fixtures which shall be transferred free of liens: Any existing built-in heating and central air conditioning equipment, plumbing and lighting fixtures, storm windows, storm doors, screens, installed wall-to-wall carpeting, window shades, blinds, smoke and heat detectors, TV antennas, exterior trees and shrubs and the items marked YES below as currently installed or offered:

| Yes | No | <u>Item</u>         | Yes | No | <u>Item</u>          | Yes | No | Item                  | Yes | No | <u>Item</u>     |
|-----|----|---------------------|-----|----|----------------------|-----|----|-----------------------|-----|----|-----------------|
| X   |    | Stove               | X   |    | Disposer             | X   |    | Ceiling Fan(s) # 2    |     | X  | Alarm System    |
|     | X  | Cook top            |     | X  | Freezer              | X   |    | Washer                |     | X  | Intercom        |
|     | X  | Wall Oven(s) #      |     | X  | Window Fan(s)        | X   |    | Dryer                 |     | X  | Storage Shed(s) |
|     |    |                     |     |    |                      |     |    |                       |     |    | Garage          |
| X   |    | Refrigerator(s) # 1 |     | X  | Window A/C Unit(s)   |     | X  | Furnace Humidifier    |     | X  | Opener(s) #     |
| X   |    | W/ice maker         |     | X  | Pool, Equip. & Cover |     | X  | Electronic Air Filter |     | X  | W/ remote(s) #  |
|     |    |                     |     |    | Hot Tub, Equip. &    |     |    |                       |     |    | Playground      |
| X   |    | Dishwasher          | X   |    | Cover                |     | X  | Central Vacuum        |     | X  | Equip.          |
|     |    | Built-in            |     |    | Satellite Dish and   |     |    | Water Treatment       |     |    | Wood Stove      |
| X   |    | Microwave           |     | X  | Equip.               |     | X  | Sys.                  |     | X  | Insert          |
|     |    |                     |     |    |                      |     |    |                       |     |    | Fireplace       |
|     | X  | Trash Compactor     |     | X  | Attic Fan(s)         | X   |    | Exhaust Fan(s)        | X   |    | Screen/Drs      |
| X   | ·  | Sump Pump           | X   |    | Window Treatments*   |     |    |                       |     |    |                 |

Other inclusions or exclusions: Hot tub on lower patio conveys; Exercise Equipment converys

Water Supply: Public Sewage Disposal: Public Heating: Electric/Heat Pump

Hot Water: Electric Air Conditioning: Electric/Heat Pump

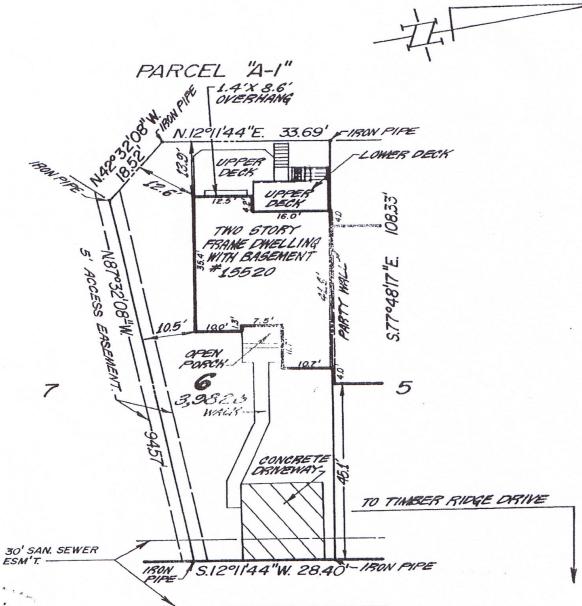
Please note: All illustrations and dimensions are approximate and may vary from actual

structure.

Living Room: 13x12Dining Room: 16x12Kitchen: 9x12Library Room: 10x14Master Bedroom: 16x11Bedroom 2: 10x11

Bedroom 3: 10x9Recreaction Room: 13x14Den: 9x9Breakfast Room: 8x10Full Baths: 3Half Baths: 1

Schools: Elementary: Henderson Secondary: Saunders High School: Forest Park



# ROYAL CRESCENT

PRIVATE STREET, PRIVATELY OWNED A MAINTAINED BY HOMEOWNER'S ASSOC.

HOUSE LOCATION SURVEY

## *MONTCLAIR*

**DUMFRIES DISTRICT** PRINCE WILLIAM COUNTY, VIRGINIA

Scale : /"=20'

Date: APRIL 5, 2000

MO TITLE REPORT FURNISHED. PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

WELL A

FEMCE LOCATIONS IF SHOWN ARE APPR NOT CERTIFY AS TO OWNERSHIP. APPROXIMATE ONLY AND DO

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING EMPROYEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,

BARTLETT TO MCCLAIN (L2003060) MBH SETTLEMENT GROUP, L.C.

LARRY N. SCARTZ CERTIFIED LAND SURVEYOR

#### RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

#### NOTICE TO SELLER AND PURCHASER

The Virginia Residential Property Disclosure Act requires the owner of certain residential real property, whenever the property is to be sold or leased with an option to buy, to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner makes no representations or warranties as to the condition of the property, except as otherwise provided in the disclaimer statement or the purchase contract, or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects in the condition of the property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see §55-518).

\*

#### RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

**NOTE TO OWNER(S):** Sign this statement only if you elect to sell the property without representations and warranties as to its conditions, except as otherwise provided in this disclaimer statement or the purchase contract; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

| Property Address/<br>Legal Description: | 15520 | Royal | Crescent Court |  |
|---|-------|-------|----------------|--|
|---|-------|-------|----------------|--|

The undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate purchase contract.

The undersigned owner(s) represent 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.

The undersigned owner(s) represent that the real property described above is is not located in a historic district designated by the locality pursuant to §15.2-2306.

The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

Selviah Mc Clair 9/27/06

Date

Date

Owner Date

NOTE TO PURCHASER(S): You should note that whether the owner proceeds under subdivision 1 or 2 of subsection A of §55-519, the owner(s) make no representations with respect to any matters which may pertain to parcels adjacent to the subject parcel. You should exercise whatever due diligence you deem necessary with respect to adjacent parcels in accordance with the terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. You should exercise whatever due diligence you deem necessary to determine whether the provisions of any historic district ordinance affect the property, including review of any local ordinance creating such district or any official map adopted by the locality depicting historic districts, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. The owner(s) make no representations with respect to whether the property contains any resource protection areas established by an ordinance implementing the Cheasapeake Bay Preservation Act (§10.1-2100 et seq.) adopted by the locality where the property is located pursuant to §10.1-2109. You should exercise whatever due diligence you deem necessary to determine whether the provisions of any such ordinance implementing the Chesapeake Bay Preservation Act affect the property, including review of any official map adopted by the locality depicting resource protection areas, in accordance with terms and conditions as may be contained in the real estate purchase contract, but in any event, prior to settlement. You should 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 804-674-2000 or www.vsp.virginia.gov.

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under the Virginia Residential Property Disclosure Act.

| Purchaser | Date | Purchaser | Date |
|-----------|------|-----------|------|
|-----------|------|-----------|------|