

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/ 105 Yuccas Cir SE Vienna VA 22180
Legal Description: Vienna Woods Ct 2620 Sec 1 S

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.

Cynthia Stedate 11/2/06
Owner Date

Erin S. Ross 11/2/06
Owner Date



WHERE APPLICABLE, MUST BE ATTACHED TO EACH COPY OF CONTRACT OF SALE OR LEASE

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser (or tenant) 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 (or landlord) of any interest in residential real property is required to provide the buyer (or tenant) with any information on lead-based paint hazards from risk assessments or inspections in the seller's (landlord's) possession and notify the buyer (or tenant) 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 (Landlord's) Disclosure (initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- [x] Seller (Landlord) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and reports available to the seller (or landlord) (check one below):
- [] Seller (or landlord) has provided the purchaser (or tenant) with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

- [x] Seller (or landlord) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's (Tenant's) Acknowledgment (initial)

- (c) Purchaser (or tenant) has read the Lead Warning Statement and understands its contents;
(d) Purchaser (or tenant) has received copies of all information listed above;
(e) Purchaser (or tenant) has received the pamphlet "Protect Your Family from Lead in Your Home"; and
(f) Purchaser has (check one below):
- [] Received a 10-day opportunity (or mutually agreed upon different period) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint and/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.

Agent's Acknowledgment (initial)

- (g) Agent has informed the seller (or landlord) of the seller's (or landlord's) obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Handwritten signatures and dates for Seller (Landlord), Purchaser (Tenant), and Agent.

105 Yeonas Circle SE Vienna VA 22180
Property Address