

DISCLOSURE OF BROKERAGE RELATIONSHIP

THIS IS NOT A CONTRACT; IT DOES NOT CREATE AN OBLIGATION

In connection with this transaction, whether purchase, sale, lease or option, the client of the Broker/Firm is: *(check one)*

Seller

Buyer

Lessor (Landlord)

Lessee (Tenant)

Optionor

Optionee

The duties of real estate licensees in Virginia are set forth in Section 54.1-2130 et seq. of the Code of Virginia and in the regulations of the Virginia Real Estate Board., You should be aware that in addition to the information contained in this disclosure pertaining to brokerage relationships, there may be other information relative to the transaction which may be obtained from other sources. Each party should carefully read all documents to assure that the terms accurately express his or her understanding and intent. Licensees can counsel on real estate matters, but if legal or tax advice is desired, you should consult an attorney or a financial professional.

(X)

Date Name

Date Name

Date Name

Date Name

Long & Foster Real Estate, Inc.
Brokerage Firm

Randall S. Lewis / Ira M. Hersh
Sales Associate



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NVAR - 1207 - 10/95

Long and Foster Real Estate, Inc. 1414 Corcoran Street NW, Washington, DC 20009
Phone: (202) 237 - 1340 Fax: (202) 237 - 2078 Ira Hersh

Robert Erickso

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 Chesapeake 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

DPOR 7/01/07



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

For the sale of Property at: 4221 Burke Station Road, Fairfax, VA 22032
Property Address

I. SELLER REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial) ONE of the following and state Year Constructed):

- Property (all portions) was constructed after January 1, 1978. (If Initialed, complete section V only.)
- Property (any portion) was constructed before January 1, 1978. (If Initialed, complete all sections.)
- Seller is unable to represent and warrant the age of the property. (If Initialed, complete all sections.)

Year Constructed: 1966
(Per Public Records)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

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.

II. Seller's Disclosure (each Seller complete items 'a' and 'b' below)

a. Presence of lead-based paint and/or lead-based paint hazards (initial and complete (i) or (ii) below):

(i) Knowledge of lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii) 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 (initial and complete (i) or (ii) below):

(i) 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)

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

III. Purchaser's Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. Purchaser has read the Lead Warning Statement above.

d. Purchaser has received copies of all information listed above. (If none listed, check here.)

e. Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

f. Purchaser has (each Purchaser initial (i) or (ii) below):

(i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

IV. Agent's Acknowledgment (initial item 'g' below)

g. Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

V. Certification of Accuracy

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

Seller [Signature] Date 30/07

Purchaser _____ Date _____

Seller _____ Date _____
Agent [Signature] Date 10/3/07

Purchaser _____ Date _____
Agent _____ Date _____



IF APPLICABLE, SELECT AND COMPLETE ONE OF THESE DISCLOSURES:

DISCLOSURE OF THE USE OF DESIGNATED REPRESENTATIVES

The undersigned hereby acknowledge disclosure that Long & Foster Real Estate, Inc.
(Name of Broker/Firm)
represents more than one party in this real estate transaction as indicated: (check one)

Seller(s) and Buyer(s) OR Landlord(s) and Tenant(s)

The undersigned understand that the dual representative named above may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by the Code of Virginia to be disclosed*. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the licensee (Broker/Firm).

The principal or supervising broker has assigned Randall S. Lewis / Ira M. Hersh
(Name of Sales Associate)
to act as Designated Representative for the one party indicated: (check one)

Seller(s) Buyer(s) Landlord(s) Tenant(s)

and tbd
(Name of Sales Associate)
indicated: (check one)

Seller(s) Buyer(s) Landlord(s) Tenant(s)

Robert C. Erickson
Date _____ Name (Seller/Landlord) _____

_____ Date _____ Name (Buyer/Tenant) _____

_____ Date _____ Name (Seller/Landlord) _____

_____ Date _____ Name (Buyer/Tenant) _____

- OR -

DISCLOSURE OF DUAL REPRESENTATION

The undersigned hereby acknowledge disclosure that Long & Foster Real Estate, Inc.
(Name of Broker/Firm)
and Randall S. Lewis / Ira M. Hersh
(Name of Sales Associate)
represent more than one party in this real estate transaction
as indicated:

Seller(s) and Buyer(s) OR Landlord(s) and Tenant(s)

The undersigned understand that the dual representative named above may not disclose to either client or such client's designated representative any information that has been given to the dual representative by the other client within the confidence and trust of the brokerage relationship except for that information which is otherwise required or permitted by the Code of Virginia to be disclosed*. The undersigned by signing this notice do hereby acknowledge their informed consent to the disclosed dual representation by the licensee (Broker/Firm).

Robert C. Erickson
Date _____ Name (Seller/Landlord) _____
Robert C. Erickson

_____ Date _____ Name (Buyer/Tenant) _____

_____ Date _____ Name (Seller/Landlord) _____

_____ Date _____ Name (Buyer/Tenant) _____

* The Code of Virginia (Article 3 (§ 54.1-2130 et seq.) of Chapter 21 of Title 54.1) requires real estate licensees to disclose all material adverse facts pertaining to the physical condition of the property which are actually known by the licensee, and in a residential transaction to disclose to a seller the buyer's intent to occupy the property as a principal residence. Other confidential information is permitted to be disclosed only with the written permission of the client adversely affected.

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NVAR - 1206 - 10/95

Long and Foster Real Estate, Inc. 1414 Corcoran Street NW, Washington, DC 20009
Ira Hersh

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Robert Erickson

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