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Fax Cover Sheet for REIN Document Manager Inbox

User Name: Debbie Crevier-Kent
Office: Cottage Street Realty, LLC
Fax Number: (866)921-0082

Instructions:

Use this cover sheet to send documents to Debbie Crevier-Kent's Document Inbox. You can also email the document to 23511.rein@dm.marketlinx.com. If sending multiple documents use this cover page as a separator between each document.

Comments:

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

For the sale of the Property at: _____

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)

- ____/____(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)

- ____/____(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)

DK(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 Seller's 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:

Date _____ Signature _____ (SEAL)

Date _____ Signature _____ (SEAL)

Date _____ Signature of Listing Associate _____ (SEAL)

PURCHASER:

Date _____ Signature _____ (SEAL)

Date _____ Signature _____ (SEAL)

Date _____ Signature of Selling Associate _____ (SEAL)



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NVAR - 1034 - 9/98



CREDIT CARD PAYMENT AUTHORIZATION

Please Complete & E-Mail Back Or Fax using the Attached Fax Cover Sheet as top page of fax!!

I, _____ do hereby authorize For Sale By Owner (CSR) to place the amount of \$ _____ + **5% Virginia Sales Tax** on my **Visa / Mastercard** to add the below service(s) to my account: I understand if my package includes a sign/lockbox, **deposit & shipping** will be added to the cost listed below unless I prefer to pick up items.

CHECK PACKAGE SELECTION

____ FSBO Economy, ____ Realtor's Only Listing, ____ Works, ____ Whole Enchilada
____ 1 Month, ____ Basic MLS, ____ Supreme, ____ Enchilada or ____ No Money Up Front (3.5% due at closing),

Circle The Options You Want Below - if you plan doesn't already include it.

\$50 **COMBO** Lockbox (+ \$100 Refundable Deposit + \$10.00 Shipping)

\$50 **REALTOR** Lockbox (+ \$100 Refundable Deposit + \$10.00 Shipping)

\$50 **Realtor.com Showcase Listing** (all pics rather than just 4 pics, open hses & full narrative loaded)

OR # ____ **pics x \$5 =** ____ \$5 per extra pic over pkg limit. A Picture says a 1000 words (all sites but Realtor.com)

\$45 **Unlimited Changes** - Price changes are free (**ONLY AVAILABLE WHEN FIRST PLACING ORDER**)

\$15 Open House listing (3 for \$30 if dates are given all at one time) Dates/Tim

es: _____

\$35 Comps/CMA

\$15 Basic Sign - (Pick-up only Sterling, VA Beach and Fredericksburg)

\$30 Frame Sign - (+\$10 Deposit) - (Pick up only Sterling, VA Beach & Fredericksburg)

\$65 Post Sign - (+\$20 Refundable Deposit + \$40 Shipping) (Pick-up only Sterling and Fredericksburg)

\$22 Brochure Box or \$11 Brochure Tube (Pick-up only Sterling, VA Beach and Fredericksburg)

\$11 Basic Directional Signs (\$22 Deluxe, \$11 Basic, \$3 Economy) (Pick up only Fredericksburg, Sterling)

\$7 Rider Inserts - _____ list which one you want (Shipping Free with Post Sign Rental)

\$7 St. Joseph (to be buried next to your sign)

\$12 Home Sales Kit Book - This comprehensive guide to selling a home.

\$395 Home Warranty (**\$75 up front - balance due at closing**)

\$475 Assistance Option - Business Hour Phone Support, Contract Review or Prepare/Paperwork/Negotiation Assistance/Guidance all the way to closing from 9-5 pm Monday-Friday.

\$975 Assistance Option - Business & After Hr Phone Support, Contract Review or Prepare/Paperwork/Negotiation Assistance/Guidance all the way to closing from 9 am - 7 pm Everyday

LIST ANY OTHER OPTIONS - _____

My charge card # is _____
VISA OR MASTERCARD ONLY PLEASE **Exp Date** **3 Digit # on Back**

CREDIT CARD Billing Address _____
City, State, Zip _____

My Authorization Signature: _____ **I understand there are NO Refunds.**
Signs and Lockboxes are due back upon Listing Expiration/Cancellation - before listing can be cancelled.

****IMPORTANT****

All Listings/Changes are up and running within 1-2 business days. Business days are M-F 9-5 pm.

I understand **ALL Signs/Lockbox are rentals & I must return them via mail to a For Sale By Owner drop off location before Closing, Cancellation or MLS expiration IN CLEAN, REUSABLE CONDITION.** Cancellation cannot take effect until return of items. If I request signs/lockbox be picked up - I forfeit my deposit (min 1 wk notice for pick up & **not available in all areas**). Refunds take 2-4 wks.

I am required to send Debbie w/Cottage Street Realty (CSR) / FSBO a full copy of my ratified contract within 12 hrs of ratification. On Settlement Day, I will provide CSR my Fully Signed HUD-1 within 12 hrs of signing to meet the requirements of the MLS Rules. Should I fail to provide the contract and the HUD within 12 hours of occurrence, I understand that CSR will get fined & then I will be responsible for that fine - which is typically \$500-\$1000.