

Bull Run Property Management
10432 Balls Ford Rd
Suite 300
Manassas, VA 20109
703-474-9222



Property Information Sheet

Property Address

9262 George St
Manassas, VA 20110

Date Available: May 10, 2009

Monthly Rent: \$1100.00 per month

Security Deposit: \$1100.00

Pets: No

Bedrooms: 2

Bathrooms: 1 full, 1 half, 1 shower

Type house: 3-level townhouse interior



Description

We have a 2 bedroom townhouse with 1 full bath on the top floor, a half bath on the main floor, and a three-quarter bath (shower - no tub) in the basement. The house is in good shape, has recent appliances, good heat and A/C, and has a large deck on the main floor overlooking a 3-acre neighborhood park. Recent carpet on the top floor and main level, new ceramic tile in the kitchen/dining room and throughout the entire basement. The top floor has two large bedrooms with a full bath accessible from both one of the bedrooms and from the hallway. The main floor has a nicely renovated living room with a stone wall, large mirrors and restaurant style wall lights. Brand new gas stove/oven. Brand new dishwasher. The basement has a third bedroom and a large open area, all recently renovated with ceramic tile. Sliding glass door walkout to backyard. The neighborhood is a half-mile South of Old Town Manassas, within walking distance of the VRE train station which connects to Metro and goes into DC. It's a three-minute drive to a nice shopping center with Giant, Subway, Baskin-Robbins, Burger King, Pizza Hut, etc. The house is solid, built in the mid-1960's of block and heavy timber. No leaks. Everything works. We live nearby and own two other houses on the same street, so we are responsive to maintenance requests and generally take good care of the outside.

The rent is \$1100.00 per month, with an \$1100.00 security deposit. You will be responsible for all utilities - gas, electric, phone, water/sewer/garbage. We take care of the HOA fee. Plenty of parking. Twice weekly trash pickup. Write if you have more questions. Check out the pictures below.

We don't have any pictures of the inside of the house because we only recently purchased it, and a tenant is still living there. The inside is in average condition. We're planning in installing a new dishwasher and painting after the current tenant moves out. We'll also make any minor repairs needed, give it a thorough cleaning and get it ready for the next tenant.



Figure 1 - 9262 George St Manassas VA 20110

This is a view from the front of the house. This is an all-brick townhouse built in the mid-1960's. It has three-levels and has two large bedrooms on the top floor, with a full bathroom. On the main level there is a dining/kitchen area with new ceramic tile and a living room area with new carpet. The kitchen has all modern appliances, with a gas stove/oven and dishwasher. A half-bathroom is located between the dining area and living room.



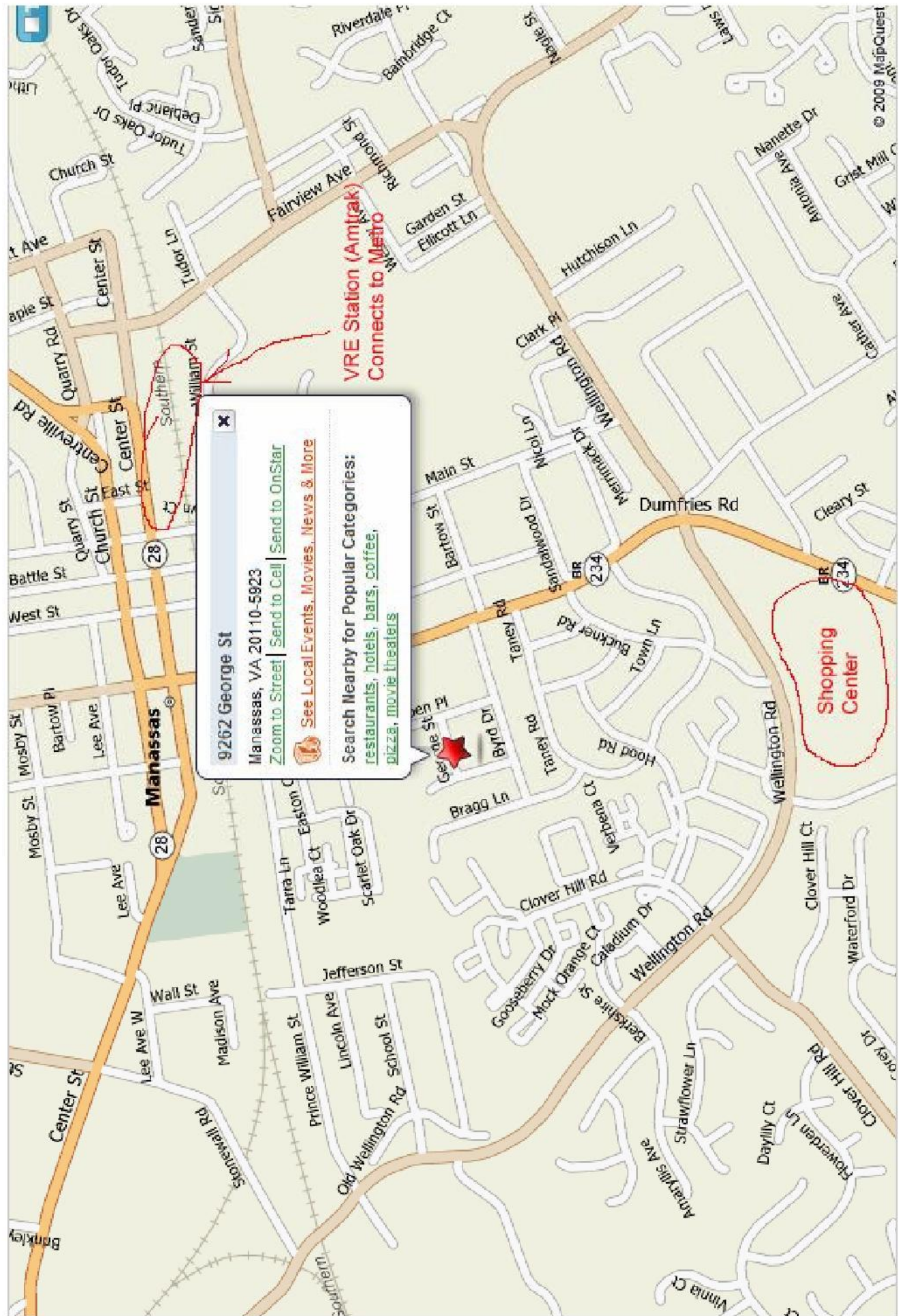
Figure 2 - 9262 George St Manassas VA 20110

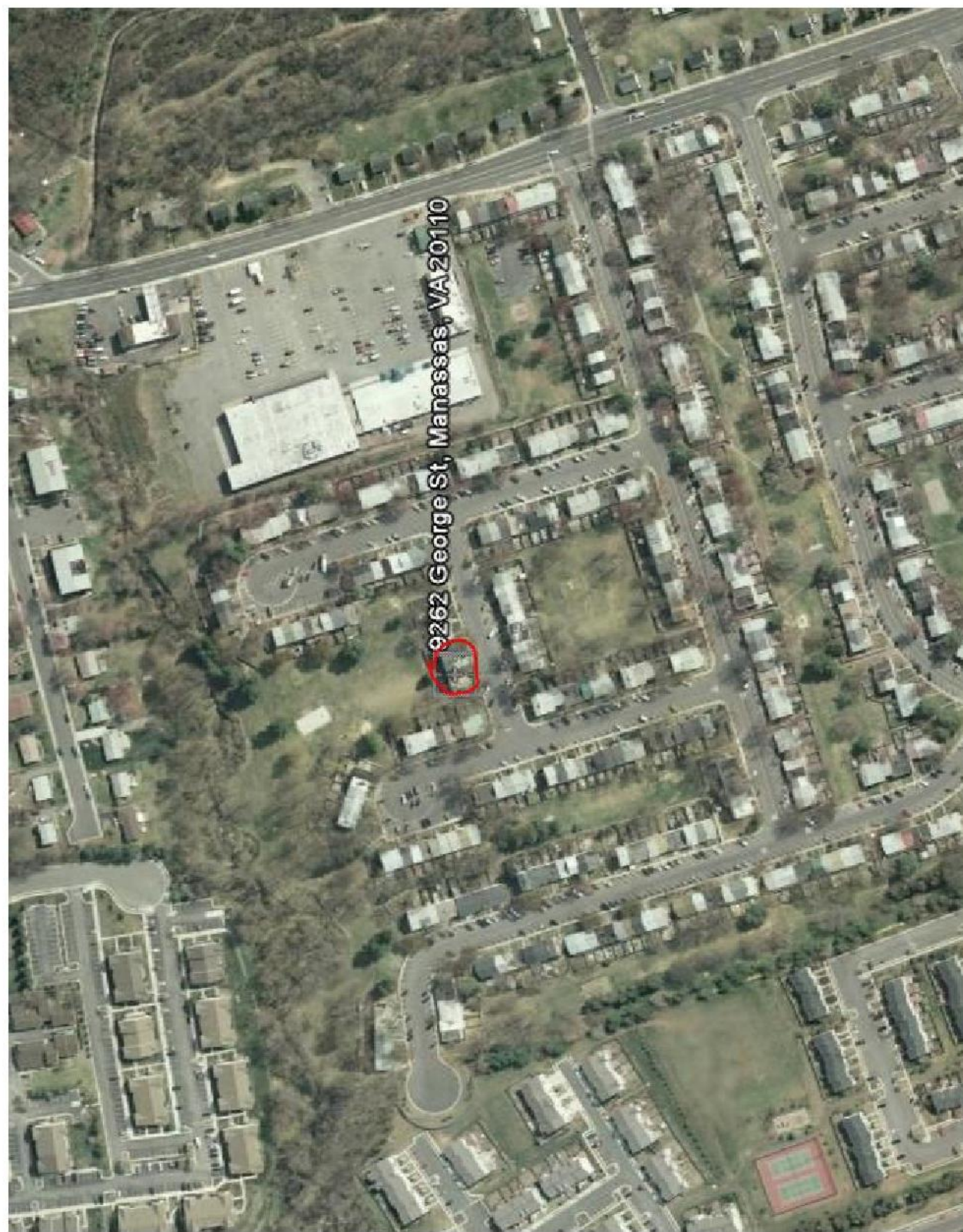
View of rear of house from park. There is a large deck built several years ago, which is accessible from the dining room. A very large pine tree immediately behind the backyard provides shade and privacy. The backyard is fenced with although the gate is in need of repair. There is a walk-out sliding glass door from the basement.

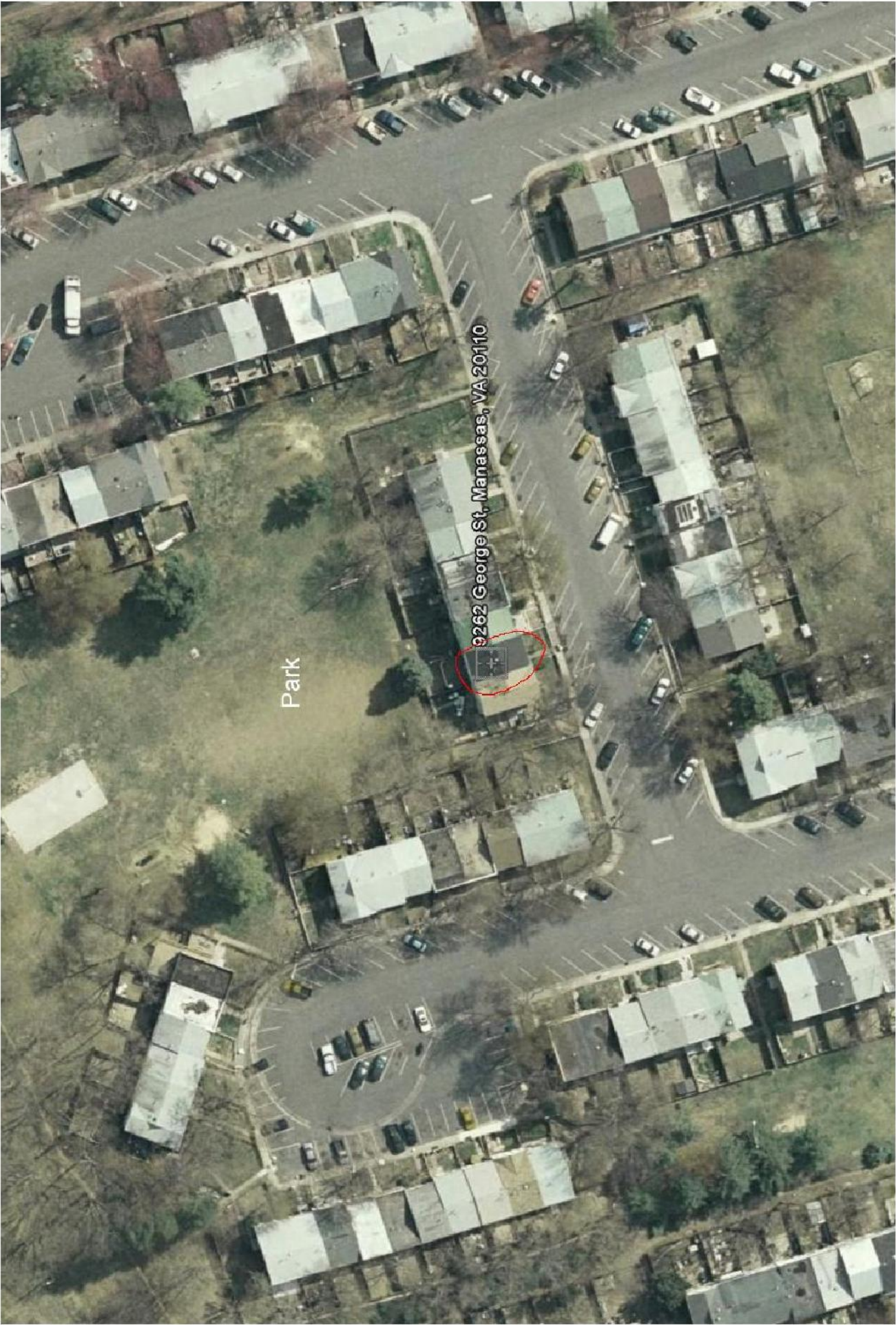


Figure 3 - 9262 George St Manassas VA 20110

This is a panoramic picture of the park behind the house. This picture was stitched together from four pictures taken by a photographer standing right outside the backyard. He faced left, left/straight, right/straight and right, so this picture shows 180 degrees around. It's a nice park with lots of kids, basketball courts, kids playground and benches.

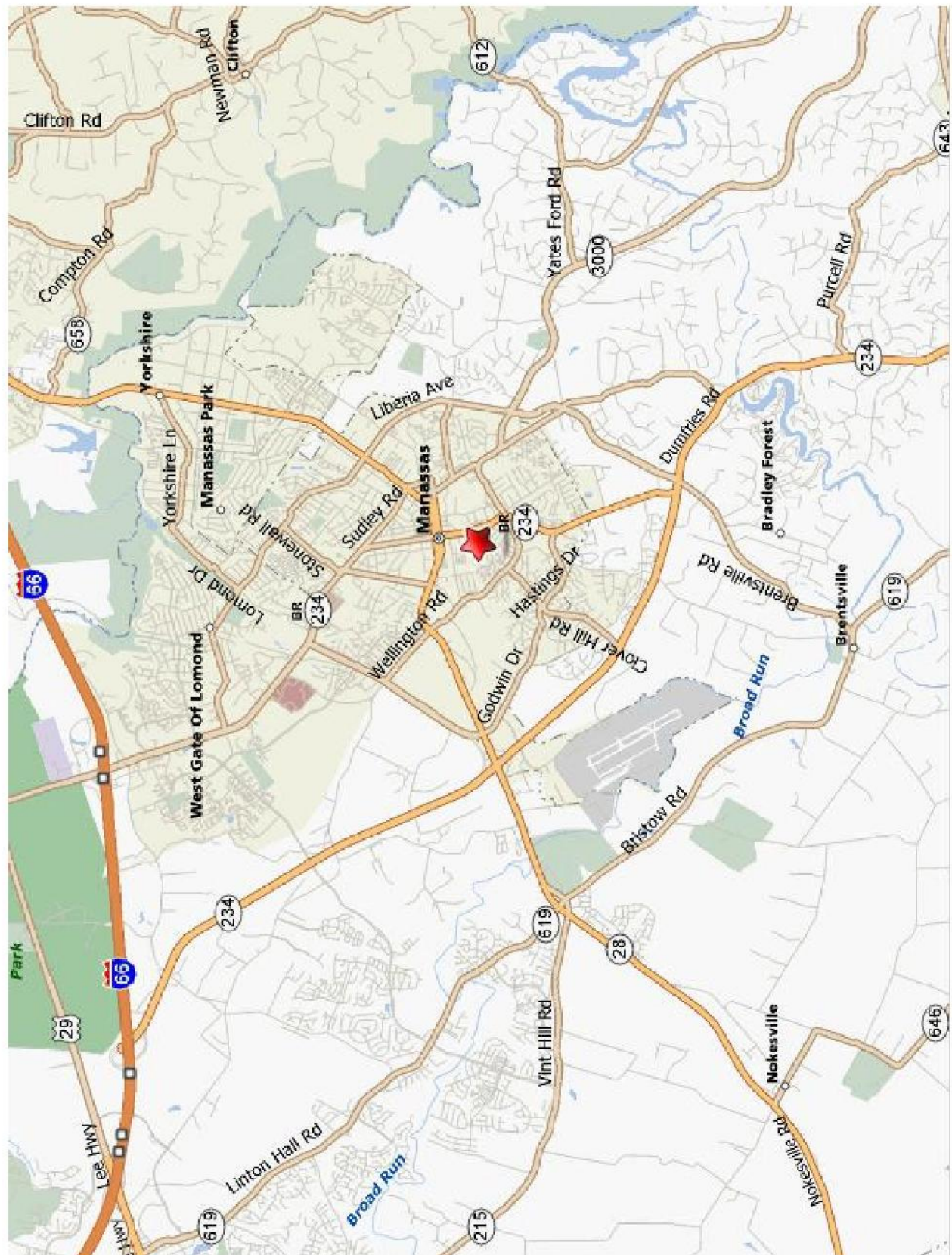


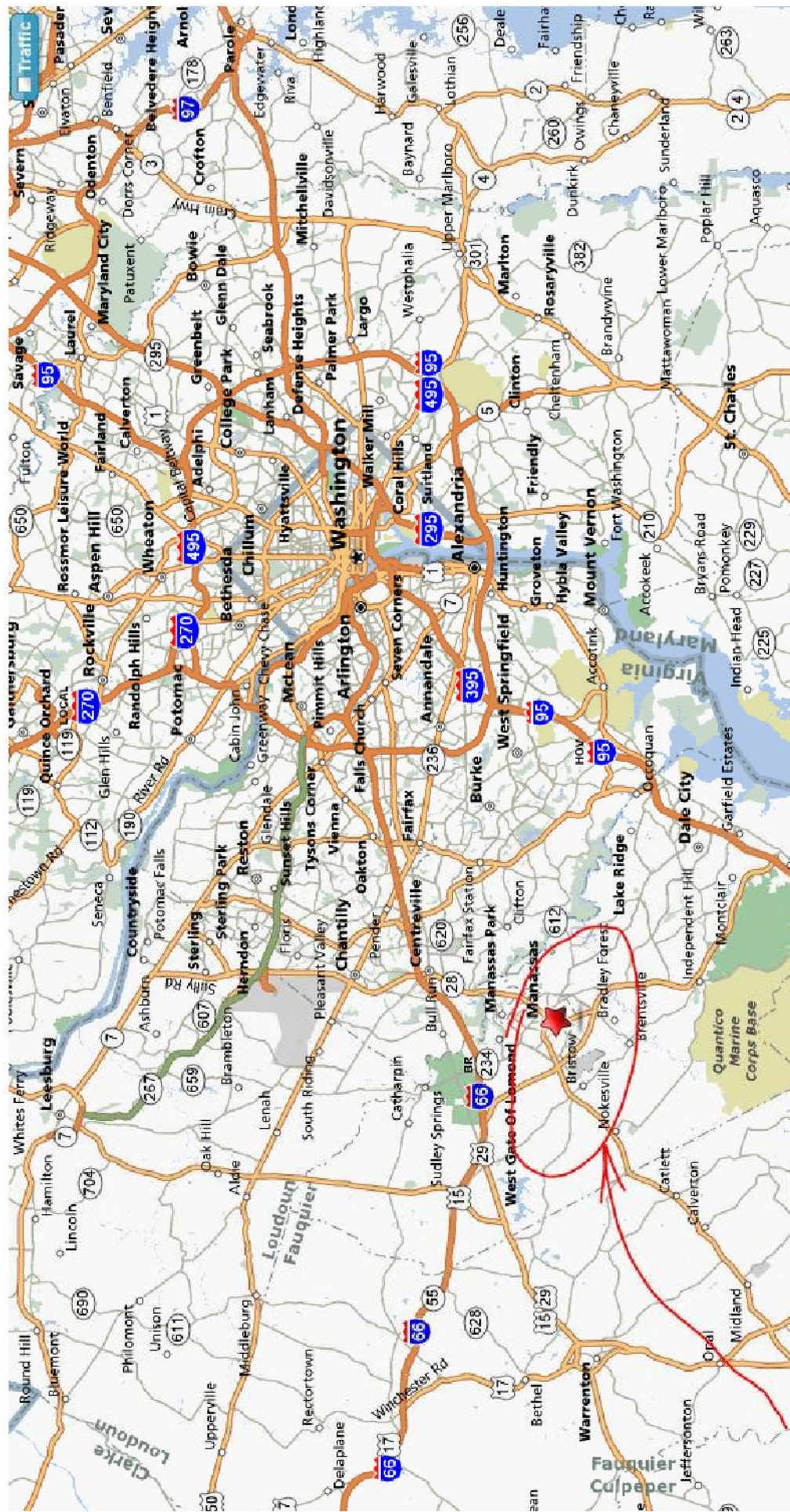




9262 George St, Manassas, VA 20110

Park





RENTAL APPLICATION
Equal Housing Opportunity

The undersigned hereby makes an application to rent the following property:

9262 George St. Manassas, VA 20110

Anticipated move date of May 10 2009 at a monthly rent of \$ 1100.00
and security deposit of \$ 1100.00.

PLEASE TELL US ABOUT YOURSELF

Full Name _____
Home Phone () _____
Date of Birth _____
Social Security # _____
Email Address: _____
Other Phone () _____

Name of Co-applicant or other Tenant age 18 or older (Each Tenant must fill out an application form):

Dependents Names and Dates of Birth

Pets:

Type	Breed	Age	Weight	Name

PLEASE GIVE RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address _____ Apt# _____ City _____ State _____
Zip _____
Month/Year Moved In _____ Reasons for Leaving _____ Rent
\$ _____
Owner/Agent _____
Phone () _____

Previous Address (if within the last 3 years)

Rent \$ _____
Owner/Agent _____
Phone () _____

Previous Address (if within the last 3 years)

Rent \$ _____
Owner/Agent _____
Phone () _____

PLEASE DESCRIBE YOUR CREDIT HISTORY

Have you declared bankruptcy in the past seven (7) years? Yes _____ No _____

Have you ever been evicted from a rental residence? Yes _____ No _____
Have you had two or more late rental payments in the past year? Yes _____ No _____
Have you ever willfully or intentionally refused to pay rent when due? Yes _____ No _____
Have you ever been sued for non-payment of rent? Yes _____ No _____
Are there any judgements, law suits, or bill collection proceedings against you? Yes _____ No _____

If yes to any of the above questions, please provide additional information to help evaluate your application. _____

CRIMINAL HISTORY

Have you ever been convicted of a Felony? Yes _____ No _____
Is there an outstanding warrant for your arrest? Yes _____ No _____

If yes to any of the above questions, please provide additional information to help evaluate your application. _____

PLEASE PROVIDE YOUR EMPLOYMENT INFORMATION

Your Status: _____ Full Time _____ Part Time _____ Student _____ Unemployed
Employer _____

Dates employed _____
Position _____
Supervisor Name _____
Phone () _____
Salary \$ _____ per _____. (If employed by above less than 12 months, give name & phone of previous employer or school: _____.)

If you have other sources of income that you would like us to consider, please list income, source, and person (banker, employer, etc.) who we may contact for confirmation. You do not have to reveal alimony, child support, or spouse's annual income unless you want us to consider it in this application.

Amount \$ _____ Source _____
Contact Name _____

PLEASE LIST YOUR REFERENCES

Banking Accounts (Do not list account numbers):

Bank Name and Location _____
Name on account _____ Type of Account _____

Bank Name and Location _____
Name on account _____ Type of Account _____

Bank Name and Location _____
Name on account _____ Type of Account _____

Personal Reference or Emergency Contact:

Name _____ Address _____
Phone _____ Relationship _____

Driver's License:

Your Driver's License Number _____ State _____

Vehicle Information:

Make / Model _____ Year _____ License Plate State _____

ADDITIONAL INFORMATION:

Please give any additional information that might help owner/management evaluate this application?

Where may we reach you to discuss this application?

Email: _____

Day Phone # () _____

Night Phone # () _____

I hereby apply to lease the above described premises for the term and upon the set conditions above set forth and agree that the rental is to be payable the first day of each month in advance. As an inducement to the owner of the property and to the agent to accept this application. I warrant that all statements above set forth are true; however, should any statement made above be a misrepresentation or not a true statement of facts, all of the deposit will be retained to offset the agent's cost, time, and effort in processing my application.

I hereby deposit \$_____ as earnest money to be refunded to me if this application is not accepted in 3 business banking days. Upon acceptance, this deposit shall be retained as part of the security deposit. When so approved and accepted, I agree to execute a lease for _____ months before possession is given and to pay the balance of the security deposit prior to the move in date. If the application is not approved or accepted by the owner or agent, the deposit will be refunded, the application hereby waiving any claim for damages by reason off non-acceptance which the owner or agent may reject. I recognize that as a part of your procedure for processing my application, and investigative consumer report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted. This inquiry includes information as to my character, general reputation, personal characteristics and mode of living.

The above information, to the best of my knowledge, is true and correct.

Please sign:

X _____
Signature Date

Name of Applicant

AUTHORIZATION
Release of Information

I authorize an investigation of my credit, tenant history, banking and employment for the purposes of renting a house, apartment, or condominium from this owner/manager.

Name (please print)

X _____
Signature

Date

APPLICANT: PLEASE DO NOT WRITE BELOW (FOR OFFICE USE ONLY)

Deposit of \$ _____ Received by _____ Date _____

OFFICE NOTES: