

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- ❖ Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- ❖ A duty of honest and fair dealing and good faith.
- ❖ Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- ❖ Must promptly present all written offers to the owner.
- ❖ Provide copies of all contracts.

The agent is not obligated to reveal to either party any confidential information obtained from the other party which does not involve the affirmative duties set forth above.

Should you desire to have a real estate agent represent you as your agent, you should enter into a written contract that clearly establishes the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate Brokers License Act, all parties are hereby notified that

(printed name of agent) Melinda Sampson affiliated with

(firm name) Old Fences Realty is acting as agent of:

- The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both Seller and Buyer, with the full knowledge and consent of both parties

CERTIFICATION

By signing below, the parties certify that they have read and understand the information contained in this disclosure and have been provided with signed copies prior to signing any contract.

<input checked="" type="checkbox"/>	<u>Ethel</u>	<u>Richard</u>	<u>03-25-2024</u>	<input checked="" type="checkbox"/>		
	Seller		Date		Buyer	Date
<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>		
	Seller		Date		Buyer	Date
	Seller		Date		Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's Signature Melinda Sampson

Date 3-28-24

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.



SELLER'S PROPERTY CONDITION DISCLOSURE

Please INITIAL each box.

Property Address:

1634 Little Left Hand Rd
 LOONEYVILLE WA
 25259

Date:

6-6-24

APPLIANCES

	None	working	Not working	Unknown
Clothes Dryer		EK		
Clothes Washer		EK		
Dishwasher	EK			
Disposal	EK			
Oven/Range		EK		
Range Hood		EK		
Microwave Oven		EK		
Refrigerator		EK		
Ice Maker		EK		
Freezer		EK		
Gas Grill	EK			
Satellite System	EK			
Window A/C	EK			
Trash Compactor	EK			
Mounted Appliances		EK		

ROOF

	Age	years	Yes,	No	Unknown
Does roof leak?				EK	
Is there present damage?				EK	
Is roof under warranty?				EK	
Is Warranty transferable?				EK	
Expiration date of warranty:				EK	

HAZARDOUS CONDITIONS

Are there current hazardous conditions on the property?		EK
Methane gas		EK
Lead paint		EK
Radon gas (house or well)		EK
Radioactive material		EK
Landfill		EK
Mineshaft		EK
Expansive soil		EK
Urea formaldehyde insulation		EK
Toxic materials		EK
Asbestos insulation		EK

ELECTRICAL SYSTEM

	none	working	Not working	Unknown
Air Purifier	EK			
Security System		EK		
Ceiling fan(s)		EK		
Garage Door opener(s)		EK		
Smoke Alarm(s)		EK		
Intercom	EK			
200 Amp Service		EK		
Circuit Breakers		EK		
Fuses	EK			
Switches & Outlet		EK		
Light Fixtures		EK		
Vent Fan(s)		EK		
Interior Tele. Wiring	EK			
Sauna		EK		

Are the improvements connected to?

Public water system?		EK
Private water system?	EK	
Public sewer system?	EK	EK
Private sewer system?	EK	
A. Do structures have aluminum wiring?		EK
B. Are trees/shrubs dead or diseased?		EK
C. Are there any encroachments?		EK
D. Are there any violations of zoning, building codes or restrictive covenants?		EK
E. Have you received notice from any governmental agency affecting the property?		EK
F. Are there any structural problems?		EK
G. Have there been any substantial additions or alterations made?		EK
H. Has there ever been moisture or water problems in basement or crawl space?		EK
I. Is there any damage due to wind, fire, pests or animals?		EK
J. When was fireplace/wd.burner/ Stove/chimney last cleaned?		EK seven years not in use
K. Has flooding occurred on property?		EK
L. Has water ever been inside any structures on property?		EK
M. Has flood occurred on access roads?	EK	

HEATING/COOLING SYSTEMS

	none	working	Not working	Unknown
Attic Fan				
Central Air Cond.		EK		
Evaporative Cooler	EK			
Gas Fireplace	EK			
Wood burning Fireplace		EK		
Fireplace Insert		EK		
Wood burning Stove	EK			
Forced Air Electric		EK		
Forced Air Gas Furn.		EK		
Humidifier	EK			
Floor Furnace	EK			
Heat Pump	EK			
Baseboard Elec.	EK			
Solar Heat		EK		
Propane Tank	EK			
Power Roof Fan	EK			

Comments:

Selling it in "As Is" condition. Yes -

<input checked="" type="checkbox"/> Ethel E Richards
Seller
Seller
Purchaser
Purchaser

Seller and Purchaser both understand that Old Fences Realty, Inc. in no way warrants inspection reports and/or home protection plans may be purchased. The information contained in this disclosure has been provided by the seller, who certifies to the truth thereof based upon the seller's current actual knowledge, but is no warranty.

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

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

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

(i) Known 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 (check (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.

Purchaser's Acknowledgment (initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (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; or

(ii) 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)

(f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) 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 they have provided is true and accurate.

<u>Ethel Richards</u>	<u>3-28-2024</u>	_____	_____
Seller	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
<u>Melinda Sampson</u>	<u>3-28-2024</u>	_____	_____
Agent	Date	Agent	Date