NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Ac	t, all parties are hereby notified that:
ChayWelch	(printed name of licensee), affiliated with
Adrian Properties WV, LLC	(printed name of licensee), affiliated with (brokerage name), is acting as the agent of:
The Seller/Lessor	The Buyer/Lessee
The Seller/Lessor as a Designated Dual Agent.	The Buyer/Lessee as Designated Dual Agent
The undersigned Seller/Lessor is unrepresented.	The undersigned Buyer/Lessee is unrepresented.
Both the Seller/Lessor and Buyer/Lessee, as a Limited	
1	FICATION
disclosure and have been provided with signed copies	
By signing below, the parties certify that they have readisclosure and have been provided with signed copies	, , , , , , , , , , , , , , , , , , , ,
disclosure and have been provided with signed copies) Peter
disclosure and have been provided with signed copies. // 25/25 Date	Buyer/Lessee Date
Seller/Lessor Date	Buyer/Lessee Date Buyer/Lessee Date Buyer/Lessee Date
Seller/Lessor Date Seller/Lessor Date	Buyer/Lessee Date Buyer/Lessee Date Buyer/Lessee Date



300 Capitol Street Charleston, WV 25301 (304) 558-3555







DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT LEAD-BASED PAINT AND OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement Every purchase: of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such PONE TO THAT IT IS NOT EXPOSURE to lead from lead based paint that may place young children at risk of developing lead poisoning. Lead Decayors, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest or rescention that 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) Presence of lead-based paint and/or lead-based paint hazards (check one below): (a) 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. 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 22 (b) and/or lead-based 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 Acknowledgement (initial) Purchaser has received copies of all information listed above. Purchaser has received the pamphlet Protect Your Family From Lead in Your Home. (d) Purchaser has (check one below): (e) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of 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. Agent's Acknowledgement (initial) 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. _ Date 11 /20 /24 Seller _____ Date ___/___ Date ___/___ Purchaser_____ Date ___/____ Purchaser Date ___/__ Date ______ Date ____/_

ADDRESS 4245 Lamberton, Pennsharo, WV

Seller	Seth	N S	m; +1			
Buyer _				0 1		
Property	4245	Lamk	reton	Pel, Ve	nnsboro	rur

OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS, TIMBER OR TIMBER RIGHTS

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:

http://www.wvsoro.org or http://www.oogeep.org

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

Form OGM 12/12/2013