

716 Rockpile Rd

Romney, WV 26757

Notes from the seller

This property is just over 37 acres consisting of the mountains above and below. There are trails around most of the border. The boundary as you approach the property is pretty much the corner of Grouse Knob and Rockpile Rd. It extends down the mountain following the power lines nearly to Grassy Lick Rd at the bottom. Looking up the mountain, all the land on the right hand side of Grouse Knob Rd all the way to the roundabout at the top is part of the property. From the roundabout it extends on an angle to the crown of the mountain.

Above the main house is a spare cabin included on the property. It has power to it and a well is dug. There is an installed leach field but it hasn't been used in years. With some work the right handyman could fix this up as a camp or a rental.

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 a true legible copy of every contract to each person signing the contract.

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 Real Estate Brokers License Act of West Virginia, all parties are hereby notified that

(printed name of agent) Sandra Hunt affiliated with

(firm name) WEST VIRGINIA LAND & HOME REALTY, LLC 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 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.			
10/17/2018 11:15:19 AM PDT			
DocuSigned by: 39D80667A1C594B8...	Seller	Date 10/17/2018 12:02:55 PM PDT	Buyer
	Seller	Date	Buyer
	Seller	Date	Buyer
	Seller	Date	Buyer

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

Agents Signature

Date:

Sandra Hunt
10/18/18

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 (304) 348-3555
www.state.wv.us/wvrec

