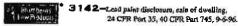
## WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

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A. SO	u /	/
Owner Jims & Man	Date 11/26/201	P
The purchaser(s) acknowledge receipt acknowledge that they have been info	t of a copy of this disclaimer statement an ormed of their rights and obligations.	d further
Purchaser	Date	pose menicolar
Purchaser	Date	



Managexcelsior, Publisher, NYC 10013

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

## **Lead Warning Statement**

Seller's Disclosure

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.

(i)  Known lead-based paint (i)  Known lead-based pa	and/or lead-based int and/or lead-ba	I paint hazards (Check (i sed paint hazards are pre	) or (ii) below): esent in the hous	sing (explain).
(ii) Seller has no knowled (b) Records and reports available	e to the seller (Che	eck (i) or (ii) below):	paint hazards in	the housing.
<ul><li>(i) ☐ Seller has provided based paint and/or lead-b</li></ul>				rtaining to lead-
(ii) Seller has no report hazards in the housing.	s or records per	taining to lead-based	paint and/or le	ead-based paint
Purchaser's Acknowledgme	ent (initial)			
(c) Purchaser has received (d) Purchaser has received (e) Purchaser has (check) (i) received a 10-day of ment or inspection for the composition waived the opportunity	ed the pamphlet P (i) or (ii) below): pportunity (or me presence of lead-	rotect Your Family from utually agreed upon pe -based paint and/or lead	eriod) to condu-	ct a risk assess- ards: or
based paint and/or lead-b	ased paint hazards	ş.		at at
Agent's Acknowledgment (in	udelal)			
(f) Agent has informed		seller's obligations unde	π 42 U.S.C. 485	i2d and is aware
of his/her responsibility to en	sure compliance.		A []	02
Certification of Accuracy The following parties have re	eviewed the inform	nation above and certify	y, to the best of t	their knowledge,
that the information they have	e provided is true	and accurate.		
CAN ULL	1/20/18	Janus E. Music	nen /	11/20/2008
SELLER	DATE	SELLER /		DATE
				20
PURCHASER .	DATE	PURCHASER		DATE
Jandrockunt.	1/13/10	5		· <del></del>
FAX 304-822-4	1658	AGENT	w g	DATE

## 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 <u>principal</u> 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.

to compliance with the Real Estate Brokers License Act of West Virginia, all parties are hereby notified that (printed name of agent) 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 disclosure and have been provided with signed copies prior to signing any contract. Seller Buyer Date Buyer Date Seller Buyer Date I certify that I have provided the above named individuals with a copy of this form prior to signing any contract. WV Real Estate Commission 300 Capitol Street, Suite 400 Charleston, WV 25301 Agents Signatus (304)348-3555 PAX 304-822-465

www.state.wv.us/wvrec

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