

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.

The owner(s) has actual knowledge of the following latent defects: _____

Owner  Date 9/5/19

Owner  Date 9/5/19

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

Purchaser _____ Date _____

Purchaser _____ 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 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 any confidential information obtained from the other party unless set forth above.

Should you represent both parties, you should enter into a written agreement with both parties. If you have any questions about the roles and duties, please provide information upon your request.

In compliance with West Virginia law, all parties are hereby notified that

(print name) _____, affiliated with



(firm name) _____, LLC is acting as agent of:

_____ The Buyer, as the buyer's agent.
I acknowledge consent of both parties.

By _____
this _____

DISCLOSURE

I have read and understand the information contained in this form and signed copies prior to signing any contract.


	Seller	Date	9/5/19	Buyer	Date
	Seller	Date	9/5/19	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.

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
(304) 348-3555

Agents Signature: _____

Date: _____


9/5/19

www.state.wv.us/wvrec



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