

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

(printed name of agent) Bonnie L. Bean, affiliated with
 (firm name) Lifetime Dreams Real Estate Services, is acting as agent of:
 The Seller, as listing agent or subagent. The Buyer, as the buyer's agent.
 Both the 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.			
<u>Deigh Dixon</u> Seller	<u>3/13/23</u> Date		Buyer Date
_____ Seller	_____ Date	_____ Buyer	_____ Date
_____ Seller	_____ Date	_____ Buyer	_____ Date

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

Agent's Signature Bonnie L. Bean
 Date 3/13/2023

WV Real Estate Commission
 300 Capitol Street, Suite 400
 Charleston, WV 25301
 304.558.3555
 <www.wvrec.org>



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

GAS COMPANY Mountaineer Gas
PHONE NUMBER _____
MONTHLY BUDGET _____

ELECTRIC COMPANY First Energy
PHONE NUMBER _____
MONTHLY BUDGET _____

WATER/SEWER COMPANY City of Keyser
PHONE NUMBER - WATER _____ SEWER _____
AVERAGE WATER BILL approx. 40-45
AVERAGE SEWER BILL _____

GARBAGE REMOVAL COMPANY N/A
PHONE NUMBER _____
MONTHLY COST _____

CABLE COMPANY N/A
PHONE NUMBER _____

TELEPHONE COMPANY N/A Frontier
PHONE NUMBER _____

INTERNET
PROVIDER _____
PHONE NUMBER _____

LK

CHECKLIST OF THINGS TO CONVEY

DATE: 3/13/2023

PROPERTY ADDRESS: 1538 Mineral St Keyser, WV

INCLUDED
YES NO

- Alarm System
- Built In Microwave
- Ceiling Fan(s) # 1
- Central Vacuum
- Clothes Dryer
- Clothes Washer
- Cooktop
- Dishwasher
- Drapery/Curtain Rods
- Drapery/Curtains
- Electronic Air Filter
- Exhaust Fan(s)
- Exist. W/W Carpet
- Fireplace Screen/Doors
- Freezer
- Furnace Humidifer
- Garage Opener(s) # _____
- w/Remote(s) # _____
- Garbage Disposer
- Hot Tub, Equip & Cover

ADDITIONAL INCLUSIONS:

LAL

INCLUDED
YES NO

- Intercom
- Playground Equipment
- Pool, Equip. & Cover
- Refrigerator(s) # 1
- w/Ice Maker
- Satellite Dish
- Screens
- Shades/Blinds
- Storage Shed(s) # _____
- Storm Doors
- Storm Windows
- Stove or Range
- T.V. Antenna
- Trash Compactor
- Wall Oven(s) # _____
- Water Filter
- Water Softener
- Window A/C Unit(s) # _____
- Window Fan(s) # _____
- Wood Stove

ADDITIONAL INCLUSIONS:

central a/c unit (uninstalled)
1 set of double interior doors (uninstalled)

WV Residential Property DISCLAIMER

NOTICE TO SELLER: 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 sell and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the **latent defects (hidden, concealed or unseen)** listed below, the undersigned Seller of the real property makes 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.

The Seller has actual knowledge of the following latent defects:

no known defects - being sold "as is"

Seller Wright Dixon Date 3/13/23

Seller _____ Date _____

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser _____ Date _____

Purchaser _____ Date _____