

# 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) Kate Nazelrod, affiliated with

(firm name) Pioneer Ridge Realty, 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.

<b>CERTIFICATION</b>			
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.			
<i>Michael P. Thiem</i>	<small>dotloop verified 09/13/24 4:43 PM EDT ABFZ-JQIB-3GIS-4QLK</small>		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
<i>Michael L Sims-Thiem</i>	<small>dotloop verified 09/13/24 4:48 PM EDT NZAV-ERS1-8NWF-VAZN</small>		
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>
<small>Seller</small>	<small>Date</small>	<small>Buyer</small>	<small>Date</small>

I hereby 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  
304.558.3555  
<http://rec.wv.gov>

Agent's Signature *Kate Nazelrod* dotloop verified  
09/10/24 11:17 AM EDT  
KPGO-V1ZS-LUUT-29XI

Date \_\_\_\_\_

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



**West Virginia**  
**VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT**  
(This is not a warranty of the property condition.)

**Seller** Michael P. Thiem and Michael L. Sims-Thiem

**Property Address** Lots 5 & 13 Cardinal Ridge Estates, Romney, WV 26757

**Legal Description** 5.31 +/- acres and 4.85 +/- acres

**NOTICE TO PURCHASER:** The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

**SELLER:** How long have you owned the property? \_\_\_\_\_

**Property Systems:**

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- |  |  |
|--|--|
| <input type="checkbox"/> Public                                | <input type="checkbox"/> Needs hookup          |
| <input type="checkbox"/> Community                             | <input type="checkbox"/> Needs hookup          |
| <input type="checkbox"/> Septic                                | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for ___ (#) BR | <input type="checkbox"/> Perc                  |

Is the septic system functioning properly?     Yes  No  Unknown  N/A

When was the system last pumped? Date: \_\_\_\_\_     Unknown

Comments: \_\_\_\_\_

2. Water System:

- |                                    |  |
|------------------------------------|--|
| <input type="checkbox"/> Public    | <input type="checkbox"/> Needs hookup        |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup        |
| <input type="checkbox"/> Well      | <input type="checkbox"/> Needs to be drilled |

Comments: \_\_\_\_\_

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain?     Yes  No  Unknown  N/A

Any treatments or repairs?     Yes  No  Unknown

Any warranties?     Yes  No  Unknown

Comments: \_\_\_\_\_

4. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks any mining operations or other past contamination) on the property?

Yes  No  Unknown  N/A

Initials Seller:   Purchaser:

If yes, please specify \_\_\_\_\_

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? Yes No Unknown N/A

If yes, please specify \_\_\_\_\_

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify \_\_\_\_\_

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Unknown N/A

Comments: \_\_\_\_\_

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? Yes No Unknown N/A

Comments: \_\_\_\_\_

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? Yes No Unknown N/A

Comments: \_\_\_\_\_

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? Yes No Unknown N/A

Comments: \_\_\_\_\_

10. Please provide the following?

- Plat of the property Yes No
- Copy of the Deed Yes No
- Copy of septic permits Yes No N/A
- Covenants and Restrictions Yes No N/A

Comments: \_\_\_\_\_

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: \_\_\_\_\_

Initials Seller: /  Purchaser: /

**SELLER:**

Signature Date

Signature Date

**PURCHASER:**

Signature Date

Signature Date

**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 sale and in the listing of latent defects set forth below;; otherwise, complete and sign the VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SELLER:**

*Michael P. Thiem* dotloop verified  
09/13/24 4:43 PM EDT  
LQCD-ZZKV-4AJ8-HK53

Signature Date

*Michael L. Sims-Thiem* dotloop verified  
09/13/24 4:48 PM EDT  
FFFR-EWKO-FL7L-PW3A

Signature Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

**PURCHASER:**

Signature Date

Signature Date