

# NOTICE OF AGENCY RELATIONSHIP



When working with a real estate licensee in buying, selling, or leasing real estate, West Virginia Law requires that you be informed of whom the licensee is representing in the transaction. The licensee may represent the seller/lessor, the buyer/lessee, or both. The party represented by the licensee is known as the licensee's principal and as such, the licensee owes the principal the duty of utmost care, integrity, honesty, and loyalty.

Regardless of whom they represent, the licensee has the following duties to all consumers in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the licensee's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, religion, color, national origin, ancestry, sex, age, blindness, or disability.
- Must promptly present all written offers to the owner.
- Provide a true, legible copy of every contract to each person signing the contract.

The licensee 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 licensee 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 licensee, the licensee can provide more information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

KATE NAZELROD \_\_\_\_\_ (printed name of licensee), affiliated with  
PIONEER RIDGE REALTY \_\_\_\_\_ (brokerage name), is acting as the agent of:

- ☒ The Seller/Lessor ☐ The Buyer/Lessee
- ☐ The Seller/Lessor as a Designated Dual Agent. ☐ The Buyer/Lessee as Designated Dual Agent
- ☐ The undersigned Seller/Lessor is unrepresented. ☐ The undersigned Buyer/Lessee is unrepresented.
- ☐ Both the Seller/Lessor and Buyer/Lessee, as a Limited Dual Agent

## 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.

	3/30/25		
Seller/Lessor	Date	Buyer/Lessee	Date
	8/30/25		
Seller/Lessor	Date	Buyer/Lessee	Date
	8/30/25		
Seller/Lessor	Date	Buyer/Lessee	Date

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

Licensee's Signature Kate Nazelrod dotloop verified 08/30/25 9:08 AM EDT VGKB-7POU-SKGB-PEE5 Date \_\_\_\_\_

Licensee's Signature \_\_\_\_\_ Date \_\_\_\_\_



West Virginia  
Real Estate Commission

300 Capitol Street  
Charleston, WV 25301  
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

REVISED OCT 24th 2024

## 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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller 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.

The Seller has actual knowledge of the following latent defects:

\* Lua L- 8-30-21

*[Signature]* 8/30/25

Seller

Date \_\_\_\_\_

x Jimmy L Allen's 8/30/25

Seller

Date \_\_\_\_\_

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

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Purchaser

Date \_\_\_\_\_

\_\_\_\_\_

Purchaser

Date \_\_\_\_\_



# ITEMS TO CONVEY (AT NO VALUE)

Seller James L. Owens, William N. Wise, and Lora L. Wise

Street Address 2370 Kerns School Road

County Hampshire County

City Springfield

, West Virginia Zip 26763

Yes	No	# Items	Yes	No	# Items	Yes	No	# Items
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-in Microwave	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 Ceiling Fan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garage Opener	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove or Range
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum	<input type="checkbox"/>	<input checked="" type="checkbox"/>	w/remote	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trach Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Dryer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Gas Log	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Mount Brackets
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Clothes Washer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub, Equip & Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cooktop	<input type="checkbox"/>	<input type="checkbox"/>	Intercom	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Treatment System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4 Window A/C Unit
<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equip, & cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window Fan
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Electronic Air Filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Window Treatments
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen/Door	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Refrigerator w/ice maker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1 Wood Stove

A. **As-Is Items:** Seller will not warrant the condition or working order of the following items and/or systems:

B. **Items That Do Not Convey:** \_\_\_\_\_

SELLER:

PURCHASER:

*[Signature]* 8/30/25  
Signature Date

\_\_\_\_\_  
Signature Date

*[Signature]* 8-30-25  
Signature Date

\_\_\_\_\_  
Signature Date

*[Signature]* 8/30/25  
Signature Date

**Final Inspection** (see Residential Sales Contract #8) of FINAL PROPERTY INSPECTION made on \_\_\_\_\_. The items to convey and the following items are acceptable: Roof, Structure, Heating System, Plumbing, Water Heater, Exhaust fans, Lights/Outlets, Central Air, Attic Fans, Smoke Detectors, Door Keys, Blinds/Shades, etc. All items are in acceptable condition (see Regional Sales Contract #7) or are noted below

- ☐ Seller to credit the Purchaser \$ \_\_\_\_\_.
- ☐ Repairs to be paid from escrow as per escrow agreement.
- ☐ Seller to correct discrepancies within \_\_\_\_\_ days.

**The Agent shall not be liable for any breach of any agreement made by the Seller and Purchaser above.**

SELLER:

PURCHASER:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Signature Date