

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:

AS-IS

<i>Donald W. Braithwaite</i>	1-13-26
Seller	Date

<i>Betty J. Braithwaite</i>	
Seller	Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser	Date

Purchaser	Date

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

For the sale of Property at: 48 Wayland Drive Keyser, WV 26726

SELLER REPRESENTS AND WARRANTS, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Seller initial ONE of the following and state Year Constructed): 1955

17619	Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.)
	Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
	Seller is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

SELLER AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement. 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.

II. Seller Disclosure (each Seller complete items 'a' and 'b' below)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). _____

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (check (i) or (ii) below):

(i) Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Purchaser Acknowledgment (each Purchaser initial and complete items c, d, e and f below)

c. Purchaser has read the Lead Warning Statement above.

d. Purchaser has received copies of all information listed above. (If none listed, initial here.)

e. Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

f. Purchaser has (each Purchaser initial (i) or (ii) below):

(i) Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards

IV. Agent's Acknowledgment (initial item 'g' below)

g.  Listing and Selling Sales Associates are aware of their duty to ensure compliance with 42 U.S.C. 4852d. These Associates have informed the Seller and the Purchaser of their obligations under this law as evidenced by the Seller and the Purchaser having completed this form.

V. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Donald W. Braithwaite 1-13-26
Seller Date

Purchaser Date

Betty J. Braithwaite
Seller Date

Purchaser Date

CRAB SEE
Agent Date

Agent Date

ITEMS TO CONVEY (AT NO VALUE)

Seller Donald W. Braithwaite and Betty J. Braithwaite

Street Address 48 Wayland Drive

County Mineral

City Keyser

, West Virginia Zip 26726

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

Donald W. Braithwaite

Signature

Date

Date

Betty J. Braithwaite

Signature

Date

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