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:

Craig E. See (printed name of licensee), affiliated with

Pioneer Ridge Realty (brokerage name), is acting as the agent of:

- [x] 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.

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 _____ Date 11/6/2026

Licensee's Signature _____ Date _____

West Virginia Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555
http://rec.wv.gov

EQUAL HOUSING OPPORTUNITY

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

REVISED OCT 17th 2024

ITEMS TO CONVEY
(AT NO VALUE)

Seller New Road Holdings, LLC

Street Address 950 Cherry Lane County Hampshire

City Romney, West Virginia Zip 26757

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

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

For the sale of Property at: 950 Cherry Lane, Romney, WV 26757

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):_____

CS	SS	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.

Seller	11/6/26 Date	Purchaser	Date
Seller	11/6/26 Date	Purchaser	Date
Agent	Date	Agent	Date

West Virginia

VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

Property Address 950 Cherry Lane, Romney, WV 26757

Legal Description .25 Ac Lot 22 & 21 Valley View Addition

NOTICE TO PURCHASER: *The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge.*

SELLER:

1. Year Built? 2002
2. How long have you owned the property? 2024 - Present
3. Dates lived in the property. None

Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply ☑ Public ☐ Well ☐ Other _____

Sewage Disposal ☑ Public ☐ Septic System approved for _____ (#) BR

Heating ☐ Oil ☐ Natural Gas ☑ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Air Conditioning ☐ Oil ☐ Natural Gas ☑ Electric ☐ Bottled ☐ Heat Pump Age _____ ☐ Other

Hot Water ☐ Oil ☐ Natural Gas ☑ Electric Capacity _____ Age 2026 ☐ Other

Internet Access in Home ☐ Yes or ☐ No; Current Provider _____

Comments _____

_____

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

1. Foundation: Any settlement or other problems? ☐ Yes ☑ No ☐ Unknown ☐ N/A

   Comments: _____

2. Basement/Crawlspace/Cellar: Any leaks or evidence of moisture?

   ☐ Yes ☑ No ☐ Unknown ☐ N/A

   Comments: _____

3. Roof: Any leaks or evidence of moisture? ☐ Yes ☑ No ☐ Unknown ☐ N/A

   Type of Roof: Shingle Age 2026

   Is there any existing fire-retardant treated plywood ☐ Yes ☑ No ☐ Unknown ☐ N/A

   Comments: _____

4. Other Structural Systems, including exterior walls and floors:

   Any defects (structural or otherwise)? ☐ Yes ☑ No ☐ Unknown ☐ N/A

   Comments: _____

5. Plumbing System: Is the system in operating condition? ☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms: ☑ Yes ☐ No ☐ Unknown ☐ N/A

Are the systems in operating condition? ☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

7. Air Conditioning System:

Is cooling supplied to all finished rooms: ☑ Yes ☐ No ☐ Unknown ☐ N/A

Is the system in operating condition? ☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring? ☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

9. Septic Systems: Is the septic system functioning properly? ☑ Yes ☐ No ☐ Unknown ☐ N/A

When was the system was last pumped? Date: _____ ☐ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? ☐ Yes ☑ No ☐ Unknown ☐ N/A

Home water treatment system: ☐ Yes ☑ No ☐ Unknown ☐ N/A ☐ Leased

Fire sprinkler system: ☐ Yes ☑ No ☐ Unknown ☐ N/A

Are the systems in operating condition? ☐ Yes ☐ No ☐ Unknown ☑ N/A

Comments: _____

11. Public Service Connections: Has Seller received any communication regarding public service connection requirements? ☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

12. Insulation:

In exterior walls? ☑ Yes ☐ No ☐ Unknown ☐ N/A

In ceiling/attic? ☑ Yes ☐ No ☐ Unknown ☐ N/A

In any other areas? ☐ Yes ☐ No ☑ Unknown ☐ N/A

Where? _____

Comments: _____

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

Are gutters and downspouts in good repair? ☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

14. Wood-destroying insects: Any infestation and/or prior damage? ☐ Yes ☑ No ☐ Unknown ☐ N/A

Any treatments or repairs? ☐ Yes ☑ No ☐ Unknown

Any warranties? ☐ Yes ☑ No ☐ Unknown

Comments: _____

15. 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

If yes, please specify _____

_____

16. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property?
☑ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

17. Are there Fireplace(s)/Woodstove(s)/Chimney(s) ☐ Yes ☐ No ☐ Unknown ☑ N/A
In good working condition? ☐ Yes ☐ No ☐ Unknown ☑ N/A

Comments: _____

18. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? ☐ Yes ☑ No ☐ Unknown ☐ N/A

If yes, please specify _____

_____

19. 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: _____

20. 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: _____

21. Is the property subject to any restrictions imposed by a Home Owners Association, community association or any deed restrictions? ☐ Yes ☑ No ☐ Unknown ☐ N/A

Comments: _____

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

Comments: _____

NOTE: Seller may wish to disclose the condition of other buildings on the property on a separate VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Seller 11/6/24 Date

Seller 11/6/24 Date

Purchaser Date

Purchaser 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 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:

None

Seller 11/6/26 Date

Seller 11/6/26 Date

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser Date

Purchaser Date