



# PROPERTY DISCLOSURE STATEMENT



TO BE COMPLETED BY **SELLER**. Please print. Answer every question or check Unknown or write N/A where question does not apply.

DATE 12/23/22

PROPERTY ADDRESS/LOCATION 105 Duncan Raod, Marlinton, WV 24594

District Marlinton County Pocahontas Map \_\_\_\_\_ Parcel(s) 00120000 Deed Book \_\_\_\_\_ Page \_\_\_\_\_

Legal Description PHARMACY BUILDING KEE FLATS

**SELLER(S)** as listed on deed Irene K. Burks

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the **SELLER**. It is not a warranty of any kind by the **SELLER** or by any agent representing any **SELLER** in the transaction. It is not a substitute for any inspection. **BUYER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS BUYER DEEMS NECESSARY**. The **SELLER'S** agent has been authorized to provide a copy of this Property Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE BY THE **SELLER** AND ARE NOT REPRESENTATIONS OF ANY AGENTS OR AGENCIES IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

### 1. TITLE

A. Date you acquired property 1994 Dates you occupied property 1997

B. Have you rented the property to others?  Yes \_\_\_ No  
If so, when 02/2022  
If used as rental property, do you have a letter of compliance?  Yes (attach) \_\_\_ No  
Lease(s)?  Yes \_\_\_ No  
If yes, has a copy of the Lease(s) been provided to listing agent?  Yes \_\_\_ No \_\_\_ Unknown

C. Is property vacant? \_\_\_ Yes  No  
If so, for how long \_\_\_\_\_

D. Are you a \_\_\_ Licensed real estate agent \_\_\_ Builder \_\_\_ Developer

E. Is this an estate property? No Yes (attach credentials)  No \_\_\_ Unknown  
If yes, are you the personal representative of the estate? \_\_\_ Yes \_\_\_ No \_\_\_ Unknown  
If personal representative, do you have the authority to sell the real estate?  
\_\_\_ Yes \_\_\_ No \_\_\_ Unknown  
If yes, has a copy of the will been provided to listing agent?  Yes \_\_\_ No \_\_\_ Unknown

IKB  
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\_\_\_\_\_  
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F. Have all persons whose authority is required signed the listing agreement?

Yes  No  Unknown

G. Has a copy of the deed been provided to listing agent?  Yes  No  Unknown

H. Are there any encroachments, easements, rights of way, shared driveways, burial grounds, or similar matters concerning the property?  Yes  No  Unknown

If yes, explain: \_\_\_\_\_

I. Are there any foreclosures, proceedings, divorce actions, tax liens, proposed assessments, utility liens, mechanic and/or materialman liens, unsettled/open estates, first right of refusal, judgments, pending or potential legal actions (recorded or unrecorded) concerning the property?  Yes  No  Unknown

If yes, explain: \_\_\_\_\_

J. Has there been notice of special assessments, reassessments, or change of classification of the property for real estate tax purposes during the last 12 months?  Yes  No  Unknown

If yes, explain: \_\_\_\_\_

K. Do you own any mineral rights associated with the property?  Yes  No  Unknown

If so, indicate which:  Gas \_\_\_\_\_%  Oil \_\_\_\_\_%  Coal \_\_\_\_\_%  Other \_\_\_\_\_%

Explain Other: \_\_\_\_\_

L. Do any mineral rights convey with the property?  Yes  No  Unknown

If so, indicate which:  Gas \_\_\_\_\_%  Oil \_\_\_\_\_%  Coal \_\_\_\_\_%  Other \_\_\_\_\_%

Explain Other: \_\_\_\_\_

M. Are there any leases or ongoing negotiations that affect or might affect the mineral rights?

Yes  No  Unknown

If yes, please provide a copy of the lease and/or contract information for the leaseholder: \_\_\_\_\_

N. Have the timber rights or currently standing timber been sold through verbal or written agreements?

Yes  No  Unknown

If yes, has a copy of the timber/timber rights contract and/or contact information of the timber buyer been provided to listing agent?  Yes  No  Unknown

O. Is this property currently/potentially subject to a bankruptcy, foreclosure or reorganization?

Yes  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

P. Will the sale proceeds of this property fall short of the amount needed to pay off loans on this property?

Yes  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

Q. Are there any past, present or future encroachments, lot line disputes, easements or third party claims which have or will affect the property?  Yes  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

R. Are there any shared fence, driveway or joint use agreements?  Yes (attach)  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

S. Any existing, pending or potential real estate developments or other construction (road, drainage, power line, etc.) in the area which may affect the value of the property?  Yes  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

T. Is the property subject to any historical registry or other limitation which might affect the ability to construct improvements or make repairs to the premises, or which might require any special licensing or approval?

Yes  No  Unknown

If yes, explain: \_\_\_\_\_  
\_\_\_\_\_

**2. HEATING, COOLING, VENTILATION AND OTHER EQUIPMENT**

A. Type of heating system PROPANE Age 1997

Supplemental heating ELECTRIC Age 1997

Date of last inspection/repair 2002 By whom FELTON HEATING & ELECTRIC

Electronic air cleaner  Humidifier

B. Type of heating fuel?  Electric  Fuel oil  Natural gas  Propane  Coal  Wood  Pellets

Other \_\_\_\_\_

C. Any fuel storage tanks on the property?  Yes  No If yes,  Owned  Leased

If leased, from whom Southern States Tank size \_\_\_\_\_

D. List any areas of the house not heated \_\_\_\_\_

[Signature]  
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\_\_\_\_\_  
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Is water system shared?  Yes  No  
If yes, explain: PMH Hospital

Any water problems?  Yes  No  
If yes, explain: \_\_\_\_\_

B. Type of water supply pipes?  Copper  Galvanized  PVC  Polybutylene (PB)  
 Other \_\_\_\_\_  
Low pressure in supply lines?  Yes  No      Slow drains?  Yes  No  
If yes, explain: \_\_\_\_\_

Have water supply lines been tested for lead contaminates?  Yes  No  
If yes, what were the results: \_\_\_\_\_

Leaks around or under sinks, toilets, showers, tubs?  Yes  No  
If yes, explain: \_\_\_\_\_

C. Water softener?  Yes  No       Owned  Leased      Age \_\_\_\_\_  
If leased, lease expiration date \_\_\_\_\_ Company \_\_\_\_\_  
Water filter?  Yes  No      Other treatment systems?  Yes  No      Explain \_\_\_\_\_

D. Type of water heater?  Gas  Electric  Propane  Instant heat  Circulation pump  
Size \_\_\_\_\_ gals      Age \_\_\_\_\_      Pressure relief valve with extension to floor \_\_\_\_\_

E. Type of sewage system?  Public sewer  PSD sewer  Private treatment plant  
 Septic tank  Aeration system  Maintenance agreement  
 Other \_\_\_\_\_      Installation date of system \_\_\_\_\_  
Date of last servicing/pumping \_\_\_\_\_      By whom \_\_\_\_\_  
If a private system, health department permit number \_\_\_\_\_  
Is sewage system shared?  Yes  No  
If yes, explain: \_\_\_\_\_

F. Pool?  Yes  No      Type  In-ground  Above ground      Age \_\_\_\_\_  
Pool heater?  Electric  Gas  Propane  Solar      Pool equipment?  Yes  No

G. Hot Tub?  Yes  No      Age \_\_\_\_\_

H. Additional comments on the plumbing system \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

  
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ADDITIONAL COMMENTS \_\_\_\_\_

7. STRUCTURAL

- A. Type of construction?  Stick built  Modular  Manufactured (doublewide/singlewide)  
Age \_\_\_\_\_ years      Age of addition \_\_\_\_\_ years  
Name of builder/contractor/manufacturer McNabb Builders  
If manufactured, title/VIN #(s) \_\_\_\_\_  
On a permanent foundation?  Yes  No  
Do you know of any structural additions or alterations or the installation, alteration, repair, or replacement of significant components of the structure during the term of your ownership or that of a prior owner?  
 Yes  No  
If yes, explain: \_\_\_\_\_
- B. Exterior?  Brick  Stone  Aluminum  Vinyl  Wood  Cement board  Log  Stucco  
 Synthetic stucco  T-111  Other \_\_\_\_\_      Date of installation \_\_\_\_\_  
Date of last maintenance/painting \_\_\_\_\_
- C. Any problems with retaining walls cracking or bulging?  Yes  No  
Repaired  Yes  No      Date \_\_\_\_\_
- D. Any problems with significant cracks, potholes, raised sections, etc. in?  Foundation  Patio  
 Exterior walls  Slab floors  Ceilings  Chimneys  Fireplace  Garage floor  
 Driveway  Sidewalk  Decks  Porch floor  Other NB  
Explain \_\_\_\_\_
- E. Any?  Slanted floors  Uneven floors  Distorted door frames NA  
 Sagging ceiling beams  Sagging rafters
- F. Direct soil contact with?  Structural wood members  Decking  Steps
- G. Any structures (including play structures, tree house, etc.) that could be hazardous?  Yes  No  
If yes, explain: \_\_\_\_\_
- H. Any windows or door glass broken?  Yes  No      Any windows nonfunctional?  Yes  No  
Do all ground floor windows lock?  Yes  No      Any windows painted shut?  Yes  No  
Seals broken in insulated windows/fogged windows?  Yes  No
- I. Did you do any improvements yourself?  Yes  No  
If yes, explain: \_\_\_\_\_

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- J. Wood floors under the floor coverings?  Yes  No Type of wood \_\_\_\_\_ Unknown  
Condition Quercus
- K. Any defects (including stains) on flooring or floor coverings  Yes  No  
If yes, explain: \_\_\_\_\_
- L. Any termites/wood-destroying insects, dry rot or pests affecting the property?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- M. Any damage to the property caused by termites/wood-destroying insects, dry rot or pests?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- N. Has Property been treated for termites or other wood-destroying insects?  Yes  No  Unknown  
Treatment date \_\_\_\_\_ Company \_\_\_\_\_  
Is property currently under contract by a licensed pest control company  Yes (attach contract)  No  
ADDITIONAL COMMENTS Unknown

**8. ENVIRONMENTAL**

- A. Is lawn chemically treated?  Yes  No By whom NA  
With what \_\_\_\_\_
- B. Any pets in house?  Yes  No What type of pets N/A
- C. Any asbestos (roofing, floor tiles, pipe insulation, siding, etc.)?  Yes  No  Unknown  
Location \_\_\_\_\_
- D. Any past fire, storm, water or ice damage to subject property?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- E. Previous clandestine drug laboratory?  Yes  No  Unknown  
If yes, has a copy of remediation certificate been provided to listing agent?  Yes  No  Unknown
- F. Any past or present hazardous substances present on property (structure or soil)?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

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- G. Any mold or mildew in house?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- H. Have you received any notice regarding the presence of an environmental hazard or biohazard on property or any adjacent property?  Yes  No  
If yes, explain: \_\_\_\_\_
- I. Any radon in house?  Yes  No  Unknown Radon mitigation system?  Yes  No  
Date Installed \_\_\_\_\_ Working?  Yes  No
- J. Any lead-based paint or lead-based paint hazards on the property?  Yes  No  Unknown
- K. Are there any landfills, dumps, or waste sites (below ground, visible or otherwise) located on or near the property?  Yes  No  Unknown
- L. If yes, is house or any other structure built on the landfill?  Yes  No  Unknown
- M. Are you aware of any sewage sludge (other than commercially available fertilizer) having been spread on property?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- N. Are you aware of any notice regarding the presence of an environmental hazard or biohazard on property?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- O. Are you aware of any abandoned wells or septic tanks, cisterns, lagoon sewage systems, etc. on property?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- P. Are there any flooding, drainage or grading problems that may adversely affect the property?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_
- Q. Is the property located in a Federally Designated Flood Plain or Floodway?  
 Yes  No  Unknown  
If yes, which category: \_\_\_\_\_  
Do you have a flood evaluation certificate?  Yes  No  Unknown  
If yes, has a copy been provided to listing agent?  Yes  No  Unknown  
Current flood insurance premium \$ \_\_\_\_\_

  
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- R. Are there any settling, slippage, sliding or soil stability problems that may adversely affect the property?  
 Yes  No  Unknown  
 If yes, has any structural damage resulted  Yes  No Explain: \_\_\_\_\_
- 
- S. Is there any damage to the property from mine subsidence, earthquakes, flood or other similar events?  
 Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- T. Has the property been undermined or surface-mined?  Yes  No  Unknown  
 If yes, are these mining operations currently active?  Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- U. Are there any mining operations, surface or underground, being conducted on adjacent properties?  
 Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- V. Is there free gas associated with existing gas wells or leases?  Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- W. Are there any natural gas or oil wells on the property?  Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- X. Are there any current or planned drilling or fracking activities that might affect the property?  
 Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- Y. Are there any current or planned commercial, industrial, residential, agricultural or other developments that might affect the property?  Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 
- Z. Are there or have there ever been any above ground or underground storage tanks which are/were present on subject property or have any above ground or underground storage tanks been removed from subject property?  Yes  No  Unknown  
 If yes, explain: \_\_\_\_\_
- 

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AA. Are there any environmental issues that have affected or may affect the property (landfill, tire storage, soil contamination, dumping, drug lab, etc.)?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

BB. Are there any excessive noises (airplanes, trains, trucks, freeway, etc.)?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

CC. Are there any unusual odors (waste, agriculture, industry, etc.)?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

DD. Are there any creeks, rivers, ponds, lakes or access to the same on the property?  
 Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

ADDITIONAL COMMENTS \_\_\_\_\_

**9. LAND AND DRAINAGE**

A. Is house built on filled land (compacted or otherwise)?  Yes  No  Unknown  
Is there filled land on any portion of the property?  Yes  No  Unknown  
If yes, explain: \_\_\_\_\_

B. Any drains installed on property?  Diversion drains  French drains  Curtain drains  Foundation drains  Driveway drains  Basement drains  Unknown  
Are drains trapped?  Yes  No  Unknown

C. Any active springs?  Yes  No  Unknown  
ADDITIONAL COMMENTS \_\_\_\_\_

**10. PROPERTY DESCRIPTION**

A. What are the zoning regulations, if any, affecting your property? \_\_\_\_\_

B. Is the property located in a planning district?  Yes  No  Unknown  
If yes, which planning district? \_\_\_\_\_

C. Is your property in a Homeowner's Association (HOA)?  Yes  No  
1. If yes, what are the current annual dues? \_\_\_\_\_

  
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2. Has there been  or will there be any special assessments for HOA purposes on the property?  
 Yes  No  Unknown  
If yes, how much and how many payments? \_\_\_\_\_

3. Contact information for the HOA:  
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

4. Is the property sub-dividable?  Yes  No  Unknown

5. How many acres are being sold? \_\_\_\_\_

6. How many acres are tillable? \_\_\_\_\_

7. How many acres are wooded? \_\_\_\_\_

D. Are there protective covenants or is there a Declaration for the Subdivision which the property is a part of?  
 Yes (attach)  No  Unknown  
If yes, explain: \_\_\_\_\_

E. Deed restrictions?  Yes (attach)  No

**11. UTILITIES**

Gas Company _____	Phone # _____
Account # _____	Monthly budget \$ _____
Electric Company _____	Phone # _____
Account # _____	Monthly budget \$ _____
Water Company _____	Phone # _____
Account # _____	Average monthly bill \$ _____
Sewage Company _____	Phone # _____
Account # _____	Average monthly bill \$ _____
Trash Company _____ Pick-up day _____	Phone # _____
Account # _____	Quarterly cost \$ _____
TV Cable Company _____	Phone # _____
Satellite Company _____	Phone # _____

\_\_\_\_\_  
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**12. DOCUMENTS**

As the **SELLER** are you in possession of, or aware of any documents including but not limited to the following?

Insurance Claims	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Roof	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
HVAC	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Wood-destroying insects/Pests	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Radon test/mitigation	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Property inspection	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Structural inspection	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
EIFS	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Well	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Septic/Sewer	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Mold	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Lead based paint	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Asbestos	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Soils/Drainage	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Geological/Core drilling	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Formaldehyde	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Pool/Spa	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Energy audit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
City/County inspection	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Notice of violation	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Survey	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Legal Description	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Subdivision Approval	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Environmental Impact Study	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Recorded Plat/Plan	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Deed Restrictions	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Sewage Disposal System Permit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Well Water Permit	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Other	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Unknown	Provided to listing agent	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

Additional information/explanation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**13. OTHER DISCLOSURES**

In addition to the disclosure statements made herein, the following facts are known or suspected by me/us which may materially affect the value or desirability of the subject property, now or in the future (burial sites, murder, suicide, etc.) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 SELLER(s) Initials

\_\_\_\_\_  
 BUYER(s) Initials

The foregoing answers and explanations are true and complete to the best of my/our knowledge. I/we, the **SELLER(S)** have authority to complete this disclosure form and authorize Landmark Realty Services, (Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **BUYERS** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the herein mentioned property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

\_\_\_\_\_  
**SELLER(s) Initials**

\_\_\_\_\_  
**BUYER(s) Initials**

**SELLER** certifies that the information herein is true and correct to the best of the **SELLER'S** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **BUYER** of any additional items which may become known to the **SELLER** prior to recording the deed.

SELLER Irene K. Burks Date \_\_\_\_\_  
Irene K. Burks

SELLER \_\_\_\_\_ Date \_\_\_\_\_

SELLER \_\_\_\_\_ Date \_\_\_\_\_

**BUYER** acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of **SELLER'S** knowledge as of the above date. **BUYER** understands that this statement is not a warranty of any kind by the **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **BUYER** may wish to obtain.

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

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