

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) Butch Cazin, Cathy DiPasquale, affiliated with

(firm name) Long & Foster REALTORS, 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.

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.

<u>Anna Thud</u>	<u>9/18/24</u>		
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date

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

Agent's Signature Butch Cazin

Date 9/18/24

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<https://rec.wv.gov>

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 Atiya Ahmed

Property Address 310-312 W Adams St, Martinsburg, WV 25404

Legal Description .41 Ac Adams St DOH R/W; For Raleigh St and 1.61 Ac survey plat: of Wilber Heirs

NOTICE TO PURCHASER: The information provided is the representation of the Sellers 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 checked="" type="checkbox"/> Public | <input checked="" 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 checked="" type="checkbox"/> Public | <input checked="" 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?

- | | | | |
|------------------------------|-----------------------------|----------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input checked="" type="checkbox"/> N/A |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | |
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | |

Any treatments or repairs?
Any warranties?

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?

- | | | | |
|------------------------------|-----------------------------|----------------------------------|---|
| <input type="checkbox"/> Yes | <input type="checkbox"/> No | <input type="checkbox"/> Unknown | <input checked="" type="checkbox"/> N/A |
|------------------------------|-----------------------------|----------------------------------|---|

If yes, please specify _____

Initials Seller: AA / _____ Purchaser: _____ / _____

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 describe _____

5. Are there any zoning violations, 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	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Copy of the Deed	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Copy of septic permits	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Covenants and Restrictions	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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: ~~AA~~ / 9/18/24 Purchaser: _____ / _____

