

NOTICE in reference to _____

This Notice is given on _____, in accordance with a sales contract ("Contract") ratified on _____ between _____

(Purchaser) and Jeffrey Walls, Cheryl Walls

(Seller) for the purchase and sale of Property: _____

Dominion Rd , Gerrardstown, WV 25420

Property is located with 91.55+/- Acres in Berkeley County, WV and 18.76+/- Acres in Frederick County, VA.

The tax office has been updated April 16, 2024 of an error in the assessment. The acreage stated in the tax office is 4.74. The actual acreage corrected of the property is 18.76. Map 22-A-82.

NOTICE GIVEN BY: SELLER PURCHASER

Cheryl Walls 5/14/2024
Signature Date

Jeffrey Walls 5/14/2024
Signature Date

Signature Date

Signature Date



Eastern Panhandle Board of REALTORS®

West Virginia Disclosure of Dual Agency Explanation

The undersigned do hereby acknowledge that the licensee _____
(Broker/Licensee) associated with Samson Properties _____ (Brokerage Firm)
For the sale or lease of Dominion Rd , Gerrardstown, WV 25420 _____ (Property)
represents more than one party in this real estate transaction as follows:

A. The Broker/Licensee represents **BOTH**

Seller **AND** Purchaser

Landlord **AND** _____
Tenant

B. Brokerage Firm discloses and Consumer acknowledges one of the following –
Select One:

____ Both clients are existing clients

Brokerage Firm represents two existing clients in the transaction and the undersigned
acknowledge the following:

The undersigned client(s) understand that the foregoing disclosed dual agent representative
may not disclose to either client any information that has been given to the disclosed dual agent
representative by the other client within the confidence and trust of the brokerage relationship.

OR


____ One Existing client and one new client


Brokerage Firm represents one existing client and one new client in the transaction and the
undersigned acknowledge the following:

The undersigned understand:

1. Following the commencement of disclosed dual agency or representation, the licensee cannot advise either party as to the terms to offer or accept in any offer or counteroffer. The licensee may have advised one party as to such terms prior to the commencement of the disclosed dual agency or representation.
2. The licensee cannot advise the buyer client as to the suitability of the property and its condition (other than to make any disclosures required by WV law of any licensee representing a seller) and cannot advise either party as to what repairs of the property to make or request.

3. The licensee cannot advise either party in any dispute that arises relating to the transaction.
4. The licensee may be acting without knowledge of the clients' needs, client's knowledge of the market, or client's capabilities in dealing with real estate transactions. **And**
5. That either party may engage another licensee or attorney to represent their respective interest (there may be additional cost). The undersigned by signing this notice do hereby acknowledge their consent to the disclosed dual agency representation by the Brokerage/Licensee.

Seller/Landlord		Purchaser/Tenant
5/14/2024	_____	_____
Date		Date

Seller/Landlord		Purchaser/Tenant
5/14/2024	_____	_____
Date		Date

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition.)

Seller Jeffrey Walls, Cheryl Walls

Property Address Dominion Rd , Gerrardstown, WV 25420

Legal Description _____

NOTICE TO PURCHASER: The information provided is the representation of the Seller 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 type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input checked="" type="checkbox"/> Septic | <input checked="" 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 type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input checked="" type="checkbox"/> Well | <input checked="" 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 checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown | <input type="checkbox"/> N/A |
| Any treatments or repairs? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |
| Any warranties? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Unknown |

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?

Yes No Unknown N/A
Initials Seller: Jeffrey Walls Purchaser: _____

If yes, please specify _____

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 specify _____

5. Are there any zoning violation, 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 Yes No
- Copy of the Deed Yes No
- Copy of septic permits Yes No N/A
- Covenants and Restrictions Yes No N/A

Comments: _____


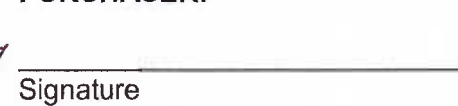
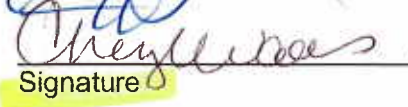

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: _____

Initials Seller: AMW Purchaser: _____

SELLER:

PURCHASER:

	5/14/2024		
Signature	Date	Signature	Date
	5/14/2024		
Signature	Date	Signature	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 LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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:

	5/14/2024		5/14/2024
Signature	Date	Signature	Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.








PURCHASER:

_____	_____	_____	_____
Signature	Date	Signature	Date

Berkeley County WV Tax Maps

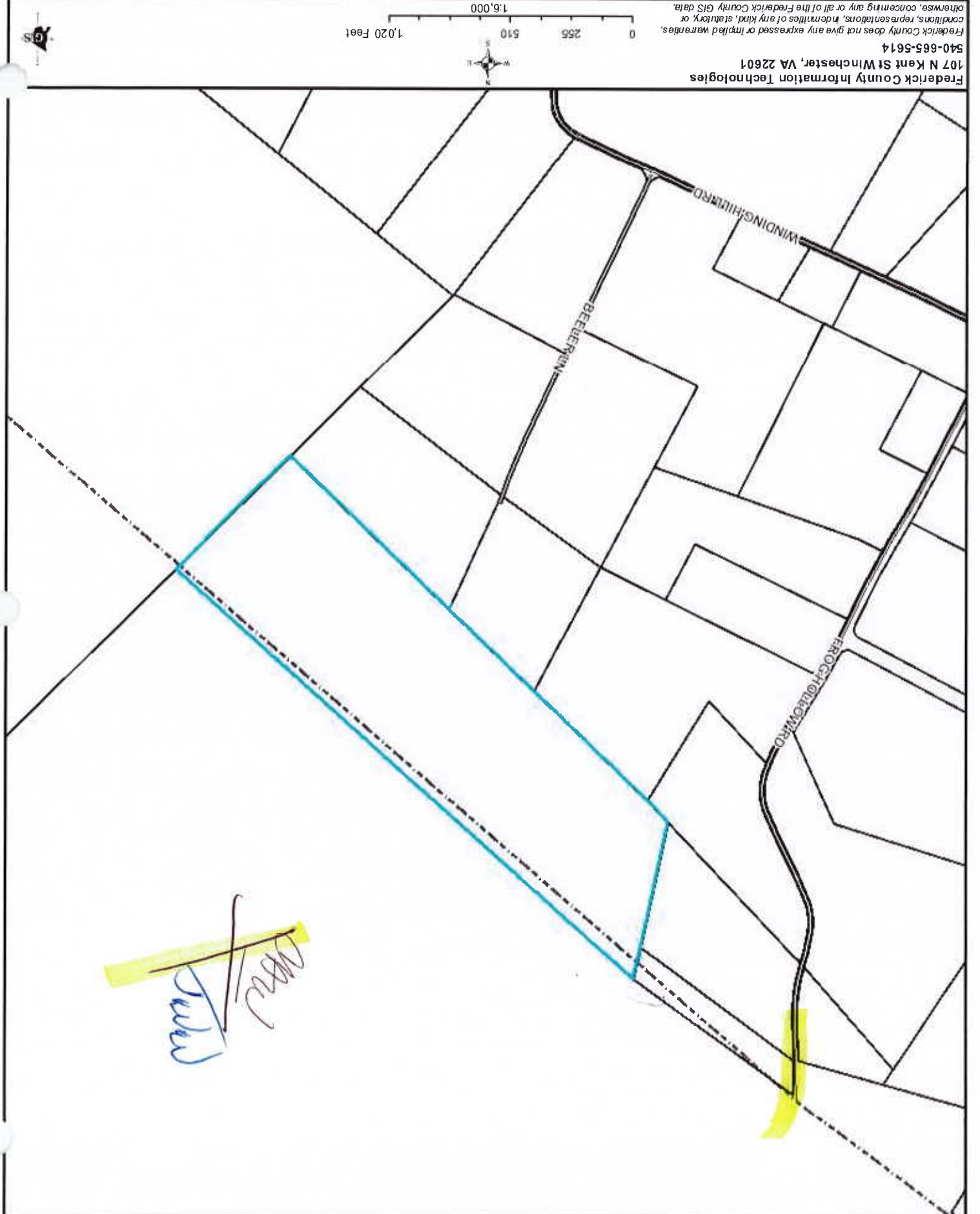


5/29/2024, 4:40:29 PM

-  CountyBoundaryPoly
-  Red: Band_1
-  Green: Band_2
-  Blue: Band_3
-  Property_Line
-  Road_ROW
-  Road_Easement



Property Map - Frederick County, VA



Frederick County Information Technologies
 107 N Kent St Winchester, VA 22601
 540-665-5614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory, or otherwise, concerning any or all of the Frederick County GIS data.

0 255 510 1,020 Feet
 1:6,000

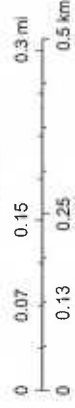
Berkeley County WV Tax Maps



5/13/2024, 4:53:29 PM

- CountyBoundaryPoly
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Property_Line
- Road_ROW
- Road_Easement

1:9,028



Chris Jordan

Berkeley County Sheriff's Tax Office

West Virginia

Berkeley County Sheriff's Tax Office • 400 W Stephen Street • Suite 104 • Martinsburg, WV 25401
(304) 264-1982



Berkeley County Real Property - Tax Year: 2023

Ticket Number: 0000022362

Account Number: 07244968

District: 03 - GERRARDSTOWN

More Info: [Details](#)

<p>Owner Name: DOMINION SPRINGS FARM LLC In Care of: Address: 2568 HEDGESVILLE RD MARTINSBURG WV 25403 Lending Inst:</p>	<p>Property: 91.55 AC RESIDUE DOMINION SPRINGS FARM SD</p>
	<p>Map: 40 Parcel: 0009 0002 0000 Lot Size: Acreage: Book: 1120 Page: 206</p>
<p>Tax Class: 2 Homestead Exemption: Back Tax: Exoneration:</p>	<p>Prior Delinquents: Special Disposition:</p>

DUE: First Half: none due Second Half: none due Total Due: none due

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	209640	209640	
Building	40620	40620	
Total	250260	250260	1581.40

PAYMENTS RECEIVED:

	First Half	Second Half
Net	1581.40	1581.40
Discount	.00	.00
Interest	83.02	11.86
Total	1664.42	1593.26
Date	04/30/2024	04/30/2024

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Frederick County Virginia LIVE AT THE TOP

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[File Options](#) [Change Email](#)

Real Estate Ticket Detail

[Previous](#)

2024 REAL ESTATE

Dept/Ticket# RE2024 / 111470001
Name DOMINION SPRINGS FARM LLC
Name 2
Address 2568 HEDGESVILLE RD
MARTINSBURG WV
Zip 25403 2349

Frequency 1
Map# 22 A 82
Bill Date 04/15/2024
Due Date 06/05/2024
Desc 4.74 ACRES
18.76 Acres

Supplement# 0
Account# 8004639
Acreage 4.740
Improvements \$0.00
Land Value \$40,300.00
Land Use \$1,700.00
Minerals \$0.00

Amended 4/16/2024

Penalty Paid \$0.00 Interest Paid \$0.00 Last Transaction Date 04/15/2024

Current Payment Status

Original Bill	Payments	Principal Balance Due	Penalty	Interest	Balance Due
\$4.34	\$0.00	\$4.34	\$0.00	\$0.00	\$4.34

Transaction History

Date	Type Charge	Transaction#	Amount	Balance
4/15/2024		0	\$4.34	\$4.34

[Previous](#)

Amended 4/16/2024

BROKERAGE FEE DISBURSEMENT

SELLER: Jeffrey Walls, Cheryl Walls

PURCHASER: _____

PROPERTY ADDRESS: Dominion Rd , Gerrardstown, WV 25420

CONTRACT DATE: _____

Listing Broker, in accordance with their listing agreement, authorizes the settlement agent to disburse brokerage fees from the settlement proceeds:

2 % of the Sales Price to Samson Properties Listing Broker

_____ % of the Sales Price to _____ Selling Broker

Selling bonus in the amount of \$ _____ shall be payable to _____ at closing.

The deposit held by _____ in the amount of \$ _____

Broker Admin fee in the amount of \$ 345.00 shall be payable to _____

Samson properties by Seller at closing.

_____ fee in the amount of \$ _____ shall be payable to _____

_____ by Purchaser at closing.

Nancy Williams 05/13/2024 05:33:10 PM EDT
Listing Broker/Authorized Representative:

Selling Broker/Authorized Representative:

SAMSON PROPERTIES

BROKERAGE SERVICE FEE EXPLAINED

Samson Properties charges a flat Brokerage Service Fee of \$345.00 at settlement to each buyer and seller receiving services from the company, whether they are a client or an unrepresented customer. It is not related to agency or representation—it is a non-negotiable fee for valuable licensed brokerage services rendered and helps to cover the rising costs of securely processing, transmitting, storing, and printing the many important documents associated with a single closed real estate transaction. As technology has advanced, sensitive information is communicated more rapidly and through more channels than ever before. Research and experience show that a typical transaction today involves multiple parties, multiple professional settlement service providers and up to hundreds of pieces of paper. Many of the documents provide valuable confidential information designed to better protect the client or customer. As consumer needs for timely information and communication have increased, so have the administrative costs associated with meeting those needs. The company has invested heavily in software, equipment, security protocols, legal/regulatory resources and ongoing training for its agents and personnel. The Brokerage Service Fee helps to mitigate some of these additional costs and enables Samson Properties to continue providing its clients and customers the highest level of service and value in our market.

Our business model has always been and always will be extremely consumer friendly, offering professional, comprehensive real estate brokerage services at the most competitive terms. Simply put, the company was founded on providing the best quality and value in our market, and we are proud of what we've accomplished, one buyer and seller at a time.

We respectfully ask our clients and customers to understand that our Brokerage Service Fee is not negotiable or waivable and, by your signature(s) below, you are agreeing to pay this nominal fee at settlement. Further, it should be noted that under no circumstances will your individual Samson Properties agent receive this company Brokerage Service Fee, or any part thereof.

Thank you for your business and your referrals.

ACKNOWLEDGED AND AGREED:


CLIENT / CUSTOMER

5/14/2024
DATE


CLIENT / CUSTOMER

5/14/2024
DATE

Rev. 2.2022

SAMSON PROPERTIES


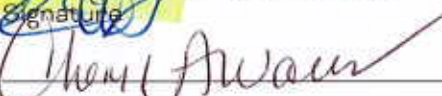
WIRE FRAUD ALERT ACKNOWLEDGMENT

The Federal Trade Commission and the National Association of REALTORS® have issued a joint warning about cyber threats to settlement funds. Electronic communications such as email, text messages, and social media messaging are neither secure nor confidential. Scammers have been using email and other means to rob home buyers and sellers of funds required for closing, sales proceeds, and personal information. Emails attempting to induce fraudulent wire transfers may appear to come from a trusted source. As this practice becomes increasingly common, it is essential that all parties involved in real estate transactions are aware of the risks and are vigilant in protecting themselves.

Samson Properties, its agents and its affiliate, Cardinal Title Group, LLC, will NEVER ask you in an email or other electronic message to move money by wire or other funds transfer without first discussing it with you. If you ever receive such an email/electronic message—even if previously discussed or if it appears to be from a representative of Samson Properties or the title company—call your agent or the title company representative immediately to confirm the specific correct wiring instructions. When calling, use contact information independent from that provided in the communication.

Conversely, Samson Properties and its affiliate, Cardinal Title Group, LLC, will never wire funds to you without directly verifying your designated wiring instructions.

I acknowledge that I have been warned about the potential for cyber/wire fraud and, when sending funds electronically, I will not rely exclusively on an email, fax, text, or other electronic communication, as to instruction for delivery of funds.

<u>Jeffrey Walls</u>		<u>5/14/2024</u>
Client/Customer - Printed Name	Signature	Date
<u>Cheryl Walls</u>		<u>5/14/2024</u>
Client/Customer - Printed Name	Signature	Date
_____	_____	_____
Client/Customer - Printed Name	Signature	Date
_____	_____	_____
Client/Customer - Printed Name	Signature	Date
<u>Adam Shively</u>	<u>Jonathan Adam Shively</u>	<u>05/13/2024</u>
Samson Properties Agent Name	Signature	Date





AFFILIATED BUSINESS DISCLOSURE STATEMENT

To: **Jeffrey Walls, Cheryl Walls**
 From: Samson Properties
 Date: **05/13/2024**

This is to give you notice that Samson Properties has business relationships with the settlement services providers listed below:

Cardinal Title Group, LLC, a title insurance agency. The owner of Samson Properties holds a 100 percent ownership interest in Cardinal Title.

First Heritage Mortgage, LLC, a mortgage lender. The owner of Samson Properties has an ownership interest in First Heritage Mortgage, LLC through a limited liability company called Cardinal Investment Group 14, LLC, which owns 5% of First Heritage Mortgage, LLC.

Cardinal Title PLLC, a law firm. An employee of Cardinal Title Group owns Cardinal Title PLLC.

Because of these relationships, this referral may provide the owner of Samson Properties and a certain employee with a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed provider(s) as a condition for the purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

PROVIDER AND SETTLEMENT SERVICE	CHARGE OR RANGE OF CHARGES
Cardinal Title Group, LLC	Standard Settlement Fee – Virginia: \$500–\$1,000 (Buyer & Seller) Standard Settlement Fee – Maryland: \$495–\$1,000 (Buyer & Seller)
Cardinal Title Group, LLC	<u>District of Columbia Fees –</u> Buyer Settlement Fee: \$695.00 Seller Settlement Fee: \$495.00 Title Abstract Fee: \$275.00–\$400.00 Survey: \$250.00 Release Tracking Fee: \$35–\$70.00 <u>Owner's Title Insurance – DC -</u> Rate per \$1000 of Sale Price \$0 to \$250,000 of liability written: \$5.70/\$6.84 Enhanced \$250,001 and up to \$500,000: \$5.10/\$6.12 Enhanced \$500,001 and up to \$1,000,000: \$4.50/\$5.40 Enhanced \$1,000,001 and up to \$5,000,000: \$3.90/\$4.68 Enhanced

	<p>\$5,000,001 and up to \$15,000,000: \$1.05/\$1.26 Enhanced Over \$15,000,001: \$.90/\$1.08 Enhanced <u>Lender Required Title Insurance – DC</u> - Rate per \$1000 of Sale Price \$0 to \$250,000 of liability written: \$4.50/\$5.40 Enhanced \$250,001 and up to \$500,000: \$3.90/\$4.68 Enhanced \$500,001 and up to \$1,000,000: \$3.30/\$3.96 Enhanced \$1,000,001 and up to \$5,000,000: \$2.70/\$3.24 Enhanced \$5,000,001 and up to \$15,000,000: \$0.85/\$1.02 Enhanced</p>
<p>Cardinal Title Group, LLC</p>	<p><u>Owner's Title Insurance – Virginia</u> - Rate per \$1000 of Sale Price Up to \$250,000 of liability written: \$4.10 / \$4.92 Enhanced Over \$250,000 and up to \$500,000, add: \$3.90 / \$4.68 Enhanced Over \$500,000 and up to \$1,000,000, add: \$3.60 / \$4.32 Enhanced Over \$1,000,000 and up to \$2,500,000, add: \$2.40 / \$2.88 Enhanced Over \$2,500,000 and up to \$5,000,000, add: \$2.10 / \$2.52 Enhanced Over \$5,000,000 and up to \$10,000,000, add: \$1.85 / \$2.22 Enhanced Over \$10,000,000 and up to \$20,000,000, add: \$1.70 / \$2.04 Enhanced Over \$20,000,000: Call company for quote</p> <p><u>Lender Required Title Insurance – Virginia</u> – Rate per \$1,000 of LA Up to \$250,000: \$3.05 Over \$250,000 up to \$500,000: \$2.85 Over \$500,000 up to \$1,000,000: \$2.40 Over \$2,000,000 up to \$5,000,000: \$1.60</p>
<p>Cardinal Title Group, LLC</p>	<p><u>Owner's Title Insurance – Maryland</u> - Rate per \$1,000 of Sale Price Up to \$250,000: \$5.15 Basic / \$6.18 Enhanced Over \$250,000 up to \$500,000: \$4.40 Basic / \$5.28 Enhanced Over \$500,000 up to \$1,000,000: \$3.75 Basic / \$4.80 Enhanced</p> <p><u>Lender Required Title Insurance – Maryland</u> – Rate per \$1,000 SP Up to \$250,000: \$3.35 Over \$250,000 up to \$500,000: \$3.05 Over \$500,000 up to \$1,000,000: \$2.75 \$1,000,000 up to \$5,000,000: \$1.90</p>
<p>Cardinal Title, PLLC</p>	<p>ORNTIC Original Title Insurance Premium Rate for Owner's or Leasehold Policies in West Virginia: Liability Amount Base Premium Up to \$125,000 Amount \$4.00 per thousand Over \$125,000 and up to \$500,000, add \$3.20 per thousand Over \$500,000 and up to \$1,000,000, add \$2.10 per thousand Over \$1,000,000 and up to \$5,000,000, add \$2.00 per thousand Over \$5,000,000 and up to \$10,000,000 ,add \$1.50 per thousand Over \$10,000,000 and up to \$20,000,000, add \$1.00 per thousand Over \$20,000,000 and up to \$50,000,000, add \$0.90 per thousand Over \$50,000,000, add \$0.70 per thousand MINIMUM \$200.00 c) ALTA 2008 Homeowner's Policy (STAR POLICY – ORT 4445) The Rate for the STAR Policy Shall be: Owner's Policy Schedule Rates Provided in Item No. 1 Above, Then ADD an Additional: 15% to the Calculated Base Premium Rate.</p> <p>Original Title Insurance premium rates for mortgage policies: Liability Amount Base Premium Amount Up to \$125,000 \$3.00 per thousand Over \$125,000 and up to \$500,000, add \$2.20 per thousand Over \$500,000 and up to \$1,000,000, add \$1.70 per thousand Over \$1,000,000 and up to \$5,000,000, add \$1.40 per thousand Over \$5,000,000 and up to \$10,000,000, add \$1.00 per thousand Over \$10,000,000 and up to \$20,000,000, add \$0.80 per thousand Over \$20,000,000 and up to \$50,000,000, add \$0.70 per thousand Over \$50,000,000, add \$0.55 per thousand MINIMUM \$200.00</p> <p>Stewart Residential)for property in West Virginia shall be as follows: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$3.90 Over \$100,000 to \$500,000, add \$3.40</p>

	<p>Over \$500,000 to \$5,000,000, add \$3.00 Stewart Title Guaranty Company – West Virginia (8/28/18) effective Page 6 LIABILITY AMOUNT CHARGE PER THOUSAND Over \$5,000,000 to \$10,000,000, add \$2.00 Over \$10,000,000 to \$20,000,000, add \$1.75 Over \$20,000,000, add \$1.00 Minimum \$200.00 (fixed) 2. Charge for Commercial Owner's or Leasehold Owner's Policy The charge for an original owner's or leasehold owner's policy on commercial property shall be as follows: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$150,000 \$4.00 Over \$150,000 to \$500,000, add \$3.00 Over \$500,000 to \$1,000,000, add \$2.50 Over \$1,000,000 to \$5,000,000, add \$2.00 Over \$5,000,000 to \$10,000,000, add \$1.50 Over \$10,000,000 to \$25,000,000, add \$1.00 Over \$25,000,000, add \$0.75 Minimum \$250.00 (fixed) 3. ALTA Homeowner's Policy of Title Insurance The charge for an ALTA Homeowner's Policy of Title Insurance (residential improved property only) shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$4.68 Over \$100,000 to \$500,000, add \$4.08 Over \$500,000 to \$5,000,000, add \$3.60 Over \$5,000,000 to \$10,000,000, add \$2.40 Over \$10,000,000 to \$20,000,000, add \$2.10 Over \$20,000,000, add \$1.20 Minimum \$200.00 (fixed).</p> <p>Charge for Residential Loan or Mortgage Policy The charge for an original loan or mortgage insurance policy on non-commercial (residential) property shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$100,000 \$2.90 Over \$100,000 to \$500,000, add \$2.40 Over \$500,000 to \$5,000,000, add \$2.00 Over \$5,000,000 to \$10,000,000, add \$1.50 Over \$10,000,000 to \$20,000,000, add \$1.00 Over \$20,000,000, add \$0.75 Minimum \$200.00 (fixed) 2. Charge for Commercial Loan or Mortgage Policy The charge for an original loan or mortgage insurance policy on commercial property shall be: LIABILITY AMOUNT CHARGE PER THOUSAND \$0 to \$150,000 \$3.00 Over \$150,000 to \$500,000, add \$2.00 Over \$500,000 to \$1,000,000, add \$1.25 Over \$1,000,000 to \$5,000,000, add \$1.00 Over \$5,000,000 to \$10,000,000, add \$0.75 Over \$10,000,000 to \$25,000,000, add \$0.60 Minimum \$250.00 (fixed)</p>
Cardinal Title, PLLC	Standard Settlement Fee – West Virginia: \$500–\$1,000 (Buyer & Seller)
First Heritage Mortgage, LLC	<ul style="list-style-type: none"> • Origination Point: 0–1% • Discount Points: per program • Prepaid Interest: 0–31 days • Interest: See Lender for Quotes • Processing Fee: \$550–\$675 • Underwriting Fee: \$550–\$675 • Credit Report: \$65–\$100 • Credit Report Update/Refresh: \$25–\$50 • Appraisal (Owner-Occupied): \$415–\$600 • Appraisal (Investor): \$550–\$650 • Final Inspection: \$75–\$150 • Flood Certification: \$14–\$19

ACKNOWLEDGEMENT

I have read this disclosure form and understand that Samson Properties is referring me to purchase the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

 5/14/2024
 CLIENT DATE

 5/14/2024
 CLIENT DATE

CLIENT

DATE

CLIENT

DATE



MARKETING SERVICES AGREEMENT DISCLOSURE

Samson Properties has entered into a joint marketing services agreement with 2-10 Home Warranty, Inc and Cinch Home Services, professional third-party home warranty providers. These warranty service providers are afforded certain marketing opportunities to, and reciprocal services by Samson Properties, including but not limited to: distribution of marketing materials, display of signage in offices and on websites & newsletters, presentations and sponsorships of seminars and educational programs for the public and for Samson Properties' agents, and other activities designed to promote these vendors and the value of their warranty program to existing and potential clients. This relationship with 2-10 Home Warranty and Cinch Home Services results in compensation to Samson Properties, however, there is no direct financial benefit based on individual warranty applications, policies issued, or number of claims filed or paid. None of the principals or agents of Samson Properties has any ownership interest in 2-10 Home Warranty or Cinch Home Services. The business relationship is limited to joint marketing services agreements.

No part of your working relationship with Samson Properties requires you to engage the services of or obtain a warranty policy from 2-10 Home Warranty or Cinch Home Services. You are encouraged to compare the services and product offerings of other home warranty companies to determine that you are receiving the best warranty product, rate and/or service.

ACKNOWLEDGEMENT

Note: If you are a Buyer or Seller in a transaction with Samson Properties, and you are represented by another Brokerage firm, this is only a disclosure and no signature is requested or required.

Samson Properties (Samson) Clients/Customers:

I have read this disclosure form and understand that Samson is referring me to one or more of their Marketing Services Agreement Partners (Home Warranty Company). If I choose to purchase such home warranty, Samson may receive a financial or other benefit as a result of this referral. I understand that NO obligation or commitment is created by signing this form and, by signing, I am merely acknowledging receipt of this Disclosure, nothing more.



SAMSON CLIENT or CUSTOMER

5/14/2024
DATE



SAMSON CLIENT or CUSTOMER

5/14/2024
DATE