

25045 Northwestern Pike Romney, WV 26757 304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): KEN & EFFIE HODEK	Date: 3-2-25
Property Address: 519 Fo 2T ASHB	PD.
Alarm System Dishwasher Stove – Electric (CONVECTION) Stove – Gas Refrigerator(s) # 1 W/Ice Maker Built-In Microwave Microwave Cooktop Wall Oven(s) Exhaust Fan(s) Freezer(s) Washer Dryer Water Filter Water Softener Garbage Disposal Trash Compactor Dehumidifier Satellite Dish	Ceiling Fan(s) # 2 Window AC Unit(s) # Existing W/W Carpet Fireplace Screen Doors Fireplace Equipment Storm Doors Storm Windows Draperies/Curtains Drapery/Curtain Rods Shades/Blinds Screens Central Vacuum Intercom Garage Opener(s) W/Remote(s) # Hot Tub Equip. & Cover Pool, Equipment & Cover Playground Equipment Storage Shed(s) # 10 x 1 Wood Stove
ADDITIONAL INCLUSIONS:	ADDITIONAL EXCLUSIONS:
12×18 CARPORT	
LAUNDRY CAISINETS	
PATTO PRIVACY SCREENS	
Quantity Delle 3-02-2025	Buyer Date
8 Lodol 3-2-20	25
Seller Date	Buyer Date

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): 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 RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) 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, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects:	
Owner_Elle Hodel	Date 3-2-2025 Date 3-2-2025
The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.	
Purchaser	Date
Purchaser	Date

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.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

- 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.

SHAWN KNOTTS ____(printed name of licensee), affiliated with West Virginia Land & Home Realty (brokerage name), is acting as the agent of: The Seller/Lessor The Buyer/Lessee The Seller/Lessor as a Designated Dual Agent. The Buyer/Lessee as Designated Dual Agent _ The undersigned Buyer/Lessee is unrepresented. The undersigned Seller/Lessor 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. Date Dale Dale Buyer/Lessee Seller/Lessor I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract. 1 Tilles Licensee's Signature_



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

