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) Rebecca Gaujot, affiliated with

(firm name) Fathom Realty LLC, 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.

		Joshua R Hodegraff dotloop verified 03/23/22 10:42 AM EDT MIJB-N4B3-VNXT-F8H0	
Seller	Date	Buyer ~~Buyer~~ SELLER	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 Rebecca Gaujot dotloop verified 03/24/22 6:17 PM EDT WOIQ-Q9ZF-HNOX-MPYZ

Date 03/23/2022

WV Real Estate Commission
300 Capitol Street, Suite 400
Charleston, WV 25301
304.558.3555
<www.wvrec.org>

This form has been promulgated by the WVREC for required use by all West Virginia real estate licensees.

EQUAL HOUSING OPPORTUNITY