

# 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.
- 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.

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

Jamie Yates and Tom Johnson (printed name of licensee), affiliated with Coldwell Banker Stuart & Watts (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 Seller/Lessor is unrepresented.  The undersigned Buyer/Lessee 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.

<u>Ashley Stroup</u>	<u>06/03/2026</u>		
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<u>Frankie Stroup</u>	<u>06/04/2026</u>		
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>

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

Licensee's Signature Jamie Yates Date 06/04/2026

Licensee's Signature Tom Johnson Date 06/04/2026



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



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES  
REVISED OCT 24th 2024

Serial#: 030854-200178-0534603

Prepared by: Jamie Yates | Coldwell Banker Stuart & Watts | realestate.jamieyates@gmail.com |  
Sabal Sign Session Id: 8cb00393-5fb0-11f1-9a1d-0affcf7290c3

Name Ashley and Frankie Stroup  
 Address 220 Ridgcrest Ave Beckley WV 25801  
 Date 4/11/20 MLS# 26-1177

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

- (i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (Explain).
- (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

- (i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
- (ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**

- (c) \_\_\_\_\_ Purchaser has received copies of all information listed above.
- (d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
  - (i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (Initial)**

- (f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>Ashley Stroup</u>	<u>4-15-20</u>		
Seller	Date	Purchaser	Date
<u>Frankie Stroup</u>	<u>4-15-20</u>		
Seller	Date	Purchaser	Date
<u>James Gates</u>	<u>4/11/20</u>		
Agent	Date	Agent	Date