

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.

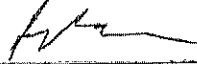
In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

STACIE CORNETT (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.

	03 / 30 / 2026		
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date
Seller/Lessor	Date	Buyer/Lessee	Date

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 Stacie Cornett Date 3/27/2026  
Licensee's Signature \_\_\_\_\_ Date \_\_\_\_\_

West Virginia Real Estate Commission  
300 Capitol Street  
Charleston, WV 25301  
(304) 568-3555  
<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



# A Guide To Agency Relationships

## III. EXPECTATIONS OF SERVICE

**Customer level** duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform necessary and customary acts to assist you in the purchase or sale of property.
- Perform these acts with honesty, good faith, reasonable skill, and care.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Disclose all material facts of which the licensee has knowledge.

**Client level** duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform the terms of the written agreement.
- Exercise reasonable skill and care.
- Promote your best interests in good faith, honesty, and fair dealing.
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Assist you in negotiating an acceptable price and other terms and conditions for the transaction.
- Disclose all material facts of which the licensee has knowledge.
- Be available to receive and present written offers and counter-offers to you or from you.

Consumer Signature

03 / 30 / 2026

Date

Consumer Signature

Licensee Signature

Date

3/27/2026

Date

Check here if team names are attached.



300 Capitol Street  
Charleston, WV 25301

(304) 558-3555

<http://rec.wv.gov>

REVISED OCT 24th 2024

SELLERS RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

(This is not a warranty of the property condition)

SELLER'S NAME ANDREW M. LASSAK

PROPERTY ADDRESS 218 GREENBRIER, WHITE SULPHUR SPRINGS, WV 24986

**Notice to Seller:** This document allows Sellers of WV residential property to disclose to a potential Buyer all known facts that materially and adversely affect the value of the subject property being offered for sell that are not readily observable. This disclosure statement is designed to assist the Seller with informing a potential Buyer in evaluating the property being considered. **The Listing Real Estate Broker, the Selling Real Estate Broker and their respective Agents will also rely upon this information as they market and present the property to prospective Buyers.** Though completion of this document is not required by WV Code, it serves as a means to inform all parties involved.

Seller's Initials [Signature]

**NOTICE TO PURCHASER:** The information provided is the representation of the Sellers to the best of their knowledge as of the date noted. Disclosure by the Sellers is not a substitute for an inspection and you may wish to obtain such by an independent home inspection company. The information contained in this statement is not a warranty by the Sellers as to the condition of the property of which the Sellers have no knowledge or other conditions of which the Sellers have no actual knowledge. But, the Seller is required to disclose any known latent (hidden, concealed or unseen) defects to any potential buyer.

Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

\_\_\_\_\_/\_\_\_\_\_(initial if applicable) The Subject Property is non-owner occupied and the seller is completing the document with limited knowledge of the property.

1. Year Built? 1945

2. How long have you owned the property? 2010

3. Do you have an accurate survey of the property? no

4. Dates lived in property \_\_\_\_\_ to \_\_\_\_\_ Check here if never occupied \_\_\_\_\_

**Property Systems: Water, Sewage, Heating & Air Conditioning (Answer all that apply)**

1. Water Supply  Public  Well  Other  
Are there any known issues with the water supply?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_  
Home water treatment system:  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_  
Fire sprinkler system:  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_  
Are the systems in operating condition?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

Page 1 of 5 Seller [Signature] / \_\_\_\_\_ Buyer \_\_\_\_\_ / \_\_\_\_\_

2. Sewage Disposal  Public  Septic System approved for \_\_\_\_\_ (#) Bedrooms  
Septic Systems: Is the septic system functioning properly?  Yes  No  Unknown  N/A

When was the septic system last pumped? Date: \_\_\_\_\_

Comments: \_\_\_\_\_

3. Heating System  Oil  Natural Gas  Electric  Propane  Heat Pump  Other / Age \_\_\_\_\_

Heating Systems: Is heat supplied to all finished rooms:  Yes  No  Unknown  N/A

Are the systems in operating condition?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

4. Air Conditioning  Oil  Natural Gas  Electric  Propane  Heat Pump  Other / Age \_\_\_\_\_

Is cooling supplied to all finished rooms:  Yes  No  Unknown  N/A

Is the system in operating condition?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

5. Hot Water  Oil  Natural Gas  Electric  Other / Capacity \_\_\_\_\_ / Age \_\_\_\_\_

Are there any known issues with the Hot Water system? \_\_\_\_\_

Comments: \_\_\_\_\_

**Please indicate your actual knowledge with respect to the following:**

6. Foundation: Any settlement or other problems?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

7. Basement/Crawlspace/Cellar: Any leaks or moisture?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

8. Roof: Any leaks or evidence of moisture?  Yes  No  Unknown  N/A

Type of Roof: Shingle Age: 14

Is there any existing fire retardant treated plywood?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

9. Plumbing System: Is the system in operating condition?  Yes  No  Unknown  N/A

Are there any known issues with the Plumbing system? \_\_\_\_\_

Comments: \_\_\_\_\_

Seller [Signature] / \_\_\_\_\_

Buyer \_\_\_\_\_ / \_\_\_\_\_

**10. Electric Systems:** Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....?

Comments: no issues

**11. Insulation:**

- In exterior walls?  Yes  No  Unknown  N/A
- In ceiling/attic?  Yes  No  Unknown  N/A
- Under the floor?  Yes  No  Unknown  N/A
- In any other areas?  Yes  No  Unknown  N/A

Comments:

**12. Exterior Drainage:** Does water stand on the property after heavy rain?

- Yes  No  Unknown  N/A

Are gutters and downspouts in good repair?  Yes  No  Unknown  N/A

Comments:

**13. Wood-destroying insects:** Any known infestation and /or prior damage?

- Yes  No  Unknown  N/A

Any known treatments or repairs?  Yes  No  Unknown  N/A

Any warranties?  Yes  No  Unknown  N/A

Comments:

**14. Is a carbon monoxide alarm installed in the property?**

- Yes  No  Unknown  N/A

Comments:

**15. Are there any hazardous or regulated materials including, but not limited to, mold asbestos, radon gas, lead-based paint, licensed landfills, methamphetamine lab, underground storage tanks, any mining operations or other past contamination on the property?**

- Yes  No  Unknown  N/A

If yes, please specify;

**16. Are there Fireplace(s)/Woodstove(s)/Chimney(s)?**

- Yes  No  Unknown  N/A
- To your knowledge are they in good working condition?  Yes  No  Unknown  N/A

Comments:

Seller [Signature] / \_\_\_\_\_

Buyer \_\_\_\_\_ / \_\_\_\_\_

17. Are there any zoning violations, nonconforming uses, violation of building restrictions or Set-back requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property?  Yes  No  Unknown  N/A

If yes, please specify: \_\_\_\_\_

18. If you or a contractor has made improvements to the property, were the required permits obtained from the county or local permitting office?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

19. 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: \_\_\_\_\_

20. Is the property subject to any restrictions; Home Owners Association restrictions, Community Association or any deed restrictions?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

21. Do you own the mineral rights?  Yes  No  Unknown  N/A

Do the current owners intend to transfer all rights; surface and mineral, to the new owners at closing?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

22. To your knowledge has there ever been a murder or suicide within the boundaries of the subject property?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

23. To your knowledge has there ever been illegal drug or criminal activity within the boundaries of the subject property; meth lab, etc...?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_

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

Comments: \_\_\_\_\_

25. Other Structural Systems: including but not limited to exterior walls, floors, driveways, sidewalks, etc...; Any defects (structural or otherwise)?  Yes  No  Unknown  N/A

Comments: \_\_\_\_\_