

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:

MARTHA T. HILTON (printed name of licensee), affiliated with

FATHOM REALTY LLC (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.

<i>Donna Tolbert</i>	Date	<i>2-27-26</i>	Date
Seller/Lessor		Buyer/Lessee	
	Date		Date
	Date		Date
Seller/Lessor		Buyer/Lessee	

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 *Martha Hilton* dotloop verified
02/27/26 12:53 PM EST
L9LY-VNEN-AZL3-QPQO Date _____

Licensee's Signature _____ Date _____



West Virginia
Real Estate Commission

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



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: _____ ☐ Unknown
 Comments: _____

3. Heating System ☐ Oil ☒ Natural Gas ☐ Electric ☐ Propane ☐ Heat Pump ☐ Other / Age 6 yrs.
 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 6 yrs
 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 53 gal. / Age 10 yrs
 Are there any known issues with the Hot Water system? No
 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: I don't think so, but I have not been in the crawl space for a few years.

8. Roof: Any leaks or evidence of moisture? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 Type of Roof: Shingle Age: About 10 yrs.
 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? No
 Comments: _____

10. Electric Systems: Are there any known issues with the electrical system; fuses, circuit breakers, outlets or wiring, etc....? ☐ Yes ☒ No ☐ Unknown ☐ N/A
 Comments: _____

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Seller NT / 3/31/26 Buyer _____ / _____

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

Any warranties? ☐ Yes ☒ No ☐ Unknown

Comments: _____

15. Is a carbon monoxide alarm installed in the property?

☒ Yes ☐ No ☐ Unknown ☐ N/A

Comments: _____

14. 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; _____

15. 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: _____

16. 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: _____

17. 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: _____

18. 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: _____

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

Comments: _____

20. 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: _____

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

Comments: _____

22. 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: _____

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

Comments: _____

24. 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: _____

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Seller

OT

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3/2/20

Buyer

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NOTE: Seller may wish to disclose additional property conditions of the subject property, land and or other buildings on the property below, that may not have been listed previously in this document.

Additional Discloser Items if any:

Seller Donna Tolbert Date 3/3/26

Seller _____ Date _____

Purchaser _____ Date _____

Purchaser _____ Date _____

Name Donna TolbertAddress 184 Heatherton Drive, Lewisburg, WV 24901Date 02/27/2026

MLS # _____

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>Donna Tolbert</u>	<u>2-27-26</u>
Seller	Date
_____	_____
Seller	Date
<u>Martin Hillan</u>	dotloop verified 02/27/26 12:56 PM EST VOIA-ABR-7HKK-GUSY
Agent	Date

_____	_____
Purchaser	Date
_____	_____
Purchaser	Date
_____	_____
Agent	Date



HOMEOWNER'S UTILITY INFORMATION

Property Address: 184 Heatherton Drive; Lewisburg, WV 24901

Electric Company: Mon Power (First Energy) Summer 100⁰⁰ Winter 50⁰⁰ - 70⁰⁰

Gas Company: Mountaineer Gas Co. Summer 30⁰⁰ Winter 130⁰⁰

Water Company: City of Lewisburg Average cost per month 30⁰⁰

Sewer Company: Shenbrot PSD #1 Average cost per month 25⁰⁰

Garbage: Shenbrot Valley Solid Waste Average cost per month 27⁰⁰

~~Cable TV~~: Optimum Average cost per month 150⁰⁰

Internet: " Average cost per month

Phone: — Average cost per month

Property Taxes: \$830⁰⁰ per yr. Average cost per month

Insurance: Eric Insurana 440⁰⁰

Homeowner's Association Fees: —