

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>Cherie A. Austin</i>	dotloop verified 03/29/26 2:45 PM EDT MUTC-739-MAGI-SSVJ		
Seller/Lessor	Date	Buyer/Lessee	Date
<i>Jeffrey D. Austin</i>	dotloop verified 03/29/26 2:43 PM EDT EA3S-RCFJ-6DO5-1WGH		
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 Martha Hilton dotloop verified
03/28/26 2:36 PM EDT
YIAA-GHRZ-EH59-JLWS Date _____

Licensee's Signature _____ Date _____



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



RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its conditions, except as otherwise provided in the purchase contract; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

PROPERTY Address/Legal Description:

205 Ruffner Drive; Lewisburg, WV 24901

The undersigned owner(s) of the real property described above make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the property "as is", that is, with all defects which may exist, if any, except as otherwise provided in the real estate purchase agreement.

Cherie A. Austin

dotloop verified
03/29/26 2:45 PM EDT
RPZB-WJZW-K3VM-ZCBE

Seller Signature

Date

Jeffrey D. Austin

dotloop verified
03/29/26 2:43 PM EDT
X4HR-AZBM-W5BF-AYRU

Seller Signature

Date

Buyer Signature

Date

Buyer Signature

Date



HOMEOWNER'S UTILITY INFORMATION

Property Address:	205 Ruffner Drive; Lewisburg, WV 24901	
Electric Company:	MonPower	200
		Average cost per month
Gas Company:	Mountaineer Gas	250
		Average cost per month
Water Company:	City of Lewisburg	80
		Average cost per month
Sewer Company:	Greenbrier Public Service District #1	40
		Average cost per month
Garbage:	Greenbrier Solid Waste	40
		Average cost per month
Cable TV:	N/A	
		Average cost per month
Internet:	Frontier Fiber	70
		Average cost per month
Phone:	N/A	
		Average cost per month
Property Taxes:	\$1515 w/ exemption	
Insurance:	\$3000	
Homeowner's Association Fees:	N/A	