Authentisign ID: [redacted]

OLD COLONY REALTORS

SELLER'S PROPERTY DISCLOSURE

(This is not a warranty of the property condition)

This form is to be completed solely by the Seller(s) and not by any Old Colony REALTORS® Associate.

SELLER'S NAME Leah Bazan, Jessica Bazan, Nancy Vieyes

PROPERTY ADDRESS 326 Valley Ave, Rainelle, WV 25962

NOTICE TO SELLER: This document serves the limited purpose of allowing Sellers of West Virginia residential property to disclose to a potential Buyer all defects or conditions of the property known to the Seller which substantially affect the value or habitability of the property, but which are unknown to the Buyer and would not be disclosed by a reasonably diligent inspection. Such defects and conditions are hereinafter referred to as "Known Defects." Below, indicate the existence and explain the nature of any Known Defects. **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.**

Seller's Initials NK / JB LB

NOTICE TO BUYER: The information provided is the representation of the Seller of all defects or conditions of the property known to the Seller which substantially affect the value or habitability of the property, but which are unknown to the Buyer and would not be disclosed by a reasonably diligent inspection. This Disclosure is not a substitute for an inspection, and you may wish to obtain an inspection by an independent home inspection company. The information contained in this statement is not a warranty of the condition of the property by the Seller.

Buyer's Initials _____ / _____

DISCLOSURES

Instructions: The following is a non-exhaustive list of items commonly involved in real estate transactions, which is provided for the purpose of assisting you, the Seller, in making these disclosures. Indicate the existence of any Known Defects by placing a checkmark in the box beside any applicable items and provide an explanation of the Known Defect in the space provided below. Any Known Defect which requires disclosure but is not included on the itemized list should be included in the section below entitled "Additional Disclosure Items, If Any."

Item Description	Comments/Additional Information	Known Defect? Check Here
Water Supply		
Home Water Treatment System		
Fire Sprinkler System		
Septic/Sewer System		
Heating System		
Cooling System		
Hot Water System		

Authentisign ID: [redacted]

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components		
Foundation		
Basement/Crawlspace/Cellar		
Roof		
Plumbing System		
Electrical Systems		
Insulation		
Exterior Drainage		
Wood-Destroying Insects		
Alarm Systems		
Hazardous/Regulated Material		
Fireplace/Wood Stove/Chimney		
Boundaries/Encroachments/Easements		
Flood Zone		
Homicide/Felony/Criminal Activity		
Suicide/Hauntings		

Additional Disclosure Items, If Any:
Sellers have never occupied the property, Sellers have no knowledge.

By executing this document below, all Sellers confirm that they have received this document, reviewed it in its entirety, understand the scope, purpose, and content hereof, and filled in/completed the document consistent with its terms. By executing this document below, all Buyers confirm that they have received this document, reviewed it in its entirety, and understand the scope, purpose, and content hereof.

Buyer Signature Date
AuthentiSIGN Leah Bazan 06/03/26

Seller Signature **Leah Bazan** Date
AuthentiSIGN Nancy Keyes 05/22/26

Seller Signature **Nancy Keyes** Date

Buyer Signature Date
AuthentiSIGN Jessica Bazan 05/28/26

Seller Signature **Jessica Bazan** Date

Property Address **326 Valley Ave, Rainelle, WV 25962**