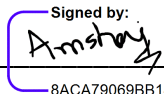


"AS IS" CONDITION ADDENDUM

Property Address 104 HAWKSBURY TRCE BECKLEY WV
Legal Description SUR LOT 4 CRANBERRY POINTE ESTATES PH 1

1. Buyer(s) hereby holds Seller(s) and Seller's Agent harmless from not completing and delivering a "Real Estate Transfer and Disclosure Statement" and acknowledges that Sellers and Seller's Agent have made absolutely no representations or warranties, express or implied, as to the condition of the property.
2. Buyer(s) is aware that the property is sold in its PRESENT, AS IS condition with all defects, if any. Buyer(s) is strongly encouraged by Seller(s) and Real Estate Agents to obtain expert advice by professional inspections as to, but not limited to, the electrical, structural, plumbing, geological, utilities, and roof condition of the property. Buyer(s) is purchasing the property in its present condition without any obligation by the Seller(s) to make any changes, alterations or repairs. Seller(s) and Seller's Agent do not warrant the existing structure as to its habitability or suitability for occupancy, nor that the property meets city, county, state, or federal ordinances or codes. Buyer(s) assumes all responsibility to check with the appropriate planning authority for the intended use. Buyer(s) assumes all responsibility for Buyer's intended use and agrees to hold Seller(s) harmless as to suitability for Buyer's intended use.

Owner/Seller  Date 7/2/2026
Signed by: 8ACA79069BB14CB...
Owner/Seller _____ Date _____
Owner/Seller _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____
Buyer _____ Date _____



255 Resort Drive, Daniels, WV 25832
Ph: 304.763.4400 | Marla B. Sinko, Broker

