

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:

Sarah Peters and Kevin Rasmussen _____ (printed name of licensee), affiliated with
RazBerry & Associates Real Estate Company, Inc. _____ (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>Margaret Grandjean</i>	dotloop verified 06/27/26 8:27 AM EDT 6A72-IXMI-WON0-E7MZ	_____	_____
Seller/Lessor		Buyer/Lessee	Date
<i>Stephen Thompson</i>	dotloop verified 06/26/26 8:59 PM EDT G5KT-R8BQ-5VA3-DUR8	_____	_____
Seller/Lessor		Buyer/Lessee	Date
_____		_____	_____
Seller/Lessor		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 Sarah Peters and Kevin Rasmussen dotloop verified
06/26/26 7:56 PM EDT
EXIH-X75C-S2ML-KJEL Date _____

Licensee's Signature _____ Date _____



300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>





“As Is” PURCHASE ADDENDUM

Addendum to Purchase Agreement between parties dated 06/26/2026 pertaining to the purchase and sales of the property at:

426 S. Fayette St.

Beckley, WV 25801

Condition of Property: The property being purchased by Buyer, including the dwelling, other improvements, fixtures, appliances and personal property, is not new, and is being purchased “AS IS”.

RIGHT AND DUTY OF INSPECTION: Buyer shall have the right and duty to inspect the property or to have them inspected by a person of Buyer’s choice, at Buyer’s expense. Buyer shall have the right to make a pre-closing inspection of the property to determine that the property is in the same condition as the date of this addendum.

SETTLEMENT IS FINAL: It is understood the Buyer accepts the property “AS IS” **ANY WARRANTIES OF PHYSICAL CONDITION OF THE PROPERTY CONTAINED IN THIS PURCHASE AGREEMENT ARE VOID.** The Seller has no further responsibility or liability with respect to the condition of the property. This provision shall survive delivery of the deed or contract for the deed.

OTHER:

Margaret Grandjean
SELLER
dotloop verified
06/27/26 8:27 AM EDT
R4QA-2MCE-XSF8-9DLF
DATE

Stephen Thompson
SELLER
dotloop verified
06/26/26 8:59 PM EDT
2FHY-DFKR-R330-KOJU
DATE

BUYER
DATE

BUYER
DATE

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. 4852(d) 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.

<i>Margaret Graufjean</i>	<small>dotloop verified 06/27/26 8:27 AM EDT H247MMWV-2VZ-EKKO</small>	<i>Stephen Thompson</i>	<small>dotloop verified 06/28/26 8:59 PM EDT KSGC-EDWV-2TLA-9W5LL</small>
Seller	Date	Seller	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Purchaser	Date	Purchaser	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Agent	Date	Agent	Date

Mold and Mold -Forming Condition Disclosure

Date: 06/26/2026

Owner(s): Margaret Grandjean and Stephen Thompson

Property Address: 426 South Fayette Street, Beckley, WV 25801

Owner(s) certifies that to the best of Owner's(s') knowledge and belief (check all that apply):

Owner(s) has no knowledge of the presence of conditions that could lead to the growth of mold (such as, but not limited to, excessive humidity, water leakage, drainage problems, flooding, etc).

Owner(s) has treated the Property Address above for mold growing on structural components such as beams, studs, posts, wall cavities or penetrating (growing below the surface) of walls, ceilings or floors ("penetrating" does not mean a small amount of mold or mildew growing on shower curtains, showers or bathtubs).

Please provide details- attach additional sheets if necessary

Owner(s) knows of the presence of conditions that could lead to the growth of mold (excessive humidity, water leakage, drainage problems, flooding, etc). (Please provide details)

Please provide details - attach additional sheets if necessary

The Owner(s) makes this disclosure knowing that the listing agent, the buyer agent, and any potential buyer(s) will rely on the information contained on this disclosure.

Margaret Grandjean
Owner's Signature

dotloop verified
06/27/26 8:27 AM EDT
AQB9-STXS-AWOB-AD71

Stephen Thompson
Owner's Signature

dotloop verified
06/26/26 8:59 PM EDT
VOLV-FB3L-BRHT-H4KH

Margaret Grandjean
Print Name

Stephen Thompson
Print Name

Date

Date

I/We have received and read this form. Completion of this form does not mean that the Owner(s) has performed any investigation of the Property or that Owner(s) warrants that the Property is without mold.

Note: Mold is present in all homes, and there are currently no standards for the presence of mold or mold remediation. For further information see the Connecticut Department of Public Health's "**Fact Sheet Mold in the Home: Health Concerns**". The fact sheet is available at <http://www.state.ct.us/dph>

Buyer's signature

Buyer's signature