



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 Valkyrie Holdings LLC

PROPERTY ADDRESS 210 Edgewood Drive, Beckley, WV 25801

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 JH / _____

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	I don't know	
Home Water Treatment System	I don't know	
Fire Sprinkler System	I don't know	
Septic/Sewer System	I don't know	
Heating System	I don't know	
Cooling System	I don't know	
Hot Water System	I don't know	

Item Description	Comments/Additional Information	Known Defect? Check Here
Structural Systems/Components	I don't know	
Foundation	I don't know	
Basement/Crawlspace/Cellar	I don't know	
Roof	I don't know	
Plumbing System	I don't know	
Electrical Systems	I don't know	
Insulation	I don't know	
Exterior Drainage	I don't know	
Wood-Destroying Insects	I don't know	
Alarm Systems	I don't know	
Hazardous/Regulated Material	I don't know	
Fireplace/Wood Stove/Chimney	I don't know	
Boundaries/Encroachments/Easements	I don't know	
Flood Zone	I don't know	
Homicide/Felony/Criminal Activity	I don't know	
Suicide/Hauntings	I don't know	

Additional Disclosure Items, If Any:

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 _____
 07/13/2026

Buyer Signature _____ Date _____

Seller Signature **Valkyrie Holdings LLC** Date _____

Seller Signature _____ Date _____

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