

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:

April Harold

_____(printed name of licensee), affiliated with
WV Mountaineer Real Estate & Associates _____(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>Angela Moore</i>	dotloop verified 04/28/26 1:08 PM EDT INFF-FVR6-NZFW-1.COM		
Seller/Lessor	Date	Buyer/Lessee	Date
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	<i>April Harold</i>	dotloop verified 04/27/26 4:38 PM EDT MIAB-SZ6J-5QNW-IBBI	Date _____
Licensee's Signature			Date _____



West Virginia
Real Estate Commission

2006 Quarrier Street
Charleston, WV 25311
(304) 558-3555

<http://rec.wv.gov>



West Virginia Mountaineer Real Estate and Associates
1406 Harper Road
Beckley, WV 25801
(304) 254-9898



REAL 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 REAL PROPERTY DISCLOSURE STATEMENT.

Property Address/Legal description:

111 Allen Ave Beckley WV 25801 / SUR LOTS 23-25 L C LILLY ADD

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 contract.

<i>Angela Moore</i>	dotloop verified 04/28/26 1:08 PM EDT 9PHM-BQAT-0KFD-5GSG
<i>Angela Moore</i>	dotloop verified 04/28/26 1:08 PM EDT CRQJ-2TFZ-DYVB-KH6L

Owner

Date

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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>Angela Moore</i>	dotloop verified 04/26/26 1:08 PM EDT PKG-2PVM-BMOC-14LN
Seller	Date
Purchaser	Date
<i>April Harold</i>	dotloop verified 04/27/26 4:37 PM EDT 8DVU-QK1A-VBTJ-25P1
Agent	Date

Seller	Date
Purchaser	Date
Agent	Date



WEST VIRGINIA MOUNTAINEER REAL ESTATE AND ASSOCIATES
1406 Harper Road, Beckley, WV 25801

MOLD DISCLOSURE and WAIVER

Printed Name(s) of Buyer(s) _____

Printed Name(s) of Seller(s) Angela Moore

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Clients Initials **MOLD INSPECTIONS.** Mold contaminants may exist in the Property of which the Broker or Agent(s) is unaware. These contaminants generally grow in places where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding; these conditions may be identified with a typical home inspection. Broker recommends CLIENT obtain a home inspection to better determine the condition of the property. If suspected contamination is discovered, it is recommended that our clients satisfy themselves as to property condition by having a mold inspection performed. The cost and quality of such inspections may vary. Companies able to perform appropriate inspections may be found in the Yellow Pages or on the World Wide Web under "Microbial or Mold Inspections" or "Environmental and Ecological Services."

CLIENT DISCLOSURE

- The Broker or Broker's Agent has recommended the client obtain a Home Inspection:

Initials
- The Broker or Broker's Agent has recommended the client obtain a Mold Inspection:

Initials

WAIVER. Client agrees to hold the Broker and Broker's Agents harmless in the event any mold contaminants are discovered on the property. Client understands mold is a naturally occurring microbe and that mold should pose no health threat unless concentrated at high levels in the living environment. The Broker and the Broker's Agents agree that in the event mold like contamination is discovered, this condition will be immediately reported to the client. The only way to determine if a mold like substance is truly mold or is present at high levels is through sample collecting and analytical testing.

RECEIPT OF COPY: Client(s) have read this Mold Disclosure/Waiver and by their signatures hereon acknowledge receipt of a copy thereof.

PROFESSIONAL ADVICE: Client(s) execute this disclosure/Waiver with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

LEGAL ADVICE: Client(s) acknowledge that this waiver does not attempt to offer legal advice. If client(s) feel the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

Sellers:	<i>Angela Moore</i>	dotloop verified 04/29/26 6:40 AM EDT IIS1-AXFI-08PS-DG7Z	Date: _____
Buyers:			Date: _____
Agent:	<i>April Harold</i>	dotloop verified 04/28/26 10:32 AM EDT 00UK-113Z-XSDU-ECJM	Date: _____
Broker:	<i>Joshua Harold</i>	dotloop verified 04/28/26 10:22 AM EDT XLLK-YSDZ-9K3F-SRYE	Date: _____