



Phone: 304-538-2816

ADDENDUM TO LISTING/PURCHASE AGREEMENT

Special provisions attached to and hereby made a part thereof of the Listing/Purchase agreement dated 7-30-19, on Lot , Section

Located at 2817 Lower Timber Ridge Rd, Seneca Rocks County, Pendleton
WV 26884

PERSONAL PROPERTY AND FIXTURES ADDENDUM

All items of personal property or fixtures which convey with the purchase of the above mentioned real estate are at no added value and shall be transferred free of liens. All existing built-in heating and central air conditioning equipment, plumbing and light fixtures, attic fans, storm windows, storm doors, screens, installed wall-to-wall carpeting, smoke detectors, exterior trees and shrubs, if so installed convey:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Stove or Range | <input checked="" type="checkbox"/> Ceiling Fan(s) # <u>5</u> |
| <input type="checkbox"/> Cooktop Range | <input checked="" type="checkbox"/> Washer |
| <input type="checkbox"/> Wall over(s) # <u> </u> | <input checked="" type="checkbox"/> Dryer |
| <input checked="" type="checkbox"/> Refrigerator - <i>will be a different refrigerator</i> | <input type="checkbox"/> Furnace Humidifier |
| <input type="checkbox"/> w/ice maker | <input type="checkbox"/> Electronic Air Filter |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Central vacuum |
| <input type="checkbox"/> Built-in-microwave | <input checked="" type="checkbox"/> Water softener |
| <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Exhaust fan(s) # <u> </u> |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Alarm System |
| <input type="checkbox"/> Freezer | <input type="checkbox"/> Intercom |
| <input type="checkbox"/> Window fan(s) # <u> </u> | <input type="checkbox"/> Storage Shed(s) # <u> </u> |
| <input type="checkbox"/> Window A/C unit(s) # <u> </u> | <input type="checkbox"/> Garage opener(s) # <u> </u> |
| <input type="checkbox"/> Pool, equipment and cover | <input type="checkbox"/> w/remote(s) # <u> </u> |
| <input type="checkbox"/> Shades and/or blinds | <input type="checkbox"/> Playground equipment |
| <input type="checkbox"/> Window treatments (custom) | <input type="checkbox"/> Woodstove(s) # <u> </u> |
| <input type="checkbox"/> Satellite dish & control equipment | <input type="checkbox"/> Fireplace screen door |

Other: _____

Seller: Debra S. Foster Date: 7-30-19 Purchaser: _____ Date: _____

Seller: _____ Date: _____ Purchaser: _____ Date: _____

2817 Timber Ridge Seneca Rocks

WV Residential Property DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sell and in the listing of latent defects set forth below; otherwise, complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects (hidden, concealed or unseen) listed below, the undersigned Seller of the real property makes no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist.

The Seller has actual knowledge of the following latent defects:

AC Unit does not work
Roof Replaced in 2018

Seller Debra S. Feaster Date 7-30-19

Seller _____ Date _____

The purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

Purchaser _____ Date _____

Purchaser _____ Date _____

NOTICE OF AGENCY RELATIONSHIP

When working with a real estate agent in buying or selling real estate, West Virginia Law requires that you be informed of whom the agent is representing in the transaction.

The agent may represent the seller, the buyer, or both. The party represented by the agent is known as the agent's principal and as such, the agent owes the principal the duty of utmost care, integrity, honesty and loyalty.

Regardless of whom they represent, the agent has the following duties to both the buyer and the seller in any transaction:

- Diligent exercise of reasonable skill and care in the performance of the agent's duties.
- A duty of honest and fair dealing and good faith.
- Must offer all property without regard to race, color, religion, sex, ancestry, physical or mental handicap, national origin or familial status.
- Must promptly present all written offers to the owner.
- Provide a true and legible copy of every contract to each person signing the contract

The agent 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 agent represent you as your agent, you should enter into a written contract that clearly established the obligations of both parties. If you have any questions about the roles and responsibilities of a real estate agent, they can provide information upon your request.

In compliance with the West Virginia Real Estate License Act, all parties are hereby notified that:

(printed name of agent) Ken Judy, Lynn Judy affiliated with (firm name) Lost River Real Estate, LLC is acting as agent of:

- ☒ The Seller, as listing agent or subagent. ☐ The Buyer, as the buyer's agent.
☐ Both the Seller and Buyer, with the full knowledge and consent of both parties.

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.

<u>Debra S. Feaster</u>	<u>7-30-19</u>	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date

I certify that I have provided the above named individuals with a copy of this form prior to signing any contract.

Agent's signature

Date:

Ken Judy
7-30-19

WV Real Estate Commission
 1033 Quarrier Street, Suite 400
 Charleston, WV 25301
 (304) 558-3555
 www.wvrec.org

This form has been promulgated by the WVREC for required use by all West Virginia real estate licenses.

