

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 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 establishes 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) Keenan Shulhartz, affiliated with  
(firm name) WV LAND & HOME REALTY, 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.

|                                                                   |      |                      |      |
|-------------------------------------------------------------------|------|----------------------|------|
| DocuSigned by: <u>[Signature]</u>                                 |      | Date <u>3/4/2024</u> |      |
| <u>Drusilla D. Demmy - Trustee of [Signature] Revocable Trust</u> | Date | Buyer                | Date |
| <u>E192A85C9A810F</u>                                             | Date | Buyer                | Date |
| Seller                                                            | Date | Buyer                | Date |

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

Agent's Signature [Signature]  
Date 2-28-24

WV Real Estate Commission  
300 Capitol Street, Suite 400  
Charleston, WV 25301  
304.558.3555  
<http://rec.wv.gov>

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

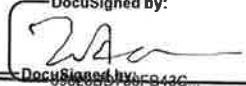


## WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

**NOTICE TO OWNER(S):** 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 sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make 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, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations.

The owner(s) has actual knowledge of the following latent defects: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

|         |                                                                                                                                                                                                                                                                                                                                                       |        |          |
|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|----------|
| Owner * | <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small><br/> <br/> <small>DocuSigned by:</small><br/>           Drusilla D. Demmy - Trustee of DDD Revocable Trust<br/> <small>E102486C0A5F40F...</small> </div> | Date * | 3/4/2024 |
| Owner   | <div style="border: 1px solid black; padding: 2px; display: inline-block;"> <small>DocuSigned by:</small><br/>           Drusilla D. Demmy - Trustee of DDD Revocable Trust<br/> <small>E102486C0A5F40F...</small> </div>                                                                                                                             | Date   | 3/5/2024 |

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations.

|                 |            |
|-----------------|------------|
| Purchaser _____ | Date _____ |
| Purchaser _____ | Date _____ |