## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards SALES

## Lead Warning Statement

Seller's Disclosure

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.

(a)		based paint and/or lead-base n lead-based paint and/or lea			explain).
	(ii) V Sallon	has no knowledge of lead-ba	and waint and/or load be	end point hazards in the he	ousing
(b)	Records and repo	rts available to seller (Check has provided the purchaser val-based paint hazards in the l	(i) or (ii) below): with all available records	and reports pertaining to	
	(ii) Seller housing.	nas no reports or records per	taining to lead-based pair	it and/or lead-based paint	hazards in the
(c) (d) (e)	Purchaser h Purchaser h Purchaser h i received a for the presenc (ii) waived th	ledgment (initial) has received copies of all information in the pamphlet Properties (check (i) or (ii) below): 10-day opportunity (or mutter of lead-based paint and/or the opportunity to conduct a resed paint hazards.	otect Your Family From ually agreed upon period) lead-based paint hazards:	to conduct a risk assessmor	
	s Acknowledg Agent has i responsibility to e	ment (initial) informed the seller of the seller surre compliance.	ler's obligations under 42	U.S.C. 4852d and is awa	re of his/her
Certifi	cation of Accu The Following pa information they	racy rties have reviewed the information have provided is true and accompany to the provided is true accompany.	mation above and certify	, to the best of their know	Pledge, that the $3/25/25$
PURCHA	SER	DATE	PURCHASER	DATE	_
AGENT		DATE	AGENT	DATE	25-25

## 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 laten	t defects:				
Owner_W	Date 3/25/25				
Owner	Date				
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				

## 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: Leenan Shushaltz (printed name of licensee), affiliated with West Virginia Land & Home Realty (brokerage name), is acting as the agent of: \_\_\_The Buyer/Lessee X The Seller/Lessor The Buyer/Lessee as Designated Dual Agent The Seller/Lessor as a Designated Dual Agent. The undersigned Buyer/Lessee is unrepresented. The undersigned Seller/Lessor 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. Buyer/Lessee Seller/Lesso Date Seller/Lesson Date Buver/Lessee Buyer/Lessee Seller/Lesson I hereby certify that I have provided the above-named individuals with a copy of this form prior to signing any contract. Date 3-25-25 Licensee's Signature\_ Licensee's Signature\_



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