

WEST VIRGINIA RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

135 Hidden Springs Ct, Slanesville

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: NONE

Owner Connie L. Jrya Date 4/15/2025
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 _____



25045 Northwestern Pike
Romney, WV 26757
304-822-4488 (O) 304-822-4658 (F)

ITEMS TO CONVEY

Seller(s): Connie L. Joyce Date: 4/15/25
Property Address: 125 Hidden Springs Ct, Slanesville

YES	NO	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Alarm System
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dishwasher
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stove - Electric
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Stove - Gas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) # <u>1</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Ice Maker
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Built-In Microwave
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Microwave
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cooktop
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall Oven(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exhaust Fan(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Freezer(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Washer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dryer
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Filter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Water Softener
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Garbage Disposal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash Compactor
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dehumidifier
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Satellite Dish

YES	NO	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Ceiling Fan(s) # <u>5</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Window AC Unit(s) # _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing W/W Carpet
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Screen Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storm Doors
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Storm Windows
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain Rods
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Screens
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central Vacuum
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Intercom
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	W/Remote(s) # <u>2</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hot Tub Equip. & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pool, Equipment & Cover
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Playground Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage Shed(s) # <u>1</u>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood Stove

ADDITIONAL INCLUSIONS:

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Connie L. Joyce 4/15/2025
Seller Date

Buyer Date

Seller Date

Buyer 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:

Sandra Hunt

(printed name of licensee), affiliated with

West Virginia Land & Home Realty

(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.

Connie L. Jager
Seller/Lessor

4/15/2025
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 Sandra Hunt

Date 4/15/25

Licensee's Signature _____

Date _____



West Virginia
Real Estate Commission

300 Capitol Street
Charleston, WV 25301
(304) 558-3555

<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES
REVISED OCT 24th 2024