

## 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:

Keenan Shirkholtz

West Virginia Land & Home Realty

(printed name of licensee), affiliated with

(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.

Hawaffer, Pam

12/10/2025

Seal#6645922E612496

Date

Buyer/Lessee

Date

Douglas Shirk

12/10/2025

Seal#6645922E612496

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

Keenan Shirkholtz

Date

12-10-25

Licensee's Signature

Date



300 Capitol Street  
Charleston, WV 25301  
(304) 558-3555  
<http://rec.wv.gov>

## 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.

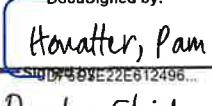
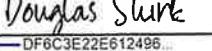
Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, 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: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DocuSigned by:

Owner	 Pam Horatter DF6C3E22E612496...	Date	12/10/2025
Owner	 Douglas Shirk DF6C3E22E612496...	Date	12/10/2025

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 \_\_\_\_\_