

Recent Home Upgrades

918 Lower Ridgeway in South Hills

3 Bedrooms | 3 Bathrooms | Sq.Ft. Approx. 2,659

Home Highlights

- Highly desired front of the hill ranch style home
- Low maintenance home
- Main floor living
- Large bedrooms
- Remodeled Kitchen and baths
- Convenience to downtown, Kanawha City, Interstate, and Southridge
- Blue Ribbon School district

Recent Improvements

- 2025 New Furnace
- 2024 New HVAC (Air)
- 2024 New Sunroom and Front Entrance Addition
- 2024 Painting of outside of home
- New Gutter Guards
- New landscaping including tree removal
- New electrical panel replacement
- Shelving added to closets throughout home
- New bathroom accessories added including shower rods and shower head
- New blinds throughout home
- New LG Washer and Dryer
- Painting of Fireplace
- Hardware replaced in living room
- Attic fan removal and casement framing
- Painting of inside of garage
- New mail box added so mail is delivered outside kitchen door
- Wallpaer added to lower level bath
- New lighting fixtures inside and outside home



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Page 1 of 5

TO BE COMPLETED BY SELLER. Please print. Answer every question by checking the appropriate box(s).

Purpose of Statement: This is a statement of the condition of the property and additional information concerning the property owned and being sold by the SELLER. It is not a warranty of any kind by the SELLER or by any agent representing any SELLER in the transaction. It is not a substitute for any inspection. PURCHASER IS ENCOURAGED TO OBTAIN ANY INSPECTIONS PURCHASER DEEMS NECESSARY. The SELLER'S agent has been authorized to provide a copy of the Seller's Property Condition Disclosure Statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING STATEMENTS ARE MADE ONLY BY THE SELLER. THEY ARE NOT REPRESENTATIONS OF, OR REVIEWED BY, ANY BROKER, AGENT OR AGENCY IN CONNECTION WITH ANY ACTUAL OR ANTICIPATED SALE OF THE PROPERTY.

DATE: _____ PROPERTY ADDRESS: 918 Lower Ridgeway Rd, Charleston, WV 25314

SELLER(S): Marta MacCallum, Daniel MacCallum

PLEASE CHECK ALL APPROPRIATE BOXES AND INITIAL AT THE BOTTOM OF EACH PAGE

1. APPLIANCES: Will the property include:

- a. **Built-In Vacuum System:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- b. **Clothes Dryer:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- c. **Clothes Washer:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- d. **Dishwasher:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- e. **Disposal:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- f. **Refrigerator(s):** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
Quantity: 2 (If more than one, please explain in comments)
- g. **Freestanding Freezer(s):** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☒ Do Not Know ☐
Quantity: 2 (If more than one, please explain in comments) one in GARAGE
- h. **Gas Grill:** Yes ☐ No ☐ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- i. **Microwave:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- j. **Oven/Range:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- k. **Trash Compactor:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- l. **TV Antenna/Dish:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐

Purchasers Acknowledge Page 1 of 5 _____
(initials) (initials)

Form 120 (REV 01/22)

Sellers Acknowledge Page 1 of 5 DBM MDM
(initials) (initials)

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2. ELECTRICAL SYSTEM: Will the property include:

- | | | |
|---------------------------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| a. Security System: | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| b. Ceiling Fan(s): | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| c. Garage Door Opener(s): | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| Remotes: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| d. Inside Phone Wiring: | Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input checked="" type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| e. Generator: | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| f. Light Fixtures: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| g. Sauna: | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| h. Smoke/Fire Alarms: | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| i. Switches/Outlets: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| j. Vent Fan(s): | Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input checked="" type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| k. Circuit Breakers: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |
| Fuses: | Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> | Is it in working order? Yes <input type="checkbox"/> No <input type="checkbox"/> Do Not Know <input type="checkbox"/> |

3. Heating and Cooling Systems:

- a. Heating System: Electric: ☐ Gas: ☒ Heat Pump: ☐ Solar: ☐ Baseboard: ☐ Hot Water: ☐
 Other: ☐ NEW 11-25
 Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- b. Cooling System: Heat Pump: ☒ Central: ☐ Window: ☐
 Other: ☐ NEW 6-23
 Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- c. Attic Fan(s): Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- d. Fireplace(s): Wood-Burning ☒ Wood-Burning Stove ☐ Gas Logs ☐
 Other: ☐ PREVIOUS OCCUPANT BURNED FIRE EVERY DAY
 Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- e. Has the fireplace/wood stove/chimney/flue been cleaned? Yes ☐ No ☐ Do Not Know ☒ If yes, when was it last cleaned: _____
- f. Propane Tank: Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- g. Humidifier: Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- h. Air Purifier: Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐

Purchasers Acknowledge Page 2 of 5 _____
 (initials) (initials)

Sellers Acknowledge Page 2 of 5 DBM MSA
 (initials) (initials)

4. Water System:

- a. **Public Water:** ☒ **Private Water:** ☐ If private, what type: Cistern: ☐ Well: ☐ Community: ☐
Other: ☐ _____
Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- b. **Public Sewer:** ☒ **Private Sewer:** ☐ If private, what type: Septic Tank/Leaching Field: ☐ Septic Tank Only: ☐
Community: ☐ Aeration: ☐ Other: ☐ _____
Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- c. **Jetted Bathtub:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- d. **Hot Tub:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- e. **Pool:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
If yes, Pool Construction Type: Liner ☐ Fiberglass ☐ Concrete ☐ Tile ☐
Other: ☐ _____
- f. **Plumbing:** Yes ☒ No ☐ Do Not Know ☐ Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- g. **Sump Pump:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- h. **Underground Sprinkler:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- i. **Water Heater Type:** Electric ☐ Gas ☒ Solar ☐ Propane ☐ Other: ☐ _____
Is it in working order? Yes ☒ No ☐ Do Not Know ☐
- j. **Water Purifier:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐
- k. **Water Softener:** Yes ☐ No ☒ Do Not Know ☐ Is it in working order? Yes ☐ No ☐ Do Not Know ☐

5. Roof:

- a. **Age (If known)** _____ years
- b. **Roof Type:** Composite Shingles: ☒ Slate: ☐ Wood: ☐ Metal: ☐ Tile: ☐ Flat: ☐
Other: ☐ _____
- c. Does the roof leak? Yes ☐ No ☒ Do Not Know ☐
- d. Is there present damage to the roof? Yes ☐ No ☐ Do Not Know ☒
- e. **Comments:** _____

6. Hazardous Conditions:

- a. Are you aware of any hazardous conditions such as methane gas, lead paint, radon gas, radioactive material, landfill, mineshaft, expansive soil, toxic material, urea formaldehyde foam, asbestos insulation, mold, mildew, etc.:
Yes ☐ No ☐ Do Not Know ☒
If yes please describe: _____



SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Page 4 of 5

Other Disclosures: If YES, please explain on Page 5

- a. Are any trees or shrubs diseased or dead? Yes ☐ No ☐ Do Not Know ☒
- b. Are there any encroachments? (An encroachment occurs when all or part of a structure, such as a building, fence, or driveway, extends beyond the land of its owner or beyond the legal building lines) Yes ☐ No ☒ Do Not Know ☐
- c. Are there any violations of zoning, building code, or restrictive covenants? Yes ☐ No ☒ Do Not Know ☐
- d. Have you received any notices by any government or quasi-governmental agency affecting the property? Yes ☐ No ☒ Do Not Know ☐
- e. Have any substantial additions or alterations been made without a required building permit? Yes ☐ No ☒ Do Not Know ☐
- f. Has there been any clandestine drug and/or methamphetamine lab or production at the property? Yes ☐ No ☒ Do Not Know ☐
- g. If the answer to "f." above, was "yes," have you received a certificate of remediation completion for any clandestine drug and/or methamphetamine lab or production at the property? Yes ☐ No ☐ Do Not Know ☐
- h. Is there any hidden damage due to wind, fire, flood, termites, or rodents? Yes ☐ No ☒ Do Not Know ☐
- i. Are you aware of any past structural problems? Yes ☐ No ☒ Do Not Know ☐
- j. Are you aware of any current structural problems? Yes ☐ No ☒ Do Not Know ☐
- k. Are there current or previous moisture and/or water problems in the basement or crawlspace? Yes ☐ No ☒ Do Not Know ☐
- l. Is the property located in a flood hazard area? Yes ☐ No ☒ Do Not Know ☐
- m. Has flooding occurred on the property? Yes ☐ No ☒ Do Not Know ☐
- n. Has water from any source caused damage inside any structure on the property? Yes ☐ No ☒ Do Not Know ☐
- o. Are you aware of any unnatural deaths on the property? Yes ☐ No ☒ Do Not Know ☐
- p. Are any fixtures excluded from sale? Yes ☒ No ☐ Do Not Know ☐

If yes, please list: EXCLUDED - FIREPLACE SCREEN
TV's

Purchasers Acknowledge Page 4 of 5

(initials)

(initials)

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Sellers Acknowledge Page 4 of 5

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(initials) (initials)

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SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Page 5 of 5

ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Please Print or Type)

Additional Comments Attached YES ☐ NO ☐

SEE ADDENDUM PAGE FOR UPDATES MADE
DURING OUR OWNERSHIP

Other Disclosures: In addition to the disclosure statement made herein, the following facts are known or suspected by me/us which may materially affect the value or habitability of the subject property, now or in the future. (burial sites, murder, suicide, etc.)

The foregoing answers and explanations are true and complete to the best of my/our knowledge. **SELLER** has authority to complete this disclosure form and authorize _____, (Listing Broker and/or Company) to disclose the information set forth herein to other real estate brokers, real estate agents and prospective **PURCHASER** of the property. **SELLER** agrees to hold harmless all brokers and agents in any actual or anticipated sale of the subject property and to defend and indemnify them from any claim, demand, action or proceedings resulting from any omission or alleged omission by **SELLER** in this disclosure statement.

SELLER certifies that the information herein is true and correct to the best of **SELLER's** knowledge as of the date signed by **SELLER**. **SELLER** further agrees to notify **PURCHASER** of any additional items which may become known to **SELLER** prior to closing.

PURCHASER acknowledges receipt of a copy of this statement and understands that this information is a description of the property to the best of seller's knowledge as of the above date. **PURCHASER** understands that this statement is not a warranty of any kind by **SELLER** or any real estate broker or agent in connection with any actual or anticipated sale of the property described herein and therefore agrees to hold harmless all real estate brokers and agents involved in any such transaction. This statement is **NOT** a substitute for any inspections **PURCHASER** may wish to obtain.

Purchasers hereby acknowledge receipt of this disclosure.

Purchaser

Date

Purchaser

Date

Sellers hereby certify this disclosure.

Seller

Date

Seller

Date

Property Address: 918 Lower Ridgeway Rd, Charleston, WV 25314



Information for Potential Purchaser

(Provided by the Seller)

How long have you lived in the home?	When was the home built?	Name of the builder:	Is the property in city limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Do we have permission to disclose the reason you are moving: <input type="checkbox"/> Yes <input type="checkbox"/> No		If yes, please explain:	
Would you consider owner financing: <input type="checkbox"/> Yes <input type="checkbox"/> No			
Homeowners Association (HOA) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, Monthly or Annually \$	Covenants/Restrictions provided <input type="checkbox"/> Yes <input type="checkbox"/> No	(Purchaser should obtain & review a copy prior to making offer)
Right of Way/Easement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, please explain:		
Who maintains the road: <input type="checkbox"/> HOA <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> State	Is there a road maintenance agreement in place: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Is the property currently: <input type="checkbox"/> Vacant <input checked="" type="checkbox"/> Occupied	If vacant, how long	What tax class is your property taxed at: <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> Homestead Exempt	(Taxes are assessed on July 1st each year. It can take 18 months for your taxes to be re-classed after the sale. Taxes will go up or down accordingly.)
Is the property in a flood zone: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, what is the annual premium: \$	Name of the insurance company:	
Name and distance of the nearest Fire Department:		Where is the nearest fire hydrant located:	
Have you had any claims against your Homeowners Insurance Policy: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, please explain:	
Utility Information:			
	Supplier	Average \$/month	
Gas	Mountain Gas	\$ 120	
Electric	Appalachian Power	\$ 130	
Water	CBS	\$ 46.48	
Sewer		\$	
Refuse		\$	

What updates or improvements have you made while you owned the home: _____

Samuel B. McCallum 12/21/25 Monica S. MacCallum
Seller Date Seller Date



Items to Remain Agreement



In addition to the Purchase Agreement dated _____ by and between _____ as Purchaser(s) and _____ as Seller(s), on the property located at 918 Lower Ridgeway Rd, Charleston, WV 25311, both the Purchasers and Sellers further agree:

Effective as of closing, Sellers hereby convey transfer, and assign, and Purchasers hereby accept and assume, all of Sellers' right, title, and interest, in and to the following items, which shall remain with the above mentioned property at no additional cost to the Purchasers, and may not be exchanged or replaced prior to closing without written agreement between both parties.

PLEASE CHECK APPROPRIATE BOXES

- ☒ Refrigerator (2)
- ☒ Oven/Range/Stove
- ☐ Microwave Oven
- ☒ Dishwasher
- ☒ Garbage Disposal
- ☐ Trash Compactor
- ☒ Washer
- ☒ Dryer
- ☐ Sump Pump
- ☐ Water Softener
- ☐ Window Air Conditioner
- ☒ Ceiling Fans & (Remotes if any)
- ☐ Outdoor Storage Building
- ☒ Electronic Garage Door Openers
- ☐ Fireplace Screens
- ☐ Fireplace Insert
- ☐ Central Vacuum & Equipment
- ☒ Window Blinds
- ☒ Window Treatments
- ☒ Curtain Rods (none)
- ☐ Wood Burning Stove
- ☐ Swimming Pool, Filter & All Related Equipment
- ☐ Hot Tub & All Related Equipment
- ☐ Other _____
- ☐ Other _____
- ☐ Other _____

Purchaser _____ Date _____

Daniel B. McCallum 12/4/25
Seller _____ Date _____

Purchaser _____ Date _____

Marta D. McCallum 12-4-25
Seller _____ Date _____

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

Lead Warning Statement

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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Daniel B. MacCallum		Marta D. MacCallum	
Seller	Date 12/1/25	Seller	Date 12/1/25
Purchaser	Date	Purchaser	Date
Agent	Date	Agent	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:

Christie Goldman (printed name of licensee), affiliated with
Better Homes and Gardens Real Estate Central (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.

<u>Daniel B. McCallum</u>	<u>12/2/25</u>		
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<u>Marta D. MacCallum</u>	<u>12/2/25</u>		
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>
<small>Seller/Lessor</small>	<small>Date</small>	<small>Buyer/Lessee</small>	<small>Date</small>

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 Christie Goldman Date _____

Licensee's Signature _____ Date _____



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

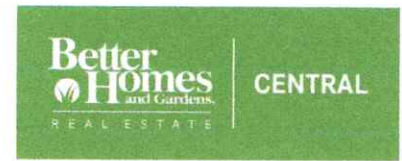
<http://rec.wv.gov>



THIS FORM HAS BEEN PROMULGATED BY THE WVREC FOR THE REQUIRED USE BY ALL WEST VIRGINIA REAL ESTATE LICENSEES

REVISED OCT 24th 2024

Consent To A Disclosed Dual Agency



Property Address: 918 Lower Ridgeway Rd, Charleston, WV 25314

Seller(s): Marta MacCallum, Daniel MacCallum

Listing Agent: Christie Goldman

Purchaser(s): _____

Purchaser Agent: _____

As clients sign this form, they are permitting Better Homes and Gardens® Real Estate Central to act in either a Disclosed Limited Dual Agency or a Disclosed Designated Dual Agency capacity. For that reason, clients have permitted an agent of BHGREC to show the property to a purchaser client. Should the purchaser now be interested in negotiating to purchase the seller's property, we are acting in an actual Dual Agency situation, **with continued permission from the Seller(s) and permission from the Purchaser(s), as shown by signatures below. BHGREC will continue to represent both Seller(s) and Purchaser(s) as clients.** Agency relationship shall be identified on the State Notice of Agency Relationship form.

THE SERVICES BHGREC WILL PROVIDE TO BOTH SELLER AND PURCHASER CLIENTS:

- Treat both fairly and equally in all matters.
- As required by WV state law, disclose all material facts about the property, including hidden defects.
- When requested, help arrange for any inspections that may be desired by either party.
- Act as mediator and make recommendations for compromise if a dispute or impasse arises.
- Advise when experts should be retained for the protection of all parties.
- Work diligently to facilitate the sale and reach closing.
- Act as a source of information concerning financing options, closing procedures and similar matters.
- Assist in preparation of all offers and counteroffers, presenting each in an unbiased manner.
- Respond accurately to all relevant questions concerning the sale and purchase of the above noted property.
- Provide information from the MLS on comparable properties that have closed.

IN DISCLOSED LIMITED DUAL AGENCY, BHGREC WILL NOT:

- Aggressively represent the interests of either party to the detriment of the other.
- Disclose the price the seller is willing to accept or that the purchaser is willing to pay.
- Suggest a price or specific terms for the purchaser to offer or the seller to accept.
- Provide any information that would adversely affect either party and/or their negotiating position.

CLIENT RESPONSIBILITIES:

- Make your own decisions as to what terms and price is acceptable to you as a purchaser or seller.
- Use your own judgement or seek legal counsel before executing this consent.

This agreement is intended to apply only to the property at the address shown above. Upon termination of the negotiation, BHGREC will resume its services to the purchaser and seller as clients in accordance with any Exclusive Listing Agreement or Client Representation Agreement previously executed by the parties. BHGREC is entitled to only one Professional Service Fee for this sale. Professional Service Fee will be paid according to the terms set out in the Exclusive Listing Agreement or Client Representation Agreement. This should be taken into account when making and accepting offers.

Daniel B. MacCallum 12/2/25

Seller Date

Purchaser

Date

Marta D. MacCallum 12/1/25

Seller Date

Purchaser

Date



Transaction Coordinator Team

Team Members

Purchaser(s) and Seller(s) have reviewed and understand that the individuals listed below are working together as a team of licensed Transaction Coordinators affiliated with Better Homes and Gardens Real Estate Central.

- Denise Morrison, Licensed Transaction Coordinator
- Kayla Hodge, Licensed Transaction Coordinator
- Makayla Williams, Licensed Transaction Coordinator
- Susan Richards, Licensed Transaction Coordinator

Buyer(s) Initials: _____

Seller(s) Initials: DBM MDM
12/2/25

Josh McGrath, Broker
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Huntington
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Elkins
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