

# 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 \_\_\_\_\_  
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(initials) \_\_\_\_\_ (initials) \_\_\_\_\_

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## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Page 2 of 5

### 2. ELECTRICAL SYSTEM: Will the property include:

a. **Security System:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

b. **Ceiling Fan(s):** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

c. **Garage Door Opener(s):** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know   
**Remotes:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

d. **Inside Phone Wiring:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

e. **Generator:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

f. **Light Fixtures:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

g. **Sauna:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

h. **Smoke/Fire Alarms:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

i. **Switches/Outlets:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

j. **Vent Fan(s):** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

k. **Circuit Breakers:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know   
**Fuses:** Yes  No  Do Not Know  Is it in working order? Yes  No  Do Not Know

### 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 4-23  
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 \_\_\_\_\_  
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## SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT

Page 3 of 5

### 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: \_\_\_\_\_  
\_\_\_\_\_

Purchasers Acknowledge Page 3 of 5

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## 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 \_\_\_\_\_  
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Form 120 (REV 01/22)

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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.

Daniel B. MacCallum 12/2/25  
Seller Date

Marta D. Meekle 12-2/25  
Seller Date

**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 checked="" 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 checked="" 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 checked="" 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:	
<b>Utility Information:</b>			
Gas	Supplier	Average \$/month	
Gas	Mountain Gas	\$	120
Electric	Appalachian Power	\$	130
Water		\$	46.48
Sewer	CBS	\$	
Refuse		\$	

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

*Daniel B. McCallum 12/21/25*

Seller Date

*Marta Smalek*

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 25314,  
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 \_\_\_\_\_

Samuel 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* 12/1/25  
Seller Date 12/1/25 Seller Date

*Christie Goldner* \_\_\_\_\_  
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.

Daniel B. McCallum 12/2/25

Seller/Lessor Date Buyer/Lessee Date

Marta D. MacCallum 12/2/25

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 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



CENTRAL

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.

 12/1/25

Seller

Date

Purchaser

Date

 12/1/25

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

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Josh McGrath, Broker  
928 Cross Lanes Drive, Cross Lanes, WV 25313  
(304) 201-SOLD  
[www.BHGREC.com](http://www.BHGREC.com)

Ashland  
1607 Winchester Ave

Huntington  
5736 E Pea Ridge Rd  
Suite 203

Charleston  
5 Summers St

Elkins  
312 S Randolph Ave

Lewisburg  
1018 Washington St E

Teays Valley  
2 Chase Dr

An independently owned and operated franchise.