

WV Residential Property DISCLAIMER

NOTICE TO SELLER: Sign this statement only if you choose to sell the property without any representations or warranties regarding its condition, except as specified in the **Sales Contract and** in the list of latent defects provided below. Otherwise, please complete and sign the VOLUNTARY RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

With the exception of the **latent defects (hidden, concealed, or unseen)** listed below, the undersigned Seller makes no representations or warranties regarding the condition of the real property or any improvements on it. The purchaser will accept the real property in its current condition, 'as is,' including any existing defects, whether visible or latent.

The Seller is aware of the following latent defects:

Seller _____ Date _____

Seller _____ Date _____

The purchaser confirms receipt of this Disclosure/Disclaimer Agreement.

Purchaser _____ Date _____

Purchaser _____ Date _____

The Seller's written disclosure is the Seller's representation, not that of the Real Estate Broker(s).