



A Guide To Agency Relationships

I. TYPES OF AGENCY

Seller/Lessor Agency: As a seller/lessor agent, the licensee and all licensees of the brokerage work exclusively for the seller/lessor and must act in the seller's/lessor's best interest. All confidential information relayed by the seller/lessor must be kept confidential except that a licensee must reveal known material defects about the property.

Buyer/Lessee Agency: As a buyer/lessee agent, the licensee and the licensee's brokerage work exclusively for the buyer/lessee and must act in the buyer's/lessee's best interest. All confidential information relayed by the buyer/lessee must be kept confidential except that a licensee must reveal known material defects about the property.

Dual Agency: Dual Agency arises when the same brokerage represents the Seller and the Buyer in the same transaction.

- a. **Disclosed Limited Dual Agency** - licensees acting as a disclosed limited dual agent requires that the licensee of the clients may not advocate for either or both clients but must remain neutral.
- b. **Disclosed Designated Dual Agency** - licensees acting as disclosed designated dual agents are designated by the Broker, one to represent only the interests of the Seller and one to represent only the interests of the Buyer. The broker is a disclosed dual agent.

Unrepresented Party (customer): From time to time in a real estate transaction a party will not be represented by a licensee, but will otherwise interact with a licensee. This party is known as an unrepresented party (customer) and a licensee owes an unrepresented party (customer) the duties of good faith and fair dealing. An unrepresented party (customer) is not a client or prospective client. If you elect to be an unrepresented party (customer) to a listing contract or purchase transaction, take the steps necessary to protect your best interests. If the other party is represented by a licensee, you may be at a disadvantage in the transaction due to the skill and experience of that licensee.

II. WORKING WITH REAL ESTATE TEAMS

Real Estate Teams: Teams are defined as a group of more than one licensee working together who are affiliated with the same principal broker, led by a team leader, and representing themselves to the public utilizing the same authorized alternate or assumed name to brand, advertise, and broker real estate. A team does not operate independently of the principal broker or agency law and must not represent themselves as a separate brokerage providing real estate brokerage services. Make sure you understand who specifically is representing you as a licensee if you choose to work with a team.



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III. EXPECTATIONS OF SERVICE

Customer level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform necessary and customary acts to assist you in the purchase or sale of property.
- Perform these acts with honesty, good faith, reasonable skill, and care.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Disclose all material facts of which the licensee has knowledge.

Client level duties owed to either a seller/lessor or buyer/lessee when working with a real estate licensee are:

- Perform the terms of the written agreement.
- Exercise reasonable skill and care.
- Promote your best interests in good faith, honesty, and fair dealing.
- Maintain the confidentiality of your information, including bargaining information, even after the representation has ended.
- Properly account for money or property you place in the care and responsibility of the real estate brokerage.
- Assist you in negotiating an acceptable price and other terms and conditions for the transaction.
- Disclose all material facts of which the licensee has knowledge.
- Be available to receive and present written offers and counter-offers to you or from you.

Donna V Rincken
Consumer Signature

03/10/2025, 10:23:59 AM EDT
Date

Consumer Signature

Date

Jonathan Adam Shively
Licensee Signature

03/08/2025, 03:08:01 PM EST
Date

___ Check here if team names are attached.

West Virginia
VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT
(This is not a warranty of the property condition.)

Seller Donna Rinker

Property Address 51 .47 Acres Tabb Ln, Harperst Ferry, WV 25425

Legal Description _____

NOTICE TO PURCHASER: The information provided is the representation of the Seller to the best of their knowledge as of the date noted.

SELLER: How long have you owned the property? _____

Property Systems:

Please indicate to the best of your knowledge with respect to the following:

1. Sewage System:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Septic | <input type="checkbox"/> Needs to be installed |
| <input type="checkbox"/> Septic System approved for ___ (#) BR | <input type="checkbox"/> Perc |

Is the septic system functioning properly? Yes No Unknown N/A

When was the system last pumped? Date: _____ Unknown

Comments: _____

2. Water System:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Public | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Community | <input type="checkbox"/> Needs hookup |
| <input type="checkbox"/> Well | <input type="checkbox"/> Needs to be drilled |

Comments: available

3. Exterior Drainage: Does water stand on the property for more than 24 hours after heavy rain? Yes No Unknown N/A

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: none

4. Are there any hazardous or regulated materials (including, but not limited to, licensed landfills, asbestos, methamphetamine lab, radon gas, lead-based paint, underground storage tanks any mining operations or other past contamination) on the property?

Yes No Unknown N/A

Initials Seller: DVR / _____ Purchaser: _____ / _____

If yes, please specify _____

Are you aware of any environmental concerns such as oil sheens in wet areas or discoloration of soil? Yes No Unknown N/A

If yes, please specify _____

5. Are there any zoning violation, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easements, right of way, except for utilities, on or affecting the property? Yes No Unknown N/A

If yes, please specify _____

6. If you or a contractor has made improvements to the property, were the required permits pulled from the county or local permitting office? Yes No Unknown N/A

Comments: _____

7. Is the property located in a flood zone, farmland/conservation area, wetland area and/or historic district designated by locality? Yes No Unknown N/A

Comments: _____

8. Is the property subject to any restrictions imposed by a Homeowners Association, community association or any deed restrictions? Yes No Unknown N/A

Comments: _____

9. Any common area (co-owned in undivided interest with others), that you share, such as a pool, water access, water frontage, tennis courts, etc.? Yes No Unknown N/A

Comments: _____

10. Please provide the following?

- Plat of the property Yes No
- Copy of the Deed Yes No
- Copy of septic permits Yes No N/A
- Covenants and Restrictions Yes No N/A

Comments: _____

11. Are there any other material defects, including latent defects, affecting the physical condition of the property? Yes No Unknown N/A

Comments: _____

Initials Seller: DVR / _____ Purchaser: _____ / _____

SELLER:

Donna V Rinker 03/10/2025
Signature Date

Signature Date

PURCHASER:

Signature Date

Signature Date

DISCLAIMER

NOTICE TO SELLER: 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 VOLUNTARY LAND PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned Seller of the real property makes 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.

The Seller has actual knowledge of the following latent defects: None

SELLER:

Donna V Rinker 03/10/2025
Signature Date

The Purchaser acknowledges receipt of this Disclosure/Disclaimer Document.

PURCHASER:

Signature Date

Signature Date

PARCEL ID: 19-04-0010-0008-0006



WV County Assessor, WV Property Tax Division, WVDHSEM, WVGISTC, FEMA, Census, WVDNR, WVGISTC

0 0.07 0.15 0.3 Miles

Legend

WV Parcels

 Districts

WV Parcels

 WVParcels

User Notes:

DVR

Map created on March 7, 2025

Owner(s):

RINKER WILLIAM D & DONNA V

Address:

TABB LN

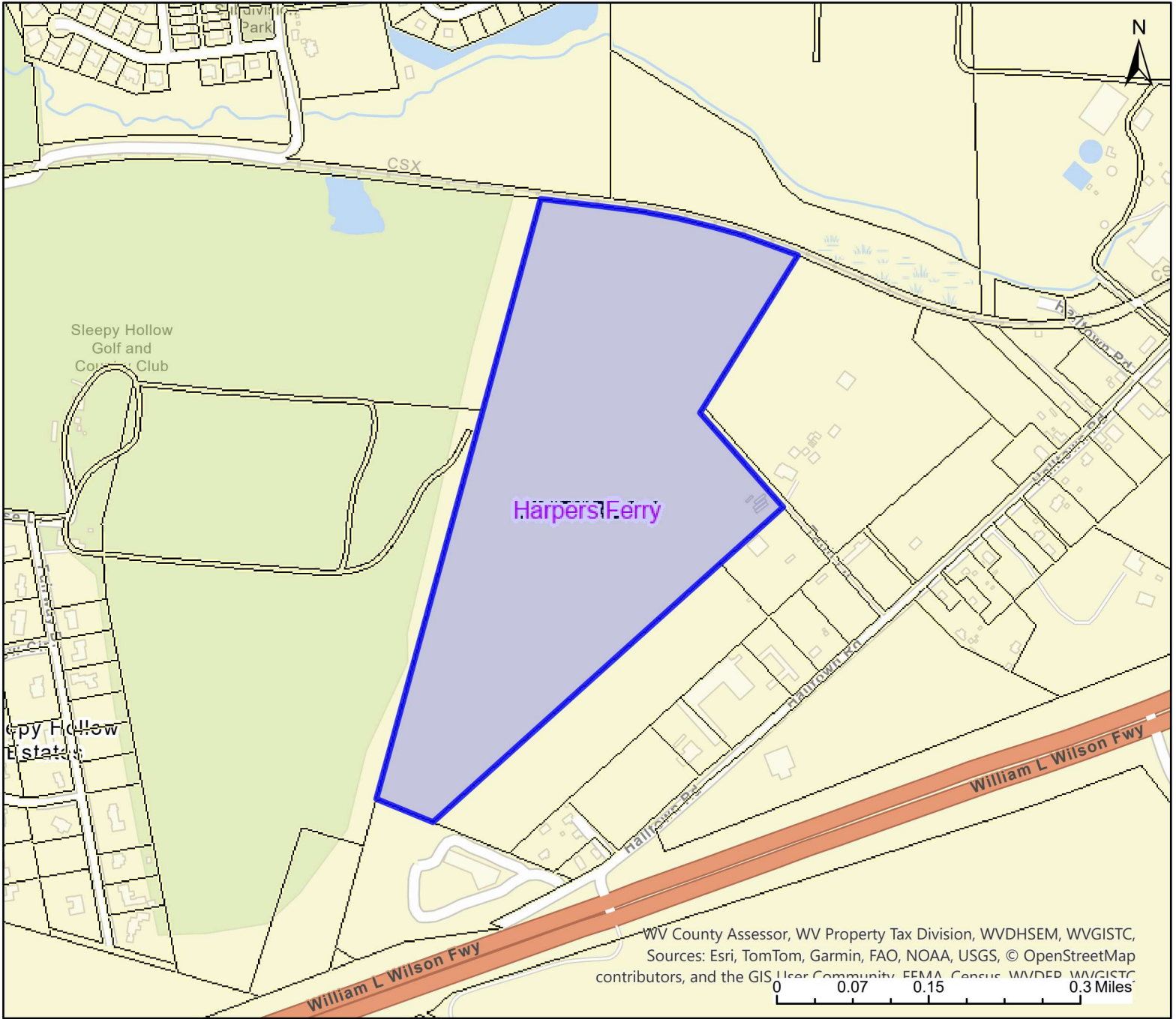
Class Type:

Farm

Legal Description:

51.47 A., OAK SPRING,; BOYD

PARCEL ID: 19-04-0010-0008-0006



WV County Assessor, WV Property Tax Division, WVDHSEM, WVGISTC,
 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap
 contributors, and the GIS User Community, FEMA, Census, WVDEP, WVGISTC

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Jefferson County Sheriff's Tax Office • 110 N. George Street • Charles Town, WV 25414
(304) 728-3220

 [Pay your taxes online](#)



Jefferson County Real Property - Tax Year: 2024

Ticket Number: 0000014829

Account Number: 00011023

District: 04 - HARPERS FERRY DIST

More Info: [Details](#)

Owner Name: RINKER WILLIAM D & DONNA V In Care of: Address: 3735 CHESTNUT HILL RD HARPERS FERRY WV 25425 Lending Inst:	Property: 51.47 A., OAK SPRING, BOYD	
	Map: 10 Lot Size: Book: 1214	Parcel: 0008 0006 0000 Acreage: Page: 654

Tax Class: 2	Homestead Exemption:	Back Tax:	Exoneration:	Prior Delinquents:	Special Disposition:
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DUE: First Half: **none due** Second Half: **none due** Total Due: **none due**

ASSESSMENT:

Assessment	GROSS	NET	TAX (1/2 Year)
Land	153600	153600	
Building	0	0	
Total	153600	153600	899.02

PAYMENTS RECEIVED:

	First Half	Second Half
Net	899.02	899.02
Discount	22.48	22.48
Interest	.00	.00
Total	876.54	876.54
Date	08/29/2024	08/29/2024

[Format for Printer](#)

DVR

[Click here to begin a new search.](#)





SELLER WISH LIST TO HELP WIN THE BID

Seller Prefers Cardinal Title Group for Closing

Seller Preferred Settlement Timing _____

Seller Requests Post-Settlement Occupancy Yes No If so, how long? _____

Other Settlement Preferences/Requests _____

Other _____

DVR