

THIS DEED OF LEASE made this 27th day of July in the year 2023 between **RSA, LLC**, hereinafter styled, Lessor, party of the first part, and **ADAM L. CALDWELL AND JOSHUA M. CRITES**, hereinafter styled Lessees, party of the second part.

WITNESSETH that the said party of the first part doth demise unto the said party of the second part, the following property, to wit: **2600 W. MAIN STREET, RICHMOND, VA 23220**. The premises hereby leased are to be used as a private residence from the **first day of September, 2023 for the term of one (1) year** from thence ensuing, and to expire on the **last day of August 2024**, yielding therefore, during the said term, the rent of \$25,800.00 dollars, payable at the office of Horner & Newell, Inc. **payable as follows, to-wit: \$2,150.00 on the first day of each month IN ADVANCE, the first installment to become due on the first day of September, 2023.**

**SPECIAL PROVISIONS:**

- \*Lessee pays a security deposit in the amount of **\$2,150.00**, to be held by Horner & Newell, Inc. which shall be subject to refund only after Lessee has moved and left the property in a satisfactory condition. Interest, if any, shall be to the benefit of the Escrow agent. At no time during occupancy can this deposit be applied towards rent.
- \*Lessor furnishes a stove, refrigerator, dishwasher, and stackable washer/dryer.
- \*Any screens/screen doors or storm windows/storm doors are left strictly as a convenience and will not be replaced or maintained by Lessor.
- \*Lessee pays a pet deposit of **\$500.00** dollars to be held by Horner & Newell, Inc., REALTORS; which **\$250.00** of the pet deposit is **non-refundable**. Interest, if any, shall be to the benefit of the Escrow agent. At no time during occupancy can this deposit be applied towards rent or refunded.
- \*Lessee is responsible for any damages caused by pet; inside and outside of property.
- \*Lessee is permitted only the two (2) cats as listed on application. No additional pets permitted without prior written authorization from Lessor/Agent. If any additional pets are found at the property at any time without prior written authorization, lease may be subject to termination.
- \***A late fee of ten (10%) percent of the monthly rent, payable to agent, will be due if the rent, or any portion of the rent, is not paid by the 5th day of the month for which it is due.** Any payments made after the fifth of the month must be paid by cashier's check or money order.
- \***NO CASH PAYMENTS ACCEPTED AT ANY TIME.**
- \*Lessee agrees to entry of property by Lessors/Agent when notice of 24 hours is given to Lessee. Lessee also agrees to allow entry by Lessor/Agent in case of emergency.
- \*After the initial term of this lease, Lessor may make an adjustment in the amount of rent by giving two months written notice on or before the first day of the month. Not more than one rent adjustment will be made in any one Lease year.
- \*Lessee is required to have renters insurance with **minimum** liability coverage of \$100,000. Proof of insurance must be sent to Horner & Newell prior to possession of property. This must be submitted by the tenant on their online portal. This information must be kept up to date on the online portal or there may be a penalty fee charged. Lessee must add Horner & Newell as additional insured for informational purposes only.
- \*Any curtains, blinds or window treatments are left strictly as a convenience and will not be replaced or maintained by Lessor.
- \*Lessee acknowledges that no mounting of any items to the exterior of the property This includes satellite dishes, flagpoles, etc.
- \***Lead Based Paint Addendum is not required as property built in 1986.**
- \*Lessee is to use approved laminate floor cleaner and is not permitted to use a mop and water on laminate flooring,
- \*Any personal items remaining in property after Lessee has vacated will be discarded as trash with no other notice required.
- \*No alterations are to be made to the property without prior written permission from Lessor/Agent. This includes painting, wallpaper, border paper, etc.
- \***Attached to this contract and made a part hereof by this reference is a fully executed Disclosure of Information and Acknowledgment of Lead-Based Paint and/or Lead-Based Paint Hazards.**
- \*If Lessee leaves property for more than a 48 hour period, Lessee must turn off all potential water hazards.
- \* JMC / ACC (Initial) **Property is a non-smoking property. Smoking is not permitted inside the home or garage by Lessee or Lessees guest. Any damage caused by smoking in property will be the responsibility of Lessee. This includes but is not limited to painting of home cleaning of heating and air system, etc.**
- \*No space heaters or kerosene heaters are to be used at the property.
- \*If more than one person executes this lease as a tenant, the obligations of all tenants shall be joint and several with each tenant assuming full liability for the obligations under this agreement.

\*No more than the listed occupant is to be residing at the property at any given time without prior written approval from Horner & Newell or Lessor. Anyone over the age of 18 that is to reside at the property longer than 1 week must receive approval and be added to the lease agreement. If any persons are found residing without prior approval lease may be subject to termination.

\*Attached to this contract and made part hereof by this reference is an executed Acknowledgement of Receipt of Statement of Tenants Rights and Responsibilities.

\*All maintenance requests must be put in writing either on the online portal or emailed to (repair@hornerandnewell.com) unless an emergency.

\*ELECTRONIC SIGNATURES: JHC, ACC, L (Initial) If this paragraph is initialed by both parties, then in accordance with the Uniform Electronic Transactions Act (UETA) and the Electronic Signatures in Global and National Commerce Act, or E-sign, regarding electronic signatures and transactions, the parties do hereby expressly authorize and agree to use electronic signatures as an additional method of signing and/or initialing this Lease. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

\*In no event shall Horner & Newell REALTORS, Inc., Broker, brokerage firm, or any agents or employees of the brokerage firm, be responsible for or liable for any claims arising out of the COVID-19 Pandemic; entry into the property by Invited Parties, any person(s) accompanying an Invited Party, or any agent or third party entering the property on an Invited Party's behalf; or the availability of the property for showing or inspection. You understand the risks associated with entering properties and/or allowing others to enter their property during the COVID-19 Pandemic. You release, waive, discharge, and forever hold Broker, the brokerage firm, and its agents and employees, individually and collectively, harmless from and against claims, damages, losses, and suits arising from or in any way connected with the Pandemic. Invited Parties includes, but is not limited to, potential buyers or tenants, agents, inspectors, contractors, appraisers, or other third-parties related to a real estate transaction.

### RULES AND REGULATIONS

1. All utilities including electricity gas, water & sewer and trash are included in monthly rent payment.
2. Premises must be kept in a neat and clean condition, yard maintenance is included in rent.
3. Two (2) parking spaces are included; which are located at 2 North Robinson Street.
4. Tenants are able to use trash dumpster, located in parking area for their daily trash removal.
5. No deductions are to be made from rent without prior approval from Horner & Newell, Inc.
6. Upon termination of this lease or any extension thereof, the Lessee will, prior to the surrender of possession, have the premises thoroughly cleaned, and in the event of failure to clean, he will pay the Lessor the cost of having same done.
7. No signs, advertisements or notices, shall be painted, or affixed upon any part of the building, outside or inside, nor shall any article be suspended outside the building, save with the consent, in writing, of the Lessor.
8. No noisy or disorderly conduct shall be permitted in the dwelling, nor shall the Lessee entertain therein any known person of a bad or loose character.
9. No electric wiring, outlet switch or fixtures, or steam pipe or radiator, or water or gas fixture shall be moved or tampered with in any manner whatsoever.
10. The Lessor reserves the right to prescribe the weight and proper position of iron safes, waterbeds, or other extra heavy articles, and the manner of placing them in position; and the Lessee shall be liable for all damages to the building caused by taking in, moving, or removing the same.
11. Lessee is responsible for cleaning gutters, if any are present.
12. Tenant acknowledges that the property is equipped with a properly functioning smoke detector, agrees to change the batteries at least twice per year or more frequently if necessary, to test smoke detector at least monthly and to replace it if it fails to perform properly.
13. Lessee is responsible for changing return filter for heat pump/central air at least every 45 days and will be held responsible for any damage caused by failure to do so.
14. Lessee assumes all liability for accident or injury to anyone who may reside at or visit the property.
15. JHC, ACC (initial) LESSEES HAVE REVIEWED THE TENANT HANDBOOK and agree to abide by rules stated in handbook. Tenant Handbook is part of lease terms. Tenant handbook is available online at [www.hornerandnewell.com](http://www.hornerandnewell.com).

**IF THIS PROPERTY IS RENTED TO ANOTHER OCCUPANT DURING THE TERM OF THIS LEASE, UPON REQUEST OF THE LESSEE, THERE WILL BE A CHARGE MADE AND LESSEE AGREES TO PAY TO HORNER & NEWELL, INC. REALTORS, A FEE EQUAL TO (2) MONTH'S RENT, PLUS REIMBURSEMENT FOR ANY EXPENSE INCURRED ON BEHALF OF THE LESSEE; SUCH AS ADVERTISING, ETC. THIS IS NOT A TERMINATION FEE. LESSEE IS RESPONSIBLE FOR RENT, UTILITIES AND MAINTENANCE UNTIL PROPERTY IS RENTED.**

**TERMINATION FEE: IN LEIU OF RE-RENTING PROPERTY, LESSEE MAY PAY LESSOR A FEE EQUAL TO (2) MONTH'S RENT IN ADDITION TO (2) MONTH'S FEE PAID TO HORNER & NEWELL, INC., REALTORS. THIS WOULD BE CONSIDERED A TERMINATION FEE.**

If the said building be destroyed or so injured by fire, or otherwise without fault or negligence of the lessee, as to render it untenable, this lease shall terminate, but in case such destruction or injury should be only partial, there shall be a reasonable reduction of the rent for such time as may lapse until there be again upon the premises buildings of as much value to the Lessee for his use as those so destroyed or injured.

It is further agreed that if, during the life of this lease, or any renewal or extension thereof, the buildings or any part of the same shall be condemned by public authorities, and required to be demolished or repaired, the Lessor shall not be responsible for the resulting inconvenience or damage to the Lessee or assigns; and it is further agreed between the Lessor and Lessee that in the event the public authorities should order that the premises hereby leased be razed or demolished, this lease shall terminate and Lessee expressly agrees that no claim for damages on account of having to vacate the premises hereby leased will be made against Lessor by Lessee or assigns as a result of the termination of this lease.

It is further agreed that if, during the life of this lease, or any renewal or extension thereof, the buildings or any part of the same shall be condemned by public authorities, and required to be demolished or repaired, the Lessor shall not be responsible for the resulting inconvenience or damage to the Lessee or assigns; and it is further agreed between the Lessor and Lessee that in the event the public authorities should order that the premises hereby leased be razed or demolished, this lease shall terminate and Lessee expressly agrees that no claim for damages on account of having to vacate the premises hereby leased will be made against Lessor by Lessee or assigns as a result of the termination of this lease.

The said Lessee covenants not to assign this lease or sub-rent the said premises, or any part thereof, without the written consent of the Lessor; to leave the premises in good repair, natural wear and tear excepted; and that the premises shall not be used during the said term for any other purpose or purposes than those above specified. If the Lessee abandons the said premises during the term of this lease, the entire amount of rent then owing upon the lease, whether accrued or not, shall become due as of the date of such abandonment, and the Lessor authorized to take possession of said premises without notice to Lessee.

**A WRITTEN NOTICE OF TWO MONTHS PRIOR TO THE EXPIRATION OF THIS LEASE** shall be given by said Lessee should he desire to vacate said premises at the termination of this lease; and should said Lessor desire possession, a like notice shall be required. After such written notice shall have been given by either party, said Lessee hereby covenants and agrees to allow said Lessor, agents or assigns, to placard the said premises for rent in one or more conspicuous places, also to allow said Lessor, agents, or assigns the privilege of showing these premises to any person desiring to rent same. It is further covenanted and agreed by and between the parties to this lease that in the event no such notice is given by either party then this **lease shall continue in force from year to year** at the same rent, and subject to all the conditions and covenants herein contained. Lessee also agrees to allow agent the privilege of showing the premises to any prospective purchasers at any time during the term of this lease, provided, however, an appointment is made with said Lessee. Lessor may also placard the said premises for sale at any time during this lease.

Nails will not be driven in the floors, walls windows, or woodwork, nor will the same be defaced or otherwise injured, and in the event of such injury, he shall immediately, without demand from the Lessor, have the same repaired at his own expense. Lessee may hang pictures, curtain, blinds etc. provided they use proper hardware. Lessee may hang pictures using appropriate picture hangers; however, Lessee will be responsible for repairing any damage caused by such. Large holes that require patching, i.e., TV mounts, must be properly and neatly patched by Lessee prior to move out.

The said Lessee covenants and agrees to keep the heating plant, range, stove, water pipes, water, gas and electric fixtures, wiring and all attachments thereto belonging, in good repair, natural wear and tear excepted; to replace all glass, plate glass broken during the tenancy, at his own expense, due to the tenancy, to unstop all waste pipes, water closets, drains or culverts that may become choked by negligence or inattention on the part of those using them; to repair all water pipes that may burst from freezing, because of failure to turn off water.

It is mutually agreed between the parties hereto that no change shall be made in this contract except by a writing setting forth the terms of the agreed modification; nor shall the Lessor be chargeable with any liability for negligence or otherwise in making any repairs or improvements which he may undertake to make the property hereby leased, unless the same are particularly called for by this contract. The said Lessee further covenants that the Lessor may re-enter for the breach of any covenant herein contained, and especially for or on account of nonpayment of rent, actual demand therefor by the Lessor being hereby expressly waived.

The Lessee hereby waives the benefit of any exemption under the homestead or bankruptcy laws as to the obligations of this lease, and agrees to pay all expenses incurred in collecting the same, including 25% attorney's fees, in case the same shall not be paid when due.

The Lessor covenants by and with Horner & Newell, Inc., Agent, that in consideration of his service in procuring this lease, he is to receive a commission of **10%** on the rental of said premises during the existence of said lease, or any renewal or extension thereof, and it is hereby agreed as a covenant running with the land that no transfer, assignment or release by the said Lessor shall affect this contract of agency.





## Virginia Statement of Tenant Rights and Responsibilities under the Virginia Residential Landlord and Tenant Act as of July 1, 2023

This is a summary of tenants' rights and responsibilities under the Virginia Residential Landlord and Tenant Act. This summary does not modify your lease or Virginia law. A lease cannot give up a tenants' rights under the law. The information below is not intended as legal advice. All parties to a rental agreement are encouraged to consult the Department of Housing and Community Development's [website](#) for more information related to landlord and tenant resources. Tenants with questions are encouraged to contact their local legal aid program at (866) 534-5243 or [valegalaid.org/find-legal-help](http://valegalaid.org/find-legal-help)

### Tenant Rights

#### Applications:

Tenants may be charged a nonrefundable application fee of no more than \$50 (not including third party costs for a background check) and a refundable application deposit. If the tenant does not rent the unit, the application deposit must be returned, minus any actual costs or damages. (§55.1-1203)

#### Written lease:

Under the VRLTA, a landlord is required to provide a tenant a written lease. If a landlord fails to do so, the VRLTA still protects a tenant by establishing a statutory lease between landlord and tenant for 12 months not subject to automatic renewal. (§55.1-1204)

#### Disclosure:

A landlord must reveal certain information to the tenant, including any visible evidence of mold (§55.1-1215), the name and address of the owner or property manager (§55.1-1216) and notice of sale or foreclosure of the property. (§§55.1-1216, 1237).

#### Security Deposit:

A landlord may require a security deposit of up to two month's rent. Within five days of move in the tenant has a right to object to anything in the move-in report. The tenant also has a right to be present at a move-out inspection, which must be made within 72 hours of delivery of possession. (§§55.1-1214, 1226)

#### Receipts:

Upon request, a tenant is entitled to a written receipt of rent paid by cash or money order. Upon request, a tenant is entitled to a written statement of all charges and payments over the past 12 months. (§55.1-1204(D), (I))

**Privacy:**

A landlord may not release information about a tenant without consent, except under certain conditions, which are generally when tenant information is already public. (§55.1-1209)

**Fit and Habitable Premises:**

A tenant has the right to a fit and habitable rental unit in accordance with the Uniform Statewide Building Code. The landlord must make all repairs needed to keep premises fit and habitable. (§55.1-1220) To enforce the right to get repairs, a tenant must be current in rent, give the landlord written notice and wait a reasonable period. If repairs are not made, a tenant can file a Tenant's Assertion in General District Court. This must be filed no later than five days after rent is due. There is no rent withholding in Virginia, except under repair and deduct. (§55.1-1244)

**Uninhabitable Dwelling Unit at Move In:**

If, at the beginning of the tenancy, there exists a fire hazard or a serious threat to the life, health or safety of the tenant (such as an infestation of rodents or a lack of heat, hot or cold running water, electricity, or adequate sewage disposal facilities), the tenant may terminate the rental agreement and receive a full refund of all deposits and rent paid to the landlord. To terminate the agreement and request a refund, the tenant must provide a written notice of termination no later than seven days after the tenancy started. If, upon receipt of notice, the landlord agrees such hazardous condition exists, the landlord must refund all deposits and rent paid within 15 business days of being notified or of the tenant vacating the unit, whichever occurs later. (§55.1-1234.1).

The landlord may, in a written notice provided to the tenant, state that the termination is unjustified and refuse to accept the tenant's termination of the lease. A tenant who has vacated the unit (or never moved in initially) may then challenge the landlord's refusal in court. The prevailing party shall be entitled to recover reasonable attorney fees (§55.1-1234.1).

**Repair and Deduct:**

If an issue on the property affects life, health, safety, or seriously affects habitability, and a landlord has not begun to address it within 14 days after written notice from the tenant, the tenant may contract to have the repair done by a licensed contractor at a cost of not more than \$1,500, or one month's rent, whichever is more. The tenant may deduct the actual cost of the repair from the rent. The tenant must send the landlord an itemized invoice and a receipt for payment to the contractor for the work, along with any payment of remaining rent owed. (§55.1-1244.1)

**Notification of Rent Increase:**

If a lease contains an option to renew or an automatic renewal provision, a tenant must be notified in writing of a rent increase at least 60 days before the end of the lease term.

(§55.1-1204)

**Eviction:**

A landlord may not evict a tenant without following the court eviction process. The landlord first sends a written notice and next the landlord files an unlawful detainer lawsuit. The landlord must get a court order of possession, followed by a Writ of Eviction that is served by the Sheriff. (§§55.1-1245, 1252). A tenant not getting paid due to a federal shutdown of 14 or more days can get an eviction lawsuit for nonpayment of rent postponed for 60 days.

(§44-209)

**Unlawful Exclusion, Interruption of Essential Services, and Unlivable Premises:**

A Landlord may not unlawfully exclude a tenant from the premises, interrupt an essential service, or make the unit unlivable. If this happens, the tenant may sue the landlord in General District Court and get an initial court hearing in five calendar days. At this hearing, a court may order the landlord to give the property back to the tenant, resume the essential service, or fix the conditions that make the unit unlivable. The court may also hold a second hearing 10 days after the first hearing and may find that the tenant is entitled to actual damages, statutory damages, and reasonable attorney's fees. (§55.1-1243.1)

**Redemption (Pay & Stay):**

After an unlawful detainer lawsuit for nonpayment of rent is filed, a tenant has the right to pay to a zero balance on or before the court date and have the lawsuit dismissed. After a court issues a judgment of possession, a tenant has the right to pay to a zero balance up to 48 hours before the Sheriff's eviction and have the eviction cancelled. If the landlord has 5 or more rentals, a tenant may use these rights at any time. If the landlord has 4 or fewer rentals, the landlord may limit the tenant's use of these rights to once during the lease period if the landlord first sends a written notice. (§55.1-1250)

**Tenant Responsibilities**

**Rent:**

Unless the lease says otherwise, rent is due in equal payments each month on or before the first of each month. (§55.1-1204)

**Late Fees:**

If rent is not paid on time, the tenant must pay a late fee if the lease requires one. A late fee can be no more than 10% of the monthly rent, or 10% of the unpaid balance, whichever is less. (§55.1-1204(E))

**Insurance:**

A tenant may be required to have and pay for renters insurance. A tenant also may be required to have and pay for damage insurance and/or a security deposit, but the total of both the damage insurance premiums and the security deposit may not exceed two months' rent. (§§55.1-1206, 1208)

**Access:**

A tenant must allow a landlord access to the unit at reasonable times and for practical purposes, such as maintenance, inspection, or to provide services. A tenant must allow access unless the landlords request is unreasonable. Unless impractical due to an emergency, the landlord must give 72-hours' notice of maintenance. If the tenant requests maintenance, notice is not required. (§55.1-1229)

**Maintain Fit and Habitable Premises:**

The tenant must keep the rental unit as clean and safe as conditions allow and in accordance with the Uniform Statewide Building Code. The tenant must promptly notify the landlord of visible mold and use reasonable efforts to prevent moisture and mold. The tenant must promptly notify the landlord of insects or pests and must not be at fault in failing to prevent insects or pests. (§55.1-1227)

**Fair Housing:**

The tenant may have a right to file a fair housing complaint if the landlord or property manager violates the Virginia Fair Housing Act. (§36-96.1 et seq, HUD FHEO-2020-1)



### Acknowledgement of Receipt of Statement of Tenant Rights and Responsibilities


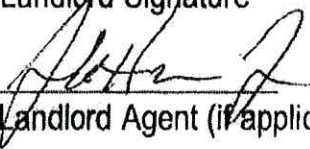
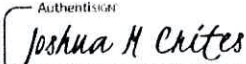
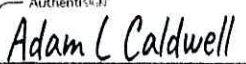
In accordance with §55.1-1204 of the Code of Virginia, the Landlord has provided to the Tenant and the Tenant has received the Statement of Tenant Rights and Responsibilities developed by the Virginia Department of Housing and Community Development and posted on its website ([www.dhcd.virginia.gov/landlord-tenant-resources](http://www.dhcd.virginia.gov/landlord-tenant-resources)) pursuant to §36-139 Code of Virginia.

The statement of the tenants' rights and responsibilities was provided to the tenant on:

*2600 W. Main Street  
Richmond, VA 23220*

The tenant:

- Signed this acknowledgment of receipt of the statement of tenants' rights and responsibilities
- Did not sign this acknowledgment of receipt of the statement of tenant's rights and responsibilities

<small>Authentisign</small>  <hr/> Landlord Signature	RSA LLC <hr/> Printed Name	08/01/23 <hr/> Date
 <hr/> Landlord Agent (if applicable)	<i>Travis G. Horne, Jr.</i> <hr/> Printed Name	<hr/> Date
<small>Authentisign</small>  <hr/> Tenant Signature	Joshua M Crites <hr/> Printed Name	08/01/23 <hr/> Date
<small>Authentisign</small>  <hr/> Tenant Signature	Adam L Caldwell <hr/> Printed Name	08/01/23 <hr/> Date
<hr/> Tenant Signature	<hr/> Printed Name	<hr/> Date
<hr/> Tenant Signature	<hr/> Printed Name	<hr/> Date



CENTRAL VIRGINIA REGIONAL MLS®  
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS  
(Lease)



Property Address: 2600 W. Main Street, Richmond, VA 23220

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

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor'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)  Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

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

\_\_\_\_\_

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

Lessee's Acknowledgment (initial)

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

ALC JHC Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

AKG HLK Agent has informed the lessor of the lessor'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.

[Signature] 08/01/23

Lessor Joshua H Crites Date 08/01/23

Lessor Adam L Caldwell Date 08/01/23

Lessee [Signature] Date

Lessee [Signature] Date

Agent Irvin "Jack" Horner Date

Agent Diane Horner Harring Date

CVR 440 Rev 6/07



DISCLOSURE OF BROKERAGE RELATIONSHIP FOR UNREPRESENTED PARTY(IES)



Property Address/ 2600 W. Main Street, Richmond, VA 23220

The undersigned unrepresented party (ies) do hereby acknowledge disclosure that the licensee Irvin"Jack"Horner and/or Diane H. Harring (Broker or Salesperson) associated with Horner & Newell, Inc. REALTORS (Brokerage Firm) represents only the following party in a real estate transaction:

- checkbox Seller(s) OR checkbox Landlord(s) checkbox Buyer(s) OR checkbox Tenant(s)

SIGNATURE OF UNREPRESENTED PARTY

Joshua M Crites

Print Name

08/01/23 / Date

Authentisign Joshua M Crites

Signature

SIGNATURE OF UNREPRESENTED PARTY

Adam L Caldwell

Print Name

08/01/23 / Date

Authentisign Adam L Caldwell

Signature