



LEAD-BASED PAINT DISCLOSURE (SALES)



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards
Approved by and restricted to use by members of the Southern Indiana REALTORS® Association, Inc.
THIS IS A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.

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(s) of any interest in residential real property is required to provide the Buyer(s) with any information on lead-based paint hazards from risk assessments or inspections in the Seller(s) possession and notify the Buyer(s) of any unknown lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 295 Reinhardt Rd. NE, Lanesville, IN 47136

SELLER'S DISCLOSURE (initial each section)

SSS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
(initial)

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

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

SSS (b) Records and reports available to the Seller(s) (check on below):
(initial)

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

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

PURCHASER'S ACKNOWLEDGEMENT (initial)

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

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

____ (e) Purchaser(s) has (check one below):

☐ 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

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

LISTING BROKER'S ACKNOWLEDGEMENT (initial)

BDS (f) Broker has informed the Seller(s) of the Seller's obligations concerning lead-based paint and is aware of Broker's responsibility to ensure compliance. (Where the word "Broker" appears, it shall also mean "Salesperson/Agent".)

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. This document may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this Disclosure may be transmitted between them by Facsimile machine or electronically. The parties intend that faxed or electronic signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed and/or delivered, if requested.

Buyer's Signature

Date

Charon Smith 4-18-13

Seller's Signature

Date

Buyer's Signature

Date

Seller's Signature

Date

Selling Broker/Company

Date

Listing Broker/Company

Date