LEAD-BASED	PAINT
EXHIBIT "	53

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<i>Seoraia</i> REALTORS
SOAS Pulvelin

				Georgia REALTORS		
	∦ 1			2018 Printing		
	is Exhibit is part of the Agreement with a			purchase and sale or lease of that		
ce	rtain Property known as:	1337 Bryson Rd	Young Harris	, Georgia <u>30582</u> .		
1.	Purchase and Sale or Lease Transac Every purchaser or tenant of any interest property may present exposure to lead poisoning in young children may produ behavloral problems, and impaired me any interest in residential real property risk assessments or inspections in the hazards. A risk assessment or inspection	est in residential property I from lead-based paint to the permanent neurologi mory. Lead polsoning all is required to provide the Seller's or Landlord's po	on which a residential dwelling was buthat may place young children at risk cocal damage, including learning disabilities poses a particular risk to pregnant e Buyer or Tenant with any informationssession and notify the Buyer or Tena	of developing lead poisoning. Lead ties, reduced Intelligence quotient, women. The Seller or Landlord of n on lead-based paint hazards from ant of any known lead-based paint		
2.	Seller's/Landlord's Disclosure.	· · · · · · · · · · · · · · · · · ·				
	A.∦ ∲resence of lead-based paint and/o	als of Seller / Landlord				
			ls are present in the housing (explain b	elow):		
	Seller/Landlord has no knowled	ge of lead-based paint a	nd/or lead-based paint hazards in the I	nousing.		
	B. Records and Reports available to the	ne Seller/Landlord <i>[checi</i>	k one below):	:		
	 Seller/Landlord has provided the and/or lead-based paint hazards 	•	ne available records and reports pertai ument below):	ning to lead-based paint		
	Seller/Landlord has no reports of	or records pertaining to le	ead-based paint and/or lead-based pair	nt hazards in the housing.		
3.	Buyer's/Tenant's Acknowledgment.			i		
	A. Buyer/Tenant has received copies of	Initials of Buyer / Tena				
	B. Buyer/Tenant has read and underst			amphlet "Protect Your Family from		
	Lead in Your Home".			i		
	C. Suyer/Tenant has (check one below	-				
Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the pre 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						
	hazards.		menantial the branching of the party			
4.	Broker's Acknowledgment.	of Broker or Licensee o	d Broker			
	Broker has informed the Seller/Landle responsibility to ensure compliance.			4852(d) and is aware of his/her		
5.	Certification of Accuracy.					
	The following parties have reviewed to by the signatory is true and accurate.	ne information above ar	id certify, to the best of their knowled	<u> </u>		
			Torislan to	our 10-11-2018		
1	Buyer/Tenant Signature	Date	1 Seller/Landlord Signature Twilah Brown	Date 10-11-2018		
	. [Service val tool	10-11-2018		
2	Buyer/Tenant Signature	Date	2 Seller/Landlord Signature Shawna Boll	Date		
Add	ditional Signature Page (F149/F150) is	ls not attached.	Additional Signature Page (F149/F	150) is 💢 is not attached.		
		harmal .	Mindy Allen	October 10, 201		
Sel	lling/Leasing Broker	Date	Listing BrowsFocops4FE	Date		
			Re/Max Town and Countr	→		
NC "B	TE It is the intent of this Exhibit t uyer/Tenant" shall mean either a Buy	that it be applicable to ar or a Tenent or both a	o both the sale and leasing of Pro as the context may indicate.			
THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH MOLITIDE .0110B. IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (778) 461-1831.						
	: GEORGIA ASSOCIATION OF REALTOKS® A F syright© 2018 by Georgia Association of REALT(F54, Lead-Based Paint Exhibit, 01/01/18		
		-				

Mindy Allen, 253 Hwy 515B, Suite B Blairsville GA 30512 Melinds Aller Produ

30512 Phone: (706)781-3030 Fax: Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michtigan 48026 <u>www.zipLogix.com</u>

Fax: 706-745-4925

1337 Bryson Cir,

LEAD-BASED PAINT EXHIBIT "_____"

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Georg	aREALTORS"

			Heorg	arealtors"			
This Exhibit is part of the Agreement with an	Offen Date - 4		<i>y</i>	2018 Printing			
	.337 Bryson Rd			sale or lease of that			
:	"	, Young Harri	<u>.s</u> , Georgia _	30582 .			
1. Purchase and Sale or Lease Transaction Lead Warning Statement. Every purchaser or tenant of any interest in residential 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 or Landlord of any interest in residential real property is required to provide the Buyer or Tenant with any information on lead-based paint hazards from risk assessments or inspections in the Seller's or Landlord's possession and notify the Buyer or Tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.							
2. <u>Seller's/Landlord's Disclosure</u> .	of Seller / Landlord		,				
A. Presence of lead-based paint and/or l	or seller / Langlorg ead paint hazard <i>icheck</i>	one helowit					
Known lead-based paint and/or lead	Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):						
Seller/Landlord has no knowledge	of lead-based paint and	or lead-based paint hazards in t	he housing.	l:			
B. Records and Reports available to the	Seller/Landlord <i>[check o</i>	ne below]:					
Seller/Landlord has provided the B and/or lead-based paint hazards in	the housing (list docum 	ent below):					
Seller/Landlord has no reports or n	ecords pertaining to lead	l-based paint and/or lead-based	paint hazards in the	housing,			
3. Buver's/Tenant's Acknowledgment.							
Initials of Buyer / Tenant A. Buyer/Tenant has received copies of all information, if any, listed above. B. Buyer/Tenant has read and understands the above lead warning statement and has received the pamphlet "Protect Your Family from Lead in Your Home". C. Buyer/Tenant has [check one below]: Received a ten (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.							
4. Broker's Acknowledgment.				!			
initials of E	Iroker or Licensee of E	roker					
Broker has informed the Seller/Landlord responsibility to ensure compliance.	of the Seller's/Landlord	d's obligations under 42 U.S.C.	§ 4852(d) and is	aware of his/her			
5. <u>Certification of Accuracy</u> .				1			
The following parties have reviewed the i by the signatory is true and accurate.	ntormation above and o	ertify, to the best of their know	ledge, that the info	rmation provided			
(1	₹	M-11 - 7-18-			
Buyer/Tenant Signature	Date	1 Seller/Landlord Signature Twilah Brown	Dicomin P	ate			
B - 7		- Aharena T	a W	10-11-2018			
Buyer/Tenant Signature	Date	2 Seller/Landlord Signatura Shawna Boll	D.	ate			
Additional Signature Page (F149/F150) is	is not attached.	Additional Signature Page (F149		ot attached.			
Gelling/Leasing Broker	D-3-	Mindy Allen		tober 10, 2018			
is in the same of over	Date	Listing Broksfocops4FE Re/Max Town and Count	D:	ate			
IOTE: It is the Intent of this Exhibit that it be applicable to both the sale and leasing of Property. The use of terms like Buyer/Tenant" shall mean either a Buyer or a Tenant or both as the context may indicate.							
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indy Allian, 253 Hwy 515E, Suite B Blaimville GA 30512 alinda Aljes		Phone: (706)781-3030	Fax: 706-745-4925	1337 Bryson Cir.			