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LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

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

PROPERTY ADDRESS: 4932 Guaine Court Fort Wayne 46815-5024

LEAD WARNING STATEMENT

Every buyer 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 of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

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

(b.) Records and reports available to the seller: ***(check (i) or (ii) below)***

(i) _____ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): _____

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

BUYER'S ACKNOWLEDGMENT *(initial)*

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

(d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) _____ Buyer has ***(check (i) or (ii) below):***

(i) _____ 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

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT *(initial)*

(f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

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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 *Certification* and *Acknowledgment* 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 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

Constance Gabriel by Sue Ann Crook, Guardian 3/7/19			
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
Constance Gabriel by Sue Ann Crook Guardian			
PRINTED		PRINTED	
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
PRINTED		PRINTED	
3-1-19			
LISTING BROKER	DATE	SELLING BROKER	DATE

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