



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

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PROPERTY ADDRESS: 705 Pelham Dr. Fort Wayne, 46825

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 ACKNOWLEDGEMENT (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.)

705 Pelham Dr. Fort Wayne, 46825
(Property Address)

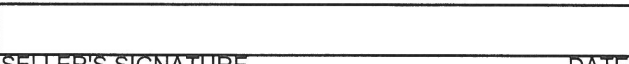
47 **CERTIFICATION OF ACCURACY**

48 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
49 have provided is true and accurate.

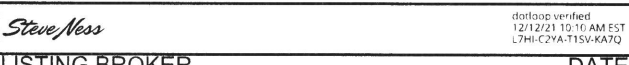
50
51 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
52 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
53 *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
54 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
55 document shall be promptly delivered, if requested.

56  12-13-21
57 SELLER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

60 Gary Krueger
61 PRINTED

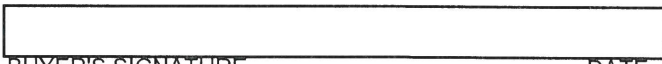
62 
63 SELLER'S SIGNATURE DATE

66 PRINTED

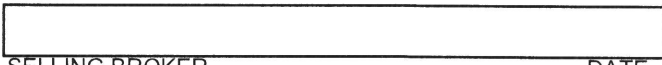
68  12/12/21 10:10 AM EST L7Hi-C2YA-T15W-KA7Q
69 LISTING BROKER DATE

70 SELLING BROKER DATE

PRINTED


BUYER'S SIGNATURE DATE

PRINTED


SELLING BROKER DATE



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705 Pelham Dr. Fort Wayne, 46825
(Property Address)

Auction Marketing Sheet

Ness Bros. Realtors & Auctioneers

Proposed Marketing Program for: Gary Krueger Trust

Property: 705 Pulham, Fort Wayne, IN. 46825

Auction Date: RE- Jan 15 @ 9:30 PP Ends Jan 18 @ 6:00

Open House Dates: Wed Dec 29(5-6), Sun Jan 2(1-2) & Sun Jan 9(1-2)

Description of Advertising	QTY	COST
3 <u>x</u> 5 <u>Print Ad: CING Newspaper Group</u> Central Indiana Newspaper (Huntington, Herald Press, Wabash, Marion, Peru)	1	\$ 135.00
2 <u>x</u> 4 <u>Print Ad: Tab Ad</u>	1	\$ 90.00
1 <u>x</u> 1 <u>Print Ad: Ft. Wayne Journal</u>	30 day ad	\$ 180.00
<u>x</u> <u>Print Ad: Open House section FW 2 times</u>		\$ 200.00
<u>Double Sided Color Post Cards (Mailed to Surrounding Neighbors)</u>	400	\$ 296.00
<u>Color Brochures (Single Page)</u>		\$ 50.00
<u>E-mail Campaign (constant contact) to Ness Bros. Data Base</u>		\$ 25.00
<u>Ness Bros. Auction Web Sites</u>		\$ 150.00
<u>Ness Bros. 800# Hotline & Recorded Messages</u>		\$ 50.00
<u>MLS (Multi-listing Service)</u>	30 day	\$ NC
<u>Signage: Property, Cross Roads, Directional Arrows</u>	4x4 & 10 directional	\$ 140.00
<u>Social Media Marketing</u>		\$ 200.00
<u>Professional Photography w/30 Pics</u>		\$ NC
<u>If Online Personal Property (Additional Websites & Bidding Platform)</u>		\$ 300.00
		\$

TOTAL

\$ 1816.00

We, the undersigned approve the above Auction Marketing Program & Agree to pay \$ 1816.00

Agents Signature

Date

Lisa McCracken Co-Trustee

dotloop verified
 12/13/21 7:45 AM EST
 1QDF-8930JCCB-3QDH

Sellers Signature

Date

Gary L Krueger
12-13-21

Broker Approval

Date

Property: 705 Pelham Dr. Fort Wayne, 46825

Water Companies

CALL	UTILITY CO. NAME	CITY OF COMPANY	PHONE NUMBER	MONTHLY AVG.
<input checked="" type="checkbox"/>	City Utilities - Water	Fort Wayne	260-427-1234	\$ 65.00
<input type="checkbox"/>	Aqua Indiana - Sewer	Aboite	260-489-1502	\$
<input type="checkbox"/>	Huntington Water Co.	Huntington	260-356-3220	\$
<input type="checkbox"/>	Andrews Water Co.	Andrews	260-786-3848	\$
<input type="checkbox"/>	Marion Utilities	Marion/Sweetser	765-664-7124	\$
<input type="checkbox"/>	Gas City Utilities	Gas City	765-674-6995	\$
<input type="checkbox"/>	Roanoke Utilities	Roanoke	260-672-8116	\$
<input type="checkbox"/>				\$
<input type="checkbox"/>				\$

Electric Companies

CALL	UTILITY CO. NAME	CITY OF COMPANY	PHONE NUMBER	MONTHLY AVG.
<input checked="" type="checkbox"/>	AEP	Fort Wayne & Roanoke	800-311-4634	\$ 92.00
<input type="checkbox"/>	Duke Energy	Huntington & Roanoke	800-521-2232	\$
<input type="checkbox"/>	Heartland REMC	Wabash	260-563-2146	\$
<input type="checkbox"/>	Northeastern REMC	NE In.	260-625-3700	\$
<input type="checkbox"/>	Heartland REMC	FW-Htgn.-Markle	800-542-6339	\$
<input type="checkbox"/>	Northeastern IN Fuel/Light	NE In.	260-422-9196	\$
<input type="checkbox"/>	Indiana/Michigan Power	Marion & Roanoke	800-311-4634	\$

Gas Companies

CALL	UTILITY CO. NAME	CITY OF COMPANY	PHONE NUMBER	MONTHLY AVG.
<input checked="" type="checkbox"/>	Nipsco	Fort Wayne & Roanoke	800-464-7726	\$ 55.00
<input type="checkbox"/>	Vectren Energy	Huntington	800-777-2060	\$
<input type="checkbox"/>	Vectren	Marion & other	800-227-1376	\$

Phone / Cable / Internet / Trash Companies

CALL	UTILITY CO. NAME	CITY OF COMPANY	PHONE NUMBER	MONTHLY AVG.
<input type="checkbox"/>	Cinergy/Metronet	Huntington	260-504-2400	\$
<input type="checkbox"/>	Frontier	Fort Wayne & Roanoke	877-619-6198	\$
<input type="checkbox"/>	Verizon	Fort Wayne	800-483-4600	\$
<input type="checkbox"/>	AT & T	Huntington	800-742-8771	\$
<input type="checkbox"/>	Comcast Cable	FW / Hunt. /Roanoke	888-266-2278	\$
<input type="checkbox"/>	National Servall	Fort Wayne/Huntington	260-478-0400	\$
<input type="checkbox"/>	Waste Management	FW. / Htgn. / Marion	260-447-5585	\$



Fort Wayne Office
 Phone: 260.459.3911
 Fax: 260.459.3912

Huntington Office
 Phone: 260.356.3911
 Fax: 260.356.3913

Marion Office
 Phone: 765.671.1190
 Fax: 260.356.3913