



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

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

For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** 512 West Ellsworth Street, Columbia City, IN 46725

2
3 **LEAD WARNING STATEMENT**

4 *Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified*
5 *that such property may present exposure to lead from lead-based paint that may place young children at risk of*
6 *developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including*
7 *learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also*
8 *poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the*
9 *buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession*
10 *and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based*
11 *paint hazards is recommended prior to purchase.*

12 **SELLER'S DISCLOSURE**

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

- 14 (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain) _____
15 _____
16 _____
17 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.

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

- 21 (i) Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
22 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
23 in the housing (list and attach documents below): _____
24 _____
25 _____
26 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

- 29 c.) Buyer has received copies of all information listed above.
30 d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
31 e.) Buyer has **(check (i) or (ii) below)**:
32 (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;
34 **OR**
35 (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37
38 **BROKER'S ACKNOWLEDGMENT (initial)**

39 (f.) Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
40 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**
41 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

42
43 **CERTIFICATION OF ACCURACY**

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

46
47 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
48 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
49 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The
50 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
51 the parties. The original document shall be promptly delivered, if requested.
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(Property Address)



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BUYER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____
BUYER'S SIGNATURE _____ DATE _____

PRINTED _____
J. Kyle Ness _____
SELLER'S SIGNATURE _____ DATE _____

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PRINTED _____
SELLING BROKER* _____ DATE _____

PRINTED _____
J. Kyle Ness _____
LISTING BROKER _____ DATE _____

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***Only required if the Buyer's Broker receives compensation from the Seller.**



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