

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1 **PROPERTY 2218 N. 3rd Street, Harrisburg, PA 17110**
 2 **SELLER Walter G. Howell, Robin M. Veder**

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

11 **SELLER'S DISCLOSURE**
 12 Walter G. Howell Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
 13 Robin M. Veder Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide
 14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
 15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 **SELLER'S RECORDS/REPORTS**
 17 Walter G. Howell Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
 18 Robin M. Veder Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
 19 or about the Property. (List documents): _____
 20 _____

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
 22 **SELLER** Walter G. Howell DocuSigned by: DATE 4/5/2016
 23 **SELLER** Robin M. Veder DocuSigned by: DATE 4/5/2016
 24 **SELLER** Robin M. Veder 43D6542B22F7418... DATE _____

25 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**
 26 Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
 27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
 29 Seller Agent and Buyer Agent must both sign this form.

30 **BROKER FOR SELLER (Company Name)** RE/MAX Realty Associates, Inc.
 31 **LICENSEE SIGNATURE** Ray Davis DATE _____
 32 **BROKER FOR BUYER (Company Name)** _____
 33 **LICENSEE SIGNATURE** _____ DATE _____

34 **BUYER** _____
 35 **DATE OF AGREEMENT** _____

36 **BUYER'S ACKNOWLEDGMENT**
 37 _____ / _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
 38 _____ / _____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
 39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Seller's knowledge the above statements are true and accurate.
 41 **BUYER** _____ DATE _____
 42 **BUYER** _____ DATE _____
 43 **BUYER** _____ DATE _____

