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MLS' of SOUTH BEND-MISHAWAKA & ELKHART COUNTY
LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

PROPERTY ADDRESS: 231 Homewood Ave, Elkhart, IN 46514

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): _____

RB AB
(ii) 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): _____

RB AB
(ii) 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.) *AC* 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 also mean "Salesperson/Agent".)

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 by facsimile machine. The parties intend that faxed signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed and/or delivered, if requested.

(Buyer's Initials)

RB AB

(Seller's Initials)

59 _____
60 BUYER'S SIGNATURE DATE
61 _____
62 _____
63 PRINTED
64 _____
65 _____
66 BUYER'S SIGNATURE DATE
67 _____
68 _____
69 PRINTED
70 _____
71 _____
72 SELLING BROKER DATE
73 _____

Ryan Bender 04/16/2004
SELLER'S SIGNATURE DATE
Ryan Bender
PRINTED
Andrea Bender 04/16/2004
SELLER'S SIGNATURE DATE
Andrea Bender
PRINTED
Aun Connolly
RE/MAX Realty Marketing LISTING BROKER
DATE



Approved by and restricted to use by members of the Indiana Association of REALTORS®, Inc.
This is a legally binding contract, if not understood seek legal advice. **Form # 37.** Copyright IAR 0696

