



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

COMMERCIAL-INDUSTRIAL REAL ESTATE

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

1 **PROPERTY ADDRESS: 530 E 3rd Street, Hobart, IN 46342**

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
13 **SELLER'S DISCLOSURE**

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

15
16 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

17 _____
18 _____
19 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

20
21
22 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

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

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

29
30 **BUYER'S ACKNOWLEDGMENT (initial)**

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

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

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

34 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;

36 **OR**

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

39 **BROKER'S ACKNOWLEDGMENT (initial)**

40 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction
41 Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.

42 **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C. 25-34.1-10-6.8.)**

43
44 **CERTIFICATION OF ACCURACY**

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

47
48 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall
49 be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
50 *Certification and Acknowledgment* may be transmitted between them by facsimile machine. The parties intend that faxed

_____ (office use only)

51 signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed
52 and/or delivered, if requested.
53
54
55

56
57 BUYER'S SIGNATURE DATE BUYER'S SIGNATURE DATE

58
59
60 PRINTED PRINTED

61
62
63 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER


64
65
66 BUYER'S ADDRESS FOR NOTICE PURPOSES

67
68  09/25/2024
69 SELLER'S SIGNATURE DATE SELLER'S SIGNATURE DATE

70
71 **Wilson Property Managers, LLC.**
72 PRINTED PRINTED

73
74
75 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER

76
77
78 SELLER'S ADDRESS FOR NOTICE PURPOSES

79
80  09/24/24
81 SELLING BROKER DATE LISTING BROKER DATE
82 **Jimmy Karalis**



Prepared and provided as a member service by the Indiana Association of REALTORS®, Inc. (IAR). This form is restricted to use by members of IAR. This is a legally binding contract, if not understood seek legal advice.
Form #F45. Copyright IAR 2024



(office Use Only)