

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS



This disclosure is made with respect to the property ("Property") located at the following address:

1376 Wyatt Mountain Road Dyke VA 22935
and must be attached to any Standard Purchase Agreement made with respect to the Property.

1. LEAD WARNING STATEMENT

Every purchaser 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 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 intelligent 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.

2. REQUIREMENTS OF 42 U.S.C. §4852(D)

42 U.S.C. §4852(d) provides that Seller shall: (a) provide Buyer with a lead hazard information pamphlet; (b) disclose to Buyer the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to Buyer any lead hazard evaluation report available to Seller; and (c) permit Buyer a ten (10) day period (unless the parties mutually agree to a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

3. SELLER'S DISCLOSURE (Complete A and B)

(A) Presence of lead-based paint and/or lead-based paint hazards [**INITIAL and complete (i) or (ii) below, as applicable**]:
(i) ____ / ____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

OR

(ii) DG 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 [**INITIAL and complete (i) or (ii) below, as applicable**]:

(i) ____ / ____ Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

OR

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

BUYER SHALL NOT SIGN THIS DISCLOSURE AND INITIAL THE APPLICABLE PROVISIONS OF PARAGRAPHS 4 AND 5 UNLESS AND UNTIL SELLER HAS EXECUTED THIS DISCLOSURE AND BUYER HAS RECEIVED THE INFORMATION DESCRIBED IN PARAGRAPH 3 ABOVE, IF APPLICABLE.

4. BUYER'S ACKNOWLEDGMENT (INITIAL A, if applicable, and B)

(A) ____ / ____ Buyer has received copies of all information listed in Paragraph 3 above.

(B) ____ / ____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

5. INITIAL A or B below.

(A) ____ / ____ Buyer has 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

(B) ____ / ____ Buyer has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.


6. AGENTS' ACKNOWLEDGMENT

Each Agent confirms their compliance with the requirements of 42 U.S.C. §4852(d).

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.

KW Allegiance	 <i>Deanna Gephart, Managing Member for Stone Mountain Cellars, LLC</i>	08/13/2024
Listing Firm	Seller Signature Stone Mountain Cellars, LLC	Date

 <i>Kathleen T McKone</i>	08/13/2024		
Agent Kathleen T McKone	Date	Seller Signature	Date

Selling Firm	Buyer Signature	Date

Agent	Date	Buyer Signature	Date