



INDIANA ASSOCIATION OF REALTORS®

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®

PROPERTY ADDRESS: 214 S Main St. Dunkirk, IN 47336

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.

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):
(ii) [x] 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):
(ii) [x] 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.) [] 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 mean "Licensee" as provided in I.C. 25-34.1-10-6.8.)

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

214 S Main St. (office use only)
Dunkirk, IN Page 1 of 2
47336 Copyright IAR 2024

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
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82

BUYER'S SIGNATURE _____ DATE _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

PRINTED _____

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____

BUYER'S ADDRESS FOR NOTICE PURPOSES _____

Todd Building Group Llc dotloop verified 11/25/24 9:44 AM PST ATMB-0691-SMMS-X2NF
SELLER'S SIGNATURE _____ DATE _____

SELLER'S SIGNATURE _____ DATE _____

Todd Building Group Llc
PRINTED _____

PRINTED _____

209-402-8081
(AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____

PO Box 672 Ripon, CA 95366
SELLER'S ADDRESS FOR NOTICE PURPOSES _____

SELLING BROKER _____ DATE _____

Don Hall dotloop verified 11/20/24 12:18 PM EST KVGC-KH24-JBP3-KZEQ
LISTING BROKER _____ DATE _____



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



214 S Main St. Dunkirk (office Use Only)
IN 47336 Page 2 of 2