

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

PROPERTY **115 Montgomery Ave, Bala Cynwyd, PA 19004**

¹ SELLER **Cbc Phoenixville Properties, LLC, Baked Potato, LLC**

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LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

¹¹ KA / 10 Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
¹² / Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the
¹³ basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other
¹⁴ available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
¹⁵

SELLER'S RECORDS/REPORTS

¹⁶ KA / 10 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
¹⁸ / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards
¹⁹ in 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 Kelli-Ann Kelly: CBC Phoenixville Properties, LLC. DATE 06/02/2026

²³ SELLER [Signature] DATE 06/03/2026

²⁴ SELLER _____ DATE _____

²⁵ BUYER _____

²⁶ DATE OF AGREEMENT _____

BUYER'S ACKNOWLEDGMENT

²⁹ / Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
³⁰ / Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
³¹ and reports regarding lead-based paint and/or lead-based paint hazards identified above.
³² Buyer has (initial one):
³³ / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
³⁴ lead-based paint and/or lead-based paint hazards; or
³⁵ / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
³⁶ hazards.

³⁷ Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

³⁸ BUYER _____ DATE _____

³⁹ BUYER _____ DATE _____

⁴⁰ BUYER _____ DATE _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

⁴² JD Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
⁴³ Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

⁴⁴ The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

⁴⁵ Seller Agent and Buyer Agent must both sign this form.

⁴⁶ BROKER FOR SELLER (Company Name) EXP Realty, LLC

⁴⁷ LICENSEE Jason Driscoll DATE 06/02/2026

⁴⁸ BROKER FOR BUYER (Company Name) _____

⁴⁹ LICENSEE _____ DATE _____

