



**COLDWELL BANKER
REALTY**

Lead-Based Paint and Lead-Based Hazards Disclosure Form

Property Address 3640 Besuden Ct
City Cincinnati **State** OH **Zip** 45208 **MLS#** 1768363

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 hazard is recommended prior to purchase.

Seller's Disclosure (initial)

- (a) Presence of lead-based and/or lead-based paint hazards (check below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housings (explain):
- Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.
- (b) Records and reports available to the seller (check one below).
 - 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 documents (list documents below).
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazard in the housing.

Buyer's Acknowledgment (initial)

- (c) Buyer has received copies of all the information listed above.
- (d) Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- (e) Buyer (check one below):
 - Shall receive 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
 - Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgments (initial)

- (f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate

Seller	<i>Sam Danovich</i>	dotloop verified 03/03/25 9:23 AM PST 6UXO-MLE9-FFEH-LMLR	Buyer	
Seller			Buyer	
Agent	<i>Todd A Blesch</i>	dotloop verified 03/01/25 10:54 AM EST PLH1-LY6T-WAWO-GKIO	Agent	

