



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(RENTALS AND LEASES)
COMMERCIAL-INDUSTRIAL REAL ESTATE
For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** 918 E. Washington St. , Winchester, IN 47394

2
3 **LEAD WARNING STATEMENT**

4 *Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards*
5 *if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting*
6 *pre-6 1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in*
7 *the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.*

8
9 **LESSOR'S DISCLOSURE**

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

11
12 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
13 _____
14 _____

15
16 (ii) ☒ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

17
18
19 (b.) Records and reports available to the lessor: **(check (i) or (ii) below)**

20 (i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-
21 based paint hazards in the housing (list and attach documents below): _____
22 _____
23 _____

24
25 (ii) ☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

26
27 **LESSEE'S ACKNOWLEDGMENT (initial)**

28 (c.) _____ Lessee has received copies of all information listed above.

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

30
31 **BROKER'S ACKNOWLEDGMENT (initial)**

32 (e.) PF Broker has informed the lessor of lessor's obligations under the Residential Lead-Based Paint Hazard
33 Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.

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

35
36
37 **CERTIFICATION OF ACCURACY**

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

40
41 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall
42 be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
43 *Certification and Acknowledgment* may be transmitted between them by facsimile machine. The parties intend that faxed

_____(office use only)

44 signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed
 45 and/or delivered, if requested.
 46
 47
 48
 49

50
 51 LESSEE'S SIGNATURE DATE LESSEE'S SIGNATURE DATE

52
 53 PRINTED PRINTED

54
 55
 56
 57 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER

58
 59
 60 LESSEE'S ADDRESS FOR NOTICE PURPOSES

61 *Jeff Moe* 01/16/25
 62

63 LESSOR'S SIGNATURE DATE LESSOR'S SIGNATURE DATE

64
 65 **Wilson Real Estate II LLC**
 66 PRINTED PRINTED

67
 68
 69 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER (AREA CODE) TELEPHONE NUMBER/FAX NUMBER

70
 71
 72 LESSOR'S ADDRESS FOR NOTICE PURPOSES

73
 74
 75 LESSEE'S BROKER DATE
 Tarter Realty Auction & Appraisal Co 01/16/25
 LESSOR'S BROKER DATE

Paul Faddis



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