

**MAINE REAL ESTATE
TRANSFER TAX PAID**

BK14680 PGS 321 - 323 01/20/2023 02:50:25 PM
INSTR#: 2023001373 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DLN: 1002340224584

WARRANTY DEED

G & G HOLDINGS, LLC, a Maine limited liability company with a place of business at 321 Ward Road, Topsham, ME 04086 for consideration paid grants to **REYNOLDS INVEST, LLC**, a Maine limited liability company whose mailing address is 2279 Eagle Glen Parkway #112-153, Corona, CA 92883, with **Warranty Covenants**:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Gardiner, County of Kennebec, and State of Maine, described as follows:

See Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to G & G Holdings, LLC by virtue of a Warranty Deed from Linda K. Walls, dated March 9, 2022 and recorded in the Kennebec County Registry of Deeds in Book 14379, Page 252.

[Signature Page Follows]

In Witness Whereof, G & G Holdings, LLC has caused this instrument to be executed by Jesse Gibbons, its Member thereunto duly authorized this 20th day of January, 2023.

G & G HOLDINGS, LLC



Witness



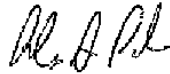
By: Jesse Gibbon
As: Authorized Member

STATE OF MAINE
COUNTY OF ANDROSCOGGIN, ss.

January 20, 2023

Then personally appeared before me the above-named Jesse Gibbon, duly authorized Member of G & G Holdings, LLC and personally acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said limited liability company.

Before me,




Notary Public / Maine Attorney
Printed Name: Alex S. Parker
My Commission Expires:

Exhibit A
Property Description
17 Autumn Street, Gardiner, Maine

A certain lot or parcel of land, with the buildings thereon, situated in the City of Gardiner, County of Kennebec, and State of Maine, described as follows:

On the easterly side of Autumn Street, being Lot E3, and the southerly three and one-half feet of Lot E4 as delineated on a plan of survey of land conveyed by H. D. Wakefield to Eliza Wakefield made by Moses Springer, Esq., dated July 5, 1850 and bounded and described as follows:


Westerly by Autumn Street; southerly by land now or formerly of Mrs. Josephine Hinds; easterly by land now or formerly owned by Fred P. Haskell; and northerly by land now or formerly of George L. Chapman.

17 Autumn St Gardiner ME					
7 Unit Multi					
Potential Rental Income		\$91,500.00	Apt Unit/Beds	Rent	
Less: Credit and Vacancy Losses	3%	\$2,745.00	Apt 1 (bed)	\$1,100.00	
Effective Rental Income		\$88,755.00	Apt 2 (1 bed)	\$975.00	
Plus: Other Collectable Income			Apt 3 (1 bed)	\$975.00	
Gross Operating Income		\$88,755.00	Apt 4 (2 bed)	\$1,300.00	
			Apt 5 (2 bed)	\$1,400.00	(Vacant)
Operating Expenses:			Apt 6 (1 Bed)	\$900.00	
Real Estate Taxes		\$5,321.94	Apt 7 (1 bed)	\$975.00	
Personal Property Taxes			Apt	\$0.00	
Property Insurance	(estimated)	\$2,500.00	Apt	\$0.00	
Off-Site Property Management	0%	\$0.00	Apt	\$0.00	
Repairs and Maintenance		\$4,207.66	Total	\$7,625.00	
Electricity		\$741.32			
Natural Gas		\$1,868.75			
Oil #2		\$7,475.00			
Public Water/Sewer		\$2,556.50			
Trash		\$950.00			
Accounting and Legal		\$0.00			
Snowplowing/Sanding		\$895.00			
Mowing/Landscaping		\$864.00			
Reserve	2%	\$1,372.50			
Total Operating Expenses:		\$28,752.67			
Net Operating Income:		\$60,002.33			
Current as of 9/6/2024					
** The statements and figures herein, while not guaranteed, secured from sources we believe authoritative **					

Property Card: 17 AUTUMN ST
 City of Gardiner, ME



Parcel Information	
Parcel ID: 036063 Vision ID: 2245 Owner: REYNOLDS INVEST LLC Co-Owner: Mailing Address: 2279 EAGLE GLEN PARKWAY #112-153 CORONA, CA 92883	Map: 036 Lot: 063 Use Description: APT UNDER 8 UNITS Zone: 12 Land Area in Acres: 0.3
Sale History	Assessed Value
Book/Page: 14680/321 Sale Date: 1/20/2023 Sale Price: \$542,500	Land: \$22,800 Buildings: \$193,400 Extra Bldg Features: \$0 Outbuildings: \$0 Total: \$216,200

Building Details: Building # 1	
	Model: Residential Living Area: 4564 Year Built: 1900 Style: 4-8 Unit Apt Bldg Stories: 2 Occupancy: 7 No. Total Rooms: 22 No. Bedrooms: 9 No. Baths: 7 No. Half Baths: 0 Int Wall Desc 1: Plastered Int Wall Desc 2: Plywood Panel Ext Wall Desc 1: Vinyl Siding Ext Wall Desc 2: Roof Cover: Asph/F GlS/Cmp Roof Structure: Gable/Hip Heat Type: Hot Water Heat Fuel: Oil A/C Type: None



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



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WDG DEVELOPMENT LLC

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PROPERTY LOCATED AT: 17 Autumn Street, Gardiner, ME 04345

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal _____ Unknown
 Drilled Dug Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): N/A Yes No Unknown

Quantity: Yes No Unknown

Quality: Yes No Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? Yes No

~~If Yes, Date of most recent test: _____ Are test results available? .. Yes No~~

~~To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No~~

~~If Yes, are test results available? Yes No~~

~~What steps were taken to remedy the problem? _____~~

~~IF PRIVATE: (Strike Section if Not Applicable):~~

~~INSTALLATION: Location: _____~~

~~Installed by: _____~~

~~Date of Installation: _____~~

~~USE: Number of persons currently using system. _____~~

~~Does system supply water for more than one household? Yes No Unknown~~

Comments: _____

Source of Section I information: **SELLER/ Previous Disclosure**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 17 Autumn Street, Gardiner, ME 04345

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public _____ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected?..... Yes No

If Yes, what results: N/A

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? N/A

IF PRIVATE (Strike Section if Not Applicable):

Tank: Septic Tank Holding Tank Cesspool Other: _____

Tank Size: 500 Gallon 1000 Gallon Unknown Other: _____

Tank Type: Concrete Metal Unknown Other: _____

Location: _____ OR Unknown

Date installed: _____ Date last pumped: _____ Name of pumping company: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem and what steps were taken to remedy: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? Yes No

If Yes, are they available? Yes No

Is System located in a Shoreland Zone? Yes No Unknown

Comments: _____

Source of Section II information: SELLER/ Previous Disclosure

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: 17 Autumn Street, Gardiner, ME 04345

SECTION III – HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	HWBB	HWBB	Hot Water Tank	
Age of system(s) or source(s)	22+/-	22+/-	Unk - 5+/- years	
TYPE(S) of Fuel	Oil	Oil	Propane	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	2500+/- gal.	Shared w System 1	625+/- gal.	
Name of company that services system(s) or source(s)	Christopher's Heating	Christopher's Heating	Christopher's Heating	
Date of most recent service call	09/05/2024	07/15/2024	None	
Malfunctions per system(s) or source(s) within past 2 years	None	power head	None	
Other pertinent information				

Are there fuel supply lines? Yes No Unknown
 Are any buried? Yes No Unknown
 Are all sleeved? Yes No Unknown
 Chimney(s): Yes No
 If Yes, are they lined: Yes No Unknown
 Is more than one heat source vented through one flue? Yes No Unknown
 Had a chimney fire: Yes No Unknown
 Has chimney(s) been inspected? Yes No Unknown
 If Yes, date: Summer 2020
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: **None**


Source of Section III information: SELLER/ Previous Disclosure

SECTION IV – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? Yes No Unknown
 If Yes, are tanks in current use? Yes No Unknown
 If no longer in use, how long have they been out of service? N/A
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): N/A Size of tank(s): N/A
 Location: N/A

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 17 Autumn Street, Gardiner, ME 04345

What materials are, or were, stored in the tank(s)? N/A

Have you experienced any problems such as leakage: Yes No Unknown

Comments: None

Source of information: SELLER/ Previous Disclosure

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: N/A Yes No Unknown

Comments: None

Source of information: SELLER/ Previous Disclosure

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: unknown By: previous owner

Results: Satisfactory

If applicable, what remedial steps were taken? N/A

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: None

Source of information: SELLER/ Previous Disclosure

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? Yes No Unknown

Are test results available? Yes No

Results/Comments: _____


Source of information: SELLER/ Previous Disclosure

E. METHAMPHETAMINE - Current or previously existing: Yes No Unknown

Comments: None

Source of information: Seller/ Previous Disclosure

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: **17 Autumn Street, Gardiner, ME 04345**

F. LEAD-BASED PAINT/PAINT HAZARDS — (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
..... Yes No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: Yes No

If Yes, describe: N/A

Are you aware of any cracking, peeling or flaking paint? Yes No

Comments: None

Source of information: **SELLER/ Previous Disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: **SELLER/ Previous Disclosure**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: _____

Source of information: **SELLER/ Previous Disclosure**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? Yes No Unknown

If No, who is responsible for maintenance? N/A

Road Association Name (if known): N/A

Source of information: **Seller / Previous Disclosure**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: **17 Autumn Street, Gardiner, ME 04345**

SECTION VI— FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section VI information: **Seller/ Previous Disclosure**

Buyer Initials _____

Seller Initials  _____

PROPERTY LOCATED AT: **17 Autumn Street, Gardiner, ME 04345**

SECTION VII — GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
..... Yes No Unknown

If Yes, explain: **N/A**

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: **1900**

What year did Seller acquire property? **2023**

Roof: Year Shingles/Other Installed: **+/- 8 years**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? Yes No Unknown

Water, moisture or leakage since you owned the property: Yes No Unknown

Prior water, moisture or leakage? Yes No Unknown

Comments: **During heavy rain. Drain along floor.**

Mold: Has the property ever been tested for mold? Yes No Unknown

~~If Yes, are test results available? Yes No~~

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: **None**

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing – Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
..... Yes No Unknown

Comments: **None**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None known**

Comments: **None**

Source of Section VII information: **SELLER/ Previous Disclosure**

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: **17 Autumn Street, Gardiner, ME 04345**

SECTION VIII – ADDITIONAL INFORMATION

None

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: Yes No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: David Reynolds - Member 9/5/2024 | 5:00 PM EDT

SELLER _____ DATE _____ SELLER _____ DATE _____

Reynolds Invest LLC

SELLER _____ DATE _____ SELLER _____ DATE _____

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____



MULTI-FAMILY/RENTAL PROPERTY ADDENDUM

To Agreement dated _____, between
Reynolds Invest LLC

(hereinafter "Seller")
and _____
(hereinafter "Buyer")
for property located at **17 Autumn Street, Gardiner, ME 04345**

Said Agreement is further subject to the following terms:

Strike any provision(s) that do not apply.

1. Sellers shall provide Buyer with copies of tenants' leases or other rental agreements (hereinafter "leases") within _____ days of Effective Date of this Addendum and Buyer shall have an additional _____ days to examine same. Should Buyer find the leases to be unsatisfactory, Buyer shall so inform Seller in writing within the examination period and the Agreement shall become null and void and any deposit shall be returned to Buyer. In the absence of such notification the leases shall be deemed acceptable. Notwithstanding anything in the Agreement to the contrary, Seller agrees to observe and perform all obligations imposed on Seller under such leases and not to alter, modify or change the terms of such leases or to cancel or terminate such leases without the written consent of Buyer.
2. Seller agrees to indemnify and hold Buyer harmless for any damages, liabilities or costs arising from Seller's failure to have complied with the disclosure requirements of the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C., §4852(d) and the radon testing, notification and reporting requirements in 14 M.R.S. §6030-D.
3. Seller shall provide Buyer with a financial accounting of all security deposits, a schedule of current rents and the occupancy and payment status for each unit within _____ days of the Effective Date of the Agreement. Buyer shall have 5 days from receipt to review this information. If any of this information is not satisfactory to Buyer, Buyer may declare the Agreement null and void by notifying Seller in writing within said 5-day period and any earnest money shall be returned to Buyer. Upon transfer of the property, Seller shall provide Buyer with an update of all of the above information and shall provide to each tenant, by mail, notice of the transfer, notice of the Buyer's name and address and a copy of the accounting of the tenant's security deposit as required under 14 M.R.S. §6035.
4. It is agreed that all security deposits shall be payable in full to the Buyer/trustee at transfer of title.
5. Seller represents that there will be no outstanding agreements with tenants regarding repairs to be done by Seller or by tenant against future rent monies at transfer of title, and that no rental income arising under the tenant leases has been or will be collected in advance of the time when it becomes due, except as otherwise acknowledged and agreed to elsewhere in this Agreement.
6. Should a vacancy occur, it is agreed that Seller shall: be allowed to fill that vacancy using the same criteria presently used by Seller to fill vacancies leave unit vacant until closing.
7. In the event of a vacancy at time of transfer of the title, any vacant unit shall be free of personal belongings and in broom clean condition.
8. Seller agrees to render the following portion(s) of the building vacant on or before closing: _____

Buyer Initials _____

Seller Initials _____

For Property Located At: 17 Autumn Street, Gardiner, ME 04345

9. Buyer's obligations under this Agreement are subject to Buyer, within _____ days of the Effective Date of the Agreement, obtaining satisfactory evidence from the municipality that the property contains _____ legally authorized units. If Buyer is unable to obtain such evidence, Buyer may declare the Agreement null and void by notifying Seller in writing within the specified number of days and any earnest money shall be returned to Buyer. If Buyer does not notify Seller within the time period set forth above, this contingency is waived by Buyer.

The representations and obligations of this Multi-Family Addendum shall survive closing and passage of title to Buyer.

_____ BUYER	_____ DATE	_____ SELLER Reynolds Invest LLC	_____ DATE
_____ BUYER	_____ DATE	_____ SELLER	_____ DATE
_____ BUYER	_____ DATE	_____ SELLER	_____ DATE
_____ BUYER	_____ DATE	_____ SELLER	_____ DATE



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Reynolds Invest LLC (hereinafter "Seller")

AND _____ (hereinafter "Buyer")

FOR PROPERTY LOCATED AT 17 Autumn Street, Gardiner, ME 04345

Said contract is further subject to the following terms:

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 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 hazards is recommended prior to purchase.

Seller's Disclosure

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

Buyer's Acknowledgment

- (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 one below):
 - 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
 - Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

- (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 they have provided is true and accurate.

Buyer	Date	Signed by: <u>David Reynolds - Member</u> Seller Reynolds Invest LLC	9/5/2024 5:00 PM E
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by: <u>Daniel Coleman</u> Agent Daniel Coleman	9/6/2024 11:21 AM



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Androvise Realty, 1008 Lisbon St. Suite 1 Lewiston ME 04240
Daniel Coleman

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17 Autumn St -