



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®

1 PROPERTY ADDRESS: 17 - 19 W. Main Street, Greenfield, IN 46140

3 LEAD WARNING STATEMENT

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

13 SELLER'S DISCLOSURE

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

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



18 _____
19 x Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22 (b.) Records and reports available to the seller: (check (i) or (ii) below)

23 (i) _____ Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate
24 Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the
25 housing (list and attach documents below): _____



27 _____
28 x Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

30 BUYER'S ACKNOWLEDGMENT (initial)

- 31 (c.) _____ Buyer has received copies of all information listed above.
32 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
33 (e.) _____ Buyer has (check (i) or (ii) below):

34 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
35 the presence of lead-based paint and/or lead-based paint hazards;

36 OR

37 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
38 lead-based paint hazards.

39 BROKER'S ACKNOWLEDGMENT (initial)

40 (f.) KH _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction
41 Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.
42 (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C. 25-34.1-10-6.8.)
43

44 CERTIFICATION OF ACCURACY

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

47
48 This Certification and Acknowledgment may be executed simultaneously or in two or more counterparts, each of which shall
49 be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
50 Certification and Acknowledgment may be transmitted between them by facsimile machine. The parties intend that faxed

17 & 19 W. Main Street (office use only)

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 BUYER'S SIGNATURE _____ DATE _____ BUYER'S SIGNATURE _____ DATE _____
58
59

60 PRINTED _____ PRINTED _____
61
62

63 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____ (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____
64
65

66 BUYER'S ADDRESS FOR NOTICE PURPOSES _____
67

68 *Nicholas L. Tuttle* 07/26/2024
69 SELLER'S SIGNATURE _____ DATE _____ SELLER'S SIGNATURE _____ DATE _____
70

71 **Tuttle Development Main Street LLC.**
72 PRINTED _____ PRINTED _____
73
74

75 (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____ (AREA CODE) TELEPHONE NUMBER/FAX NUMBER _____
76

77 **19 W. Main Street, Greenfield, IN 46140**
78 SELLER'S ADDRESS FOR NOTICE PURPOSES _____
79

80
81 SELLING BROKER _____ DATE _____ LISTING BROKER _____ DATE _____
82 *Kathy Hall* 07/26/2024
Kathy Hall



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

