



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.

This disclosure is in regard to a residential dwelling commonly known as 4301 Avery St
Detroit Mi 48208
(CITY) (STATE) (STREET ADDRESS) (ZIP)

Seller's Disclosure (initial all paragraphs which apply)

Seller represents that the housing on the above described property was constructed after 12/31/1977 and thereby is exempt under 42 U.S.C. 4582(d) (the lead paint disclosure regulations)

✓ M Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

✓ M Seller has no records or reports of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

Seller has the following records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing which seller shall provide to purchaser upon receipt of an acceptable "Buy & Sell Agreement". (list documents below)

Seller's Agent's Acknowledgement (initial)

JD Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582 (d) and is aware of his/her responsibility to ensure compliance.

Purchaser's Acknowledgement (initial all paragraphs which apply)

Purchaser has received copies of all information listed above, if any.

Purchaser has received the pamphlet "**Protect Your Family from Lead in Your Home**".

Purchaser has (initial only 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;

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

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.

_____	_____	<u>MSMF HOLDING LLC</u>	<u>02-20-2025</u>
Purchaser	Date	Seller	Date
_____	_____	_____	_____
Purchaser	Date	Seller	Date
_____	_____	<u>Jan Dijkers</u>	<u>01-20-2025</u>
Selling Sales Person	Date	Seller's Agent	Date