



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:** 257 E. High St. Mooresville, IN 46158

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): _____

19 (ii) 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): _____

28 (ii) 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;

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.) 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.)**

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.

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

257 E. High St. Mooresville, IN 46158 (office use only)

51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82

signatures constitute original signatures and are binding on the parties. The original document shall be promptly executed and/or delivered, if requested.

[Signature Line]

BUYER'S SIGNATURE DATE

[Signature Line]

BUYER'S SIGNATURE DATE

PRINTED

PRINTED

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER

BUYER'S ADDRESS FOR NOTICE PURPOSES

Alma M. Baldwin 4-30-2024

SELLER'S SIGNATURE DATE

Kelly Hearon / co owner 4/30/2024

SELLER'S SIGNATURE DATE

Alma M. Baldwin

PRINTED

Kelly Hearon

PRINTED

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER

(AREA CODE) TELEPHONE NUMBER/FAX NUMBER

SELLER'S ADDRESS FOR NOTICE PURPOSES

[Signature Line]

SELLING BROKER DATE

Mal Sheets 4/30/2024

LISTING BROKER DATE



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 2023

