

**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND/OR LEAD-BASED PAINT HAZARDS IN  
LEASE TRANSACTIONS  
("LEAD-BASED PAINT EXHIBIT")  
EXHIBIT " B "**



2024 Printing

This Exhibit pertains to that certain Property known as: 142 Fuller Road, Hawkinsville, Georgia 31036

**UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE LANDLORD AND TENANT, AND THE TENANT PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE TENANT AND LANDLORD ENTERING INTO A BINDING LEASE AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.**

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**

**Hazards Lead Warning Statement**

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

**Landlord's Disclosure**

(a) Presence of lead-based paint and/or lead paint hazard *[initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]*  
(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):  
\_\_\_\_\_

Check box if additional pages of explanations are attached and incorporated herein.

(ii)  Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the landlord *[initial (i) or (ii) below]*:

(i) \_\_\_\_\_ Landlord has provided the Tenant with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):  
\_\_\_\_\_

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

**Tenant's Acknowledgment** *[initial all applicable sections below]*:

- (c) \_\_\_\_\_ Tenant has received copies of all information, if any, listed above.  
(d) \_\_\_\_\_ Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*

**Agent's Acknowledgment** (Agent who informed Seller of Seller's Obligations should initial).

(e) \_\_\_\_\_ Landlord's Agent or Tenant's Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.

**THIS FORM IS COPYRIGHTED AND MAY ONLY BE USED IN REAL ESTATE TRANSACTIONS IN WHICH Kenneth Free IS INVOLVED AS A REAL ESTATE LICENSEE. UNAUTHORIZED USE OF THE FORM MAY RESULT IN LEGAL SANCTIONS BEING BROUGHT AGAINST THE USER AND SHOULD BE REPORTED TO THE GEORGIA ASSOCIATION OF REALTORS® AT (770) 451-1831.**

Copyright© 2024 by Georgia Association of REALTORS®, Inc.

F918, Lead-Based Paint Exhibit (Leases), Page 1 of 2, 01/01/24

**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.

\_\_\_\_\_  
1 Name of Tenant (Print) Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
2 Name of Tenant (Print) Date

\_\_\_\_\_  
Signature

Additional Signature Page (F931) is attached.

\_\_\_\_\_  
Name of Tenant's Agent (Print) Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Leasing Brokerage Firm

**Ernest L Pickard**  
1 Name of Landlord (Print) 4-17-21  
Date

  
Signature

**Tina B Pickard**  
2 Name of Landlord (Print) 04-16-24  
Date

  
Signature

Additional Signature Page (F931) is attached.

**Scott Free**  
Name of Landlord's Agent (Print) 4-17-29  
Date

  
Signature

**Coldwell Banker Free Realty**  
Listing Brokerage Firm