

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 932 Prospect Street, Scranton, PA 18510

SELLER 545 Prescott LLC

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

Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER [Signature] DATE
SELLER [Signature] DATE
SELLER [Signature] DATE

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.
Buyer has (initial one):
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.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

BUYER [Signature] DATE
BUYER [Signature] DATE
BUYER [Signature] DATE

ACKNOWLEDGEMENT AND CERTIFICATION

Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) Steel City Realty

LICENSEE [Signature] DATE Nov 04, 2025

BROKER FOR BUYER (Company Name)

LICENSEE [Signature] DATE

# PACKAGE CERTIFICATE

## SELLER EXEC - LBP DISCLOSURE

1 page

LPD-Lead Paint Disclosure.pdf

1 page

## E-SIGN INFO



Status: SENT




Originator:

Jennifer deJesus  
jen@dejesusteam.com  
IP: 64.121.236.251  
Domain: my.brokermint.com  
Date: Nov 04, 2025 02:40 PM



Package ID: B592106ABE1C20EAF2D3A57F23379840

Time zone: EST (UTC-5)

Signers:

	<b>Jennifer deJesus</b> listing agent	jen@dejesusteam.com IP: 64.121.236.251	Signed	Nov 04, 2025 02:41 PM id: 72b90a754f6fe3b7565c3a0b31807a0f	
	<b>John Wilkens</b> Seller	johnwilkens1979@gmail.com			

## HISTORY

Nov 04, 2025 02:40 PM		Jennifer deJesus	jen@dejesusteam.com	IP: 64.121.236.251	Viewed
Nov 04, 2025 02:41 PM		Jennifer deJesus	jen@dejesusteam.com	IP: 64.121.236.251	Signed

# PACKAGE CERTIFICATE

## SELLER EXEC - LBP DISCLOSURE

2 pages

Seller Exec - LBP Disclosure.pdf

2 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

Jennifer deJesus  
jen@dejesusteam.com  
IP: 64.121.236.251  
Domain: my.brokermint.com  
Date: Nov 04, 2025 02:42 PM

Package ID:

B45386A664E40189FCD78B31A023B351

Time zone:

EST (UTC-5)

Signers:

JW

John Wilkens  
John Wilkens



johnwilkens1979@gmail.com  
IP: 174.206.227.108

Signed

Nov 04, 2025 03:00 PM  
id: 9e8157e12ea44b7862aca02d90ca61b5



## HISTORY

Nov 04, 2025	02:59 PM		John Wilkens	johnwilkens1979@gmail.com	IP: 174.206.227.108	Viewed
Nov 04, 2025	03:00 PM		John Wilkens	johnwilkens1979@gmail.com	IP: 174.206.227.108	Signed
Nov 04, 2025	03:00 PM		Package has been fully signed and sealed			Completed