

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

1 **PROPERTY** 714 Ward St Chester, Pa 19013
2 **SELLER** Bell Services LLC

3 LEAD WARNING STATEMENT

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

11 **BM-SIGNED** SELLER'S DISCLOSURE

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

16 **BM-SIGNED** SELLER'S RECORDS/REPORTS

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

20 **Seller certifies that to the best of Seller's knowledge** **BM-SIGNED** **above statements are true and accurate.**

21 **SELLER**  **DATE** Jan 09, 2026

22 **SELLER** **DATE**

23 **SELLER** **DATE**

24 BUYER

25 DATE OF AGREEMENT

26 BUYER'S ACKNOWLEDGMENT

27 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
28 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
29 and reports regarding lead-based paint and/or lead-based paint hazards identified above.
30 Buyer has (initial one):
31 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
32 lead-based paint and/or lead-based paint hazards; or
33 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
34 hazards.

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

36 **BUYER** **DATE**

37 **BUYER** **DATE**

38 **BUYER** **DATE**

39 AGENT'S ACKNOWLEDGEMENT AND CERTIFICATION

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

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

44 **BROKER FOR SELLER (Company Name)** Steel City Realty **DATE** Jan 08, 2026
45 **LICENSEE** 

46 **BROKER FOR BUYER (Company Name)** Steel City Realty **DATE** Jan 08, 2026
47 **LICENSEE**



Pennsylvania Association of Realtors®

Used under license to Steel City Realty, Jennifer DeLoach Realtor®

Package ID: 83EF2F100F10031A2F9F0FB2716B3F1F

COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2016

10/16

PACKAGE CERTIFICATE



714 WARD LBP

1 page

LPD - Residential lead-based paint hazards disclosure form.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Jennifer deJesus
jen@dejesusteam.com
IP: 64.121.21.144
Domain: my.brokermint.com
Date: Jan 08, 2026 04:23 PM



Package ID:

83EF2F100F10031A2F9F0FB2716B3F1F

Time zone:

EST (UTC-5)

Signers:

	Jennifer deJesus Listing agent	jen@dejesusteam.com IP: 64.121.21.144	Signed	Jan 08, 2026 04:23 PM id: 72b90a754f6fe3b7565c3a0b31807a0f	
	Shawn Bell Seller	bellshac2013@gmail.com IP: 98.115.137.167	Signed	Jan 09, 2026 06:14 PM id: 58d041246300e60af1dca3680bb7d1df	

HISTORY

Jan 08, 2026	04:23 PM		Jennifer deJesus	jen@dejesusteam.com	IP: 64.121.21.144	Viewed	
Jan 08, 2026	04:23 PM		Jennifer deJesus	jen@dejesusteam.com	IP: 64.121.21.144	Signed	
Jan 09, 2026	06:14 PM		Shawn Bell	bellshac2013@gmail.com	IP: 98.115.137.167	Viewed	
Jan 09, 2026	06:14 PM		Shawn Bell	bellshac2013@gmail.com	IP: 98.115.137.167	Signed	
Jan 09, 2026	06:14 PM		Package has been fully signed and sealed				Completed