

**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** 714 Ward St Chester, Pa 19013**SELLER** Bell Services 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**

BM-SIGNED JSB 01/04/2026 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**

BM-SIGNED JSB 01/04/2026 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 BM-SIGNED above statements are true and accurate.**SELLER** BM-SIGNED JSB 01/09/2026 **DATE** Jan 09, 2026**SELLER** **DATE****SELLER** **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** **DATE****BUYER** **DATE****BUYER** **DATE****ACKNOWLEDGEMENT AND CERTIFICATION**BM-SIGNED JSB 01/08/2026 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** BM-SIGNED JSB 01/08/2026 **DATE** Jan 08, 2026**BROKER FOR BUYER (Company Name)****LICENSEE** **DATE**

714 WARD LBP1 page

LPD - Residential lead-based paint hazards disclosure form.pdf1 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:



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