

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 4226 Chatham Circle Aston, PA 19104
SELLER Frank J Comeau, Darlene R Comeau

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.

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.

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.

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

SELLER [Signature] DATE 2/18/2020
SELLER [Signature] DATE 2/18/2020
SELLER [Signature] DATE [Signature]

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 above statements are true and accurate.

BUYER DATE
BUYER DATE
BUYER DATE

AGENT 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) Long & Foster Real Estate, Inc.
LICENSEE DATE

BROKER FOR BUYER (Company Name)
LICENSEE DATE