



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 2840 W 12th St , Anderson, IN 46011

3 LEAD WARNING STATEMENT

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

14 SELLER'S DISCLOSURE

15 (a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

- 17 (i) [] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
18
19
20 (ii) [X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

23 (b.) Records and reports available to the seller: (check (i) or (ii) below)

- 24 (i) [] Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales
25 Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
26 attach documents below):
27
28
29 (ii) [X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

31 BUYER'S ACKNOWLEDGEMENT (initial)

- 32 (c.) Buyer has received copies of all information listed above.
33 (d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.
34 (e.) Buyer has (check (i) or (ii) below):
35 (i) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
36 the presence of lead-based paint and/or lead-based paint hazards;
37 OR
38 (ii) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
39 lead-based paint hazards.

40 BROKER'S ACKNOWLEDGMENT (initial)

41 (f.) [RT] Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance.(NOTE: where the word
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44
45

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(Property Address)

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
48 have provided is true and accurate.

49
50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be
51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this
52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that
53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original
54 document shall be promptly delivered, if requested.

55
56
57 BUYER'S SIGNATURE _____ DATE _____
58
59
60 PRINTED _____

61
62
63 BUYER'S SIGNATURE _____ DATE _____
64
65
66 PRINTED _____

67
68
69 SELLING BROKER* _____ DATE _____

Authenticator
Christopher Blair 05/08/25
SELLER'S SIGNATURE _____ DATE _____
Christopher Blair, Personal Representative of the
estate of Sandra L. Burton
PRINTED _____

SELLER'S SIGNATURE _____ DATE _____

PRINTED _____
Reese Thewlies 05/07/25
LISTING BROKER _____ DATE _____
Reese Thewlies

*Only required if the Buyer's Broker receives compensation from the Seller.



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