

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 PROPERTY 1944 Lehigh Lane
2 SELLER Paul B. & Beth A. Robert

3 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure
5 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure
6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form
7 can find the form on the Web site of the Pennsylvania State Real Estate Commission.

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute
9 for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a war-
10 ranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address
11 concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the
12 obligation to disclose a material defect that may not be addressed on this form.

13 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

16 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or
17 other areas related to the construction and conditions of the property and its improvements, except as follows:

18 2. OWNERSHIP/OCCUPANCY
19 (a) Is the property currently occupied? X Yes ___ No If "yes," by whom? X Seller ___ Other occupants (tenants)
20 If property is not occupied, when was it last occupied?
21 (b) How long have you owned the property? 4 Years
22 (c) Are you aware of any pets having lived in the house or other structures during your ownership? X Yes ___ No
23 If "yes," describe: Dog (3 months) + tried a cat - neither lasted long

24 3. ROOF
25 (a) Date roof installed: 6 yrs ago Documented? ___ Yes ___ No X Unknown
26 (b) Has the roof been replaced or repaired during your ownership? ___ Yes X No
27 If "yes," was the existing roofing material removed? ___ Yes ___ No ___ Unknown
28 (c) Has the roof ever leaked during your ownership? ___ Yes X No
29 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? ___ Yes X No

30 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

31 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)
32 (a) Does the property have a sump pump? X Yes ___ No ___ Unknown
33 If "yes," has it ever run? ___ Yes X No ___ Unknown Is it in working order? X Yes ___ No ___ Unknown
34 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? X Yes ___ No
35 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? X Yes ___ No

36 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

37 The basement has a sump pump
38 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
39 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ___ Yes X No
40 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes X No
41 (c) Is your property currently under contract by a licensed pest control company? ___ Yes X No
42 (d) Are you aware of any termite/pest control reports or treatments for the property? X Yes ___ No

43 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:
44 We had Erlich do yearly spraying for bees and carp ants

45 6. STRUCTURAL ITEMS
46 (a) Are you aware of any past or present water leakage in the house or other structures? ___ Yes X No
47 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
48 structural components? ___ Yes X No
49 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? ___ Yes X No
50 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
51 ___ Yes X No ___ Unknown If yes, date installed, if known
52 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes X No ___ Unknown
53 (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes X No

54 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

55 Buyer Initials: [Signature] Date 12/6/11 SPD Page 1 of 5 Seller Initials: PR/BR Date 12/6/11

59 7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property
 60 during your ownership? Yes ___ No

61	If yes, list additions, structural changes, or alterations (use additional sheets if necessary).	Approximate date of work	Were permits obtained? (Yes/No/Unknown)	Were final inspections/approvals obtained? (Yes/No/Unknown)
62	Addition Master Bath	2010	no need	no need
63	Deck	2004	-	-
64				
65				
66				
67				

68 **Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210.101 et seq. (effective 2004), and local codes establish standards for building and
 69 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if
 70 so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove
 71 changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded
 72 title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

73 8. WATER SUPPLY

- 74 (a) What is the source of your drinking water? ___ Public Water Well on Property ___ Community Water
 75 ___ None ___ Other (explain): _____
- 76 (b) When was your water last tested? _____ Test results: _____
 77 If your drinking water source is not public, is the pumping system in working order? ___ Yes ___ No
 78 If "no," explain: _____
- 79 (c) Do you have a softener, filter, or other treatment system? Yes ___ No
 80 If you do not own the system, explain: DV Light
- 81 (d) Have you ever had a problem with your water supply? Yes ___ No
- 82 (e) Has your well ever run dry? ___ Yes No ___ Not Applicable
- 83 (f) Is there a well on the property not used as the primary source of drinking water? ___ Yes No
 84 If yes, is the well capped? Yes ___ No
- 85 (g) Is the water system shared? ___ Yes No
- 86 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
 87 ___ Yes No

88 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
 89 _____
 90 _____

91 9. SEWAGE SYSTEM

- 92 (a) What is the type of sewage system? ___ Public Sewer Individual On-lot Sewage Disposal System
 93 ___ Individual On-lot Sewage Disposal System in Proximity to Well ___ Community Sewage Disposal System
 94 ___ Ten-acre Permit Exemption ___ Holding Tank ___ None ___ None Available/Permit Limitations in Effect
 95 ___ Other type of sewage system (explain): _____
- 96 (b) If Individual On-lot sewage system, what type? ___ Cesspool Drainfield ___ Unknown
 97 ___ Other (specify): _____
- 98 (c) Are there any septic tanks on the Property? Yes ___ No ___ Unknown
 99 If "yes," what type of tank(s)? ___ Metal/steel ___ Cement/concrete ___ Fiberglass Unknown
 100 ___ Other (specify): _____
- 101 (d) When was the on-site sewage disposal system last serviced? _____
- 102 (e) Are there any sewage pumps located on the property? ___ Yes No
 103 If yes, type(s) of pump(s) _____ Are pump(s) in working order? ___ Yes ___ No
 104 Who is responsible for maintenance of sewage pumps? _____
- 105 (f) Is the sewage system shared? ___ Yes No
- 106 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? ___ Yes No

107 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
 108 _____
 109 _____

109 10. PLUMBING SYSTEM

- 110 (a) Type of plumbing (check all that apply): Copper ___ Galvanized ___ Lead PVC ___ Polybutylene pipe (PB)
 111 Mixed ___ Unknown ___ Other (explain): _____
- 112 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-
 113 room fixtures; wet bars; etc.)? ___ Yes No
 114 If "yes," explain: _____

115 11. DOMESTIC WATER HEATING

- 116 (a) Type of water heating: Electric ___ Natural Gas Fuel Oil ___ Propane ___ Solar ___ Summer/Winter Hook-Up
 117 Other (explain): Water of Boiler
- 118 (b) Are you aware of any problems with any water heater or related equipment? ___ Yes No
 119 If "yes," explain: _____

121 12. AIR CONDITIONING SYSTEM 121
 122 (a) Type of air conditioning: ___ Central Air ~~W~~ Wall Units Window Units ___ None 122
 123 Other (explain): _____ 123
 124 Number of window units included in sale 3 Location(s) _____ 124
 125 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____ 125
 126 (c) List any areas of the house that are not air conditioned: _____ 126
 127 (d) Are you aware of any problems with any item in this section? ___ Yes ___ No 127
 128 If "yes," explain: _____ 128

129 13. HEATING SYSTEM 129
 130 (a) Type(s) of heating fuel(s) (check all that apply): ___ Electric Fuel Oil ___ Natural Gas ___ Propane 130
 131 ___ Coal Wood ___ Other: _____ 131
 132 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air ___ Hot Water ___ Heat Pump 132
 133 ___ Electric Baseboard ___ Steam Wood Stove (How many? 1) ___ Coal Stove (How many? ___) 133
 134 ___ Other: _____ 134
 135 (c) Age of Heating System: _____ Unknown Date last serviced, if known last winter (2011) 135
 136 (d) Are there any fireplaces? Yes ___ No If "yes," how many? 1 Are they working? Yes ___ No 136
 137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes ___ No 137
 138 If "yes," how many? 2 When were they last cleaned? 2009 Unknown _____ 138
 139 Are they working? Yes ___ No If "no," explain: _____ 139
 140 (f) List any areas of the house that are not heated: _____ 140
 141 (g) Are you aware of any heating fuel tanks on the property? Yes ___ No 141
 142 Location(s), including underground tank(s): in the basement 142
 143 If you do not own the tanks, explain: _____ 143
 144 Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes No 144
 145 If "yes," explain: _____ 145
 146 _____ 146

147 14. ELECTRICAL SYSTEM 147
 148 (a) Type of Electrical System: ___ Fuses Circuit Breakers How Many Amps? ___ ___ Unknown 148
 149 (b) Are you aware of any knob and tube wiring in the home? ___ Yes No 149
 150 Are you aware of any problems or repairs needed in the electrical system? ___ Yes ___ No 150
 151 If "yes," explain: _____ 151

152 15. OTHER EQUIPMENT AND APPLIANCES 152
 153 This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does 153
 154 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will 154
 155 determine which items, if any, are included in the purchase of the Property. 155
 156 (a) ___ Electric Garage Door Opener Number of Transmitters ___ Keyless Entry ___ 156
 157 (b) Smoke Detectors How many? 2 Location(s) basement & hallway 157
 158 (c) ___ Security Alarm System ___ Owned ___ Leased (Lease Information _____) 158
 159 (d) ___ Lawn Sprinkler(s) How many? ___ Automatic Timer ___ 159
 160 (e) ___ Swimming Pool ___ Hot Tub/Spa ___ Pool/Spa Heater ___ Pool/Spa Cover ___ Whirlpool/Tub 160
 161 ___ Pool/Spa Equipment and Accessories (list): _____ 161
 162 (f) Refrigerator(s) Range/Oven ___ Microwave Oven Dishwasher ___ Trash Compactor 162
 163 ___ Garbage Disposal ___ Chest Freezer Washer Dryer ~~X~~ Intercom 163
 164 (g) Ceiling Fan(s) How many? 4 Location(s) Bedrooms & kitchen 164
 165 (h) ___ Awnings ___ Attic Fan(s) ___ Satellite Dish ___ Storage Shed Deck(s) Electric Animal Fence 165
 166 (i) ___ Other: _____ 166
 167 Are you aware of any problems or repairs needed regarding any item in this section? ___ Yes ___ No 167
 168 If "yes," explain: _____ 168

169 16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES) 169
 170 (a) Land/Soils 170
 171 1) Are you aware of any fill or expansive soil on the property? ___ Yes No 171
 172 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have 172
 173 occurred on or affect the property? ___ Yes No 173
 174 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this 174
 175 property? ___ Yes No 175
 176 Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence 176
 177 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence 177
 178 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or 178
 179 (724) 769-1100 (outside Pennsylvania). 179

4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?

Yes No If "yes", check all that apply below:

Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)

Open Space Act - 16 P.S. §11941 et seq.

Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)

Other _____

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any agricultural operations covered by the Act operate in the vicinity of the property.

5) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property? Yes No

6) Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property)? Timber Coal Oil Natural Gas Other minerals

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject to terms of those leases.

Explain any "yes" answers in this section:

(b) Flooding/Drainage

1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown

2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

Explain any "yes" answers in this section, including dates and extent of flooding:

(c) Boundaries

1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

Note to Buyer: Most properties have easements for utility services and other reasons. These easements generally do not restrict the ordinary use of the property and Seller may not be aware of them. Before entering into an agreement of sale, Buyers can investigate the existence of easements and similar restrictions by ordering an Abstract of Title or searching the official records in the county Office of the Recorder of Deeds.

2) Do you access the property from a private road or lane? Yes No

If yes, do you have a recorded right of way or maintenance agreement? Yes No

3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?

Yes No

Explain any "yes" answers in this section: Shared Road

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

(a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No

(b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc.? Yes No

(c) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No

(d) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property? Yes No Dehumidifier

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133, Washington, D.C. 20013-7133, 1-800-438-4318.

(e) Are you aware of any dumping on the property? Yes No

(f) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property? Yes No

(g) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No

If "yes," list date, type, and results of all tests below:

DATE	TYPE OF TEST	RESULTS (picocuries/liter or working levels)	NAME OF TESTING SERVICE

(h) Are you aware of any radon removal system on the property? Yes No

If "yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED	TYPE OF SYSTEM	PROVIDER	WORKING ORDER?
			Yes <input type="checkbox"/> No <input type="checkbox"/>
			Yes <input type="checkbox"/> No <input type="checkbox"/>

(i) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No

If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:

- 244 (j) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint 244
 245 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based 245
 246 paint hazards on the property? Yes No 246
 247 If "yes," list all available reports and records: _____ 247
 248 (k) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No 248
 249 (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property? Yes No 249
 250 _____ Yes No 250

251 Explain any "yes" answers in this section: _____ 251

252
 253 18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable) 253

254 Type: Condominium Cooperative Homeowner Association or Planned Community 254
 255 Other: _____ 255

256 Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative, or planned 256
 257 community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued 257
 258 by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sim- 258
 259 ilar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all 259
 260 deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first. 260

261 19. MISCELLANEOUS 261

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property? 262
 263 Yes No 263
 264 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No 264
 265 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No 265
 266 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain 266
 267 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No 267
 268 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli- 268
 269 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No 269
 270 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the 270
 271 property? Yes No 271
 272 (g) Are you aware of any insurance claims filed relating to the property? Yes No 272
 273 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form? 273
 274 Yes No 274

275 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact 275
 276 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, 276
 277 system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by 277
 278 itself a material defect. 278

279 Explain any "yes" answers in this section: _____ 279

280
 281 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best 281
 282 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop- 282
 283 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION 283
 284 CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form 284
 285 which is rendered inaccurate by a change in the condition of the property following completion of this form. 285

286 WITNESS _____ SELLER Paul [Signature] DATE 12/6/11 286
 287 WITNESS _____ SELLER Ben Albert DATE 12/7/11 287
 288 WITNESS _____ SELLER _____ DATE _____ 288

289 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK 289

290 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required 290
 291 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate- 291
 292 rial defect(s) of the property. 292
 293 _____ DATE _____ 293

294 RECEIPT AND ACKNOWLEDGEMENT BY BUYER 294

295 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a 295
 296 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It 296
 297 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property 297
 298 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components. 298

299 WITNESS _____ BUYER _____ DATE _____ 299
 300 WITNESS _____ BUYER _____ DATE _____ 300
 301 WITNESS _____ BUYER _____ DATE _____ 301

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** 7944 Lewis Lane, Huntingdon
2 **SELLER** Paul D. Robert

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

11 **SELLER'S DISCLOSURE**
12 **PR** / **NR** **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
14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 **SELLER'S RECORDS/REPORTS**
17 **PR** / **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

21 **Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.**
22 **WITNESS** _____ **SELLER** Paul Robert **DATE** 12/6/11
23 **WITNESS** _____ **SELLER** Paul Robert **DATE** 12/6/11
24 **WITNESS** _____ **SELLER** _____ **DATE** _____

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

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

30 **BROKER FOR SELLER (Company Name)** Open Realty Group
31 **LICENSEE** Michelle Lewis **DATE** 12/6/11

32 **BROKER FOR BUYER (Company Name)** _____
33 **LICENSEE** _____ **DATE** _____

34 **BUYER** _____
35 **DATE OF AGREEMENT** _____

36 **BUYER'S ACKNOWLEDGMENT**
37 / **Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.**
38 / **Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records**
39 **and reports regarding lead-based paint and/or lead-based paint hazards identified above.**

40 **Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.**
41 **WITNESS** _____ **BUYER** _____ **DATE** _____
42 **WITNESS** _____ **BUYER** _____ **DATE** _____
43 **WITNESS** _____ **BUYER** _____ **DATE** _____