

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 212 N, 220 N and 228 N Main Street, Allentown, PA 18104

1 **SELLER** Jaime K Martino and Martin A Martino
2

LEAD WARNING STATEMENT

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

SELLER'S DISCLOSURE

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

SELLER'S RECORDS/REPORTS

16 **SELLER has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
17 **SELLER has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards
18 in or about the Property. (List documents):
19
20

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

22 **SELLER** *Jaime K. Martino* dotloop verified 09/21/24 11:46 AM EDT PTD-BJ9K-LRVM-N LUD **DATE** _____
23 **SELLER** *Martin A. Martino* dotloop verified 09/20/24 9:23 PM EDT CDE-YFS-QWVD-TTTL **DATE** 09/20/2024
24 **SELLER** _____ **DATE** _____
25

26 **BUYER** _____
27 **DATE OF AGREEMENT** _____

BUYER'S ACKNOWLEDGMENT

29 Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.
30 Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
31 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

32 Buyer has (initial one):
33 received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of
34 lead-based paint and/or lead-based paint hazards; or
35 waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
36 hazards.

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

38 **BUYER** _____ **DATE** _____
39 **BUYER** _____ **DATE** _____
40 **BUYER** _____ **DATE** _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

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

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

46 **BROKER FOR SELLER (Company Name)** RE/MAX Real Estate
47 **LICENSEE** *Ane Gwis* dotloop verified 09/21/24 10:06 AM EDT OTYS-1CWB-9GDJ-XDAK **DATE** _____

48 **BROKER FOR BUYER (Company Name)** _____
49 **LICENSEE** _____ **DATE** _____

