

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 107 E. Main St., Elizabethville, PA 17023

¹ SELLER Edel R. Cortez and Susanne M. Cortez

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

¹⁷ ☒ 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
¹⁹ in 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 SELLER	<u>Edel R Cortez</u>	DATE	<u>11/07/2025</u>
²³ SELLER	<u>Susanne M Cortez</u>	DATE	<u>11/7/2025</u>
²⁴ SELLER		DATE	

²⁵ BUYER TBD

²⁶ 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) United Country Real Estate | Magnolia Realty Services

⁴⁷ LICENSEE [Signature] DATE 11/7/25

⁴⁸ BROKER FOR BUYER (Company Name) _____

⁴⁹ LICENSEE _____ DATE _____

