dotloop signature verification: dtlp.us/KIIN-GWSx-ZR7w

Form No. 9600-040

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address **11646 Downing Road, Croton, OH 43013**

Seller's Disclosure

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

(i) [ ] [ ] Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

No knowledge of lead based paint.

(ii) [JST] [BP] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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09/28/26 9:13 AM CDT dotloop verified

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) [ ] [ ] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

No knowledge or reports pertaining to lead based paint.

(ii) [JST] [BP] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

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Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) [ ] [ ] received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the housing listed above.

(ii) [ ] [ ] not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.

(d)

[ ] [ ] Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

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(e) Purchaser has (initial (i) or (ii) below):

(i) ☐ ☐ 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

(ii) ☐ ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) CC 09/14/26 2:14 PM EDT dotloop verified Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) ☐ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.[1]

Certification of Accuracy

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

Justin Smith Trustee — dotloop verified 09/21/26 2:54 PM CDT IT79-FPA5-F0KQ-VUKU			
Seller	Date	Purchaser	Date
Brandi Petersen — dotloop verified 09/28/26 9:13 AM CDT 3MRC-4OXO-RBES-A68L			
Seller	Date	Purchaser	Date
Chip Carpenter — dotloop verified 09/14/26 2:14 PM EDT DNAE-I5QQ-EEMF-N2IP			
Seller's Agent	Date	Purchaser's Agent[1]	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

[1] Only required if the purchaser's agent receives compensation from the seller.

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Ohio Association of REALTORS ®

Residential Property Disclosure Exemption Form

To Be Completed By Owner

Property Address: 11646 Downing Road, Croton, OH 43013

Owner's Name(s): Justin Smith Trustee and Brandi Peterson Trustee

Ohio law requires owners of residential real estate (1-4 family) to complete and provide to the buyer a Residential Property Disclosure Form disclosing certain conditions and information concerning the property known by the owner. The Residential Property Disclosure Form requirement applies to most, but not all, transfers or sales of residential property.

Listed below are the most common transfers that are exempt from the Residential Property Disclosure Form requirement.

The owner states that the exemption marked below is a true and accurate statement regarding the proposed transfer:

- ☐ (1) A transfer pursuant to a court order, such as probate or bankruptcy court;
- ☐ (2) A transfer by a lender who has acquired the property by deed in lieu of foreclosure;
- ☑ (3) A transfer by an executor, a guardian, a conservator, or a trustee;
- ☐ (4) A transfer of new construction that has never been lived in;
- ☐ (5) A transfer to a buyer who has lived in the property for at least one year immediately prior to the sale;
- ☐ (6) A transfer from an owner who both has inherited the property and has not lived in the property within one year immediately prior to the sale;
- ☐ (7) A transfer where either the owner or buyer is a government entity.

ALTHOUGH A TRANSACTION MAY BE EXEMPT FOR THE REASON STATED ABOVE, THE OWNER MAY STILL HAVE A LEGAL DUTY TO DISCLOSE ANY KNOWN LATENT DEFECTS OR MATERIAL FACTS TO THE BUYER.

OWNER'S CERTIFICATION

By signing below, I state that the proposed transfer is exempt from the Residential Property Disclosure Form requirement. I further state that no real estate licensee has advised me regarding the completion of this form. I understand that an attorney should be consulted with any questions regarding the Residential Property Disclosure Form requirement or my duty to disclose defects or other material facts.

Owner: Justin Smith Trustee dotloop verified 09/21/26 2:54 PM CDT AHGU-SFIZ-TJNU-EJL5 Date: _____

Owner: Brandi Petersen dotloop verified 09/28/26 9:13 AM CDT V4U5-3EBL-USB6-RMQQ Date: _____

BUYER'S ACKNOWLEDGEMENT

Potential buyers are encouraged to carefully inspect the property and to have the property professionally inspected. Buyer acknowledges that the buyer has read and received a copy of this form.

Buyer: _____ Date: _____

Buyer: _____ Date: _____

This is not a state mandated form. This form has been developed by the Ohio Association of REALTORS ® for use by REALTORS ® assisting owners in the sale of residential property. The exemptions noted above are not a complete list of the transfers exempt from the Residential Property Disclosure Form requirement. All exempted transfers are listed in ORC § 5302.30(B)(2). The Ohio Association of REALTORS ® is not responsible for the use or misuse of this form.

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