## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT") EXHIBIT "



2025 Printing

This Exhibit pertains to that certain Property known as: <u>4674 Talking Rock Rd</u> , <u>Tal</u>	1king Rock , Georgia 30175
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UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

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

## **Hazards Lead Warning Statement**

Every buyer of any interest in residential 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.

## Seller's Disclosure

	's Disclosure	:£1			
(a)	resence of lead-based paint and/or lead paint hazard <i>[initial (i) or (ii) below. The section not initialed shall not be part of this Exhib.</i> ) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):	щ			
	) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).				
	<u>_</u>				
	Check box if additional pages of explanations are attached and incorporated herein.				
	Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.				
(b)	Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:				
	(i) Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint				
	and/or lead based paint hazards in the housing (list document below):				
		_			
		_			
	) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing	g.			
Buy	's Acknowledgment [initial all applicable sections below]:				
(c)	Buyer has received copies of all information, if any, listed above.				
(d)	Buyer has received the pamphlet Protect Your Family from Lead in Your Home				
(e)	uyer has: [initial (i) or (ii) below]:				
	) Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a ri-	sk			
	assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or				
	)Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-base				
	aint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-base aint hazards during any Due Diligence or Right to Request Repairs Period).	∍d			

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).							
(f) Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.							
(g) Buyer's Agen his/her responsibility to ensure comp	t has informed the Seller of pliance. <i>[only required if th</i>	of the Seller's obligations under 42 U.S.C. § 485 e Buyer's Agent receives compensation from the	2(d) and is aware of Seller.]				
Certification of Accuracy							
The following parties have reviewed the in is true and accurate.	nformation above and certif	y, to the best of their knowledge, that the informatio	n they have provided				
		local Homes IIc	3/28/2025   17: <b>0</b> 7 E				
1 Buyer's Signature	Date	1 Seller & Signature	Date				
	_	Local Homes Llc					
Print or Type Name		Print or Type Name					
2 Buyer's Signature	Date	2 Seller's Signature	Date				
Print or Type Name	_	Print or Type Name					
☐ Additional Signature Page (F267) is attached. ☐ Additional Signature Page (F267) is attached.			ached.				
		DocuSigned by:					
Description of Company		Maria Sims	3/28/2025   17:05 E				
Buyer's Agent Signature	Date	Se <u>ller/'s Agent Sig</u> nature	Date				
	_	Maria Sims					
Print or Type Name		Print or Type Name					
Buyer Brokerage Firm	_	Keller Williams Realty Partners Seller Brokerage Firm					