Docusign Envelope ID: EA608CD9-44C0-46D5-8A80-F465FBDB4B63

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS

("LEAD-BASED PAINT EXHIBIT") **EXHIBIT** "

		2024 Printin
This Exhibit pertains to that certain Property known as: 508 Bartow St	, Waleska	, Georgia <u>30183</u>

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

	Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]				
	(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):				
	☐ Check box if additional pages of explanations are attached and incorporated herein.				
	(ii) 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):				
	(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing ter'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)	Buyer has: [initial (i) or (ii) below]:				
	(i) Received a ten (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 (prior to Buyer being obligated under the Purchase and Sale Agreement); 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 (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based				
	paint hazards during any Due Diligence or Right to Request Repairs Period).				

Copyright@ 2024 by Georgia Association of REALTORS®, Inc.

F316, Lead-Based Paint Exhibit, Page 1 of 2, 07/01/24

o informed Seller of Se	eller's Obligations should initial).	
ent has informed the Sampliance.	eller of the Seller's obligations under 42 U.S.C	. § 4852(d) and is aware o
ent has informed the S mpliance. <i>[only require</i>	eller of the Seller's obligations under 42 U.S.C d if Buyer's Agent receives compensation from	. § 4852(d) and is aware o the Seller.]
e information above and	Certify to the hest of their knowledge that the in	formation they have now ide
a memaden abovo and	DocuSigned by:	,
Date	Mana Sims, CEO of Me 1 Selter's Signature	Date
	MKS Associates Inc Print or Type Name	
Doto	2.0.11.1.01	
Date		Date
s attached.	☐ Additional Signature Page (F26'	7) is attached.
	Maria Sims	8/29/2024 1
Date	Seller/seAgent Signature	Date
	Print or Type Name	_
_	Seller Brokerage Firm	
	ent has informed the Simpliance. ent has informed the Simpliance. <i>[only require]</i> e information above and	ent has informed the Seller of the Seller's obligations under 42 U.S.C impliance. ent has informed the Seller of the Seller's obligations under 42 U.S.C impliance. <i>Jonly required if Buyer's Agent receives compensation from</i> e information above and certify, to the best of their knowledge, that the interpretation of the seller's signature MKS Associates Inc Print or Type Name Date Date Date Date Date Additional Signature Page (F26) Date Date Print or Type Name Print or Type Name Print or Type Name Print or Type Name

F316, Lead-Based Paint Exhibit, Page 2 of 2, 07/01/24

Copyright® 2024 by Georgia Association of REALTORS®, Inc.