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



	ZO25 Printing			
Γhis	Exhibit pertains to that certain Property known as: <u>5678 Fern Creek Dr SW</u> , <u>Lilburn</u> , Georgia <u>30047</u> .			
CO	DER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A PY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. S 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			
Eve ores child and requ	ards Lead Warning Statement ry buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may sent exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young dren may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is uired to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's session and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint ards is recommended prior to purchase.			
Sell	er's Disclosure			
a)	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.			
Buy	rer'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).			

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).					
(f) Seller's A	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.				
Buyer'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. [only required if the Buyer's Agent receives compensation from the Seller.]					
Certification of Accuracy					
The following parties have reviewed is true and accurate.	the information above and	I certify, to the best of their knowledge, that the in	ormation they have provided		
1 Buyer's Signature	Date	1 Seller's Signature	Date		
Print or Type Name		Rajshree Doshi Print or Type Name			
2 Buyer's Signature	Date	2 Seller's Signature	Date		
Print or Type Name		<i>Jawahar Doshi</i> Print or Type Name			
☐ Additional Signature Page (F26)	7) is attached.	☐ Additional Signature Page (F267) is attached.			
Buyer's Agent Signature	Date	Seller's Agent Signature	Date		
Print or Type Name		Jo Gipson Print or Type Name			
Buyer Brokerage Firm		Compass Seller Brokerage Firm			

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