

SALES

Lead-Based Paint and Lead-Based Hazards Disclosure Form

Property Address 1153 Bronwyn Avenue

City Columbus State OH Zip 43204 MLS#

Lead Warning Statement

Every buyer 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.

Seller's Disclosure (initial)

REM

HAS

04/09/25 2:57 PM EDT  
dotloop verified

04/11/25 4:03 PM EDT  
dotloop verified

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
☐ Known lead-based paint and/or lead-based paint hazards are present in the housings (explain):  
  
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

REM

HAS

04/09/25 2:57 PM EDT  
dotloop verified

04/11/25 4:03 PM EDT  
dotloop verified

(b) Records and reports available to the lessor (check one below):  
☐ Seller has provided the buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing documents (list documents below).  
  
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

(c) Buyer has received copies of all the information listed above.  
(d) Buyer has received the pamphlet "Protect Your Family from Lead in Your Home."  
(e) Buyer (check one below):  
☐ Shall receive 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  
☐ Waives 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)

JR

04/09/25 2:57 PM EDT  
dotloop verified

(f) 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.

Certification of Accuracy

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

Richard E. Mitchell trustee of The Mitchell Family Revocable Living Trust  
dotloop verified  
04/09/25 2:57 PM EDT  
KQW9-RIWG-0GJO-APXC

Seller Date

Valerie Haller Shuggett trustee of The Mitchell Family Revocable Living Trust  
dotloop verified  
04/11/25 4:03 PM EDT  
SBGA-4QQL-16VH-L3VH

Seller Date

John Rogers  
dotloop verified  
04/09/25 2:51 PM EDT  
RQVG-8WBO-PHCW-QSFQ

Agent Date

Buyer Date

Buyer Date

Agent Date