

Lead Based Paint Disclosure

Weichert Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards and Acknowledgment (Sale)

Weichert HAS PURCHASED OR IS IN THE PROCESS OF PURCHASING THE PROPERTY PURSUANT TO A SERVICE AGREEMENT WITH THE EMPLOYER OF THE PROPERTY'S RECORD OF TITLE OWNER Kathleen E Wachs ("Weichert SELLER) WHO IS THE GRANTOR ON THE DEED TO BE CONVEYED TO WEICHERT OR THE BUYER, BUT WEICHERT HAS NEVER OCCUPIED THE PROPERTY.

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-based paint that may place your 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.

Weichert Disclosure (Weichert to Initial _____)

Yes / No

- No A. Weichert has knowledge of lead-based paint and/or lead-based paint hazards present in the Property located at the following address; other than what may be separately disclosed by Weichert Seller. **516 N Maria Avenue Redondo Beach, CA 90277**
- No B. Are there any records or reports relating to the above available to Weichert?
If yes, please provide and list by name: _____

Buyer's Acknowledgement (Buyer to Initial _____) - Circle Yes or No to questions (A) and (B).

- Yes / No A. Buyer has received copies of all information listed above.
- Yes / No B. Buyer has received the U.S. EPA Pamphlet "Protect Your Family from Lead in Your Home".

Check (C) or (D) below:

- C. Buyer has 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.
- D. Buyer 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 Acknowledgement (Agent to Initial _____) - Circle Yes or No to question (A).

- Yes / No A. Agent has informed Weichert of Weichert's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

Weichert Date

For Weichert Workforce Mobility, Inc. as Agent for its subsidiaries and affiliates.

Broker Date Buyer Date

Broker Date Buyer Date