

## Seller Disclosure



466652-001386

### PROPERTY'S RECORD TITLE OWNER (WEICHERT SELLER) DISCLOSURE STATEMENT

This Seller Disclosure by the property's record title owner(s) ("Weichert Seller") **Paul Rohovsky , Kayo** concerns the real property and fixtures (the "Property") located at the following address: **6914 Brookford Dr , Rancho Palos Verdes, CA 90275.**

This statement is a disclosure of the conditions of the property. All representations made herein by Weichert Seller shall remain the responsibility of Weichert Seller; Weichert Seller understands that Weichert Workforce Mobility Inc. (Weichert) may show this document to buyers for informational purposes only.

### INSTRUCTIONS TO THE RECORD TITLE OWNER (WEICHERT SELLER)

As the potential purchaser of the Property from Weichert Seller, Weichert requires the following information contained in this document. Please know that your failure to make accurate and complete disclosures will be a breach of any agreement you may sign with Weichert, regardless of any use of these disclosures by prospective buyers. **Based on the questions and your answers, please explain further in the space provided.**

### TO ANY PROSPECTIVE BUYER FROM WEICHERT

Weichert has purchased the Property as a corporation relocation benefit to the Record Title Owner, who is the Signatory on the deed to be granted to the prospective buyer. As part of such purchase, Weichert obtained this Seller Disclosure Statement from such prior owner. This document is a statement of Weichert Seller opinion concerning the condition of the Property, and not a statement or representation of Weichert with respect to the Property. Weichert has never occupied the Property, and cannot verify whether all the information provided in this Weichert Seller Disclosure Statement is accurate and therefore makes no warranties or representations with respect to the Property of this Weichert Seller Disclosure Statement. Weichert provides such Weichert Seller Disclosure Statement to prospective buyers for whatever informational purpose(s) it may or may not have, and such document shall **NOT** be deemed to be any sort of warranty from Weichert or Weichert Seller to a prospective buyer regarding the Property and is **NOT** a substitute for a thorough inspection of the Property by a prospective buyer.

Statement and Representation of Weichert Seller starts on the next page.

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**THE STATEMENT AND REPRESENTATION OF WEICHERT 'S SELLER AS TO THE PROPERTY IS AS FOLLOWS:**

**PREAMBLE:** The term "ever" when used herein refers to problems of which you became aware by persona observation or otherwise during your occupancy and/or by any former owner(s).

**1. HOUSE SYSTEMS AND PROPERTY STRUCTURES**

1(a) Are you aw are of any present or past problems affecting one or more of the follow ing :							
CHECK "N/A" FOR ANY ITEM(S) THAT ARE NOT APPLICABLE							
	YES	NO	N/A		YES	NO	N/A
Electrical wiring		✓		Exterior Walls, including any siding/other covering		✓	
Central Air Conditioning			✓	Ceiling		✓	
Other Air Conditioning (Type _____)			✓	Window s		✓	
Plumbing		✓		Doors		✓	
Floors		✓		Drivew ays		✓	
Well			✓	Fences		✓	
Sprinkler System		✓		Patios		✓	
Smoke Detector		✓		Interior Lighting/Fixtures		✓	
Interior Walls		✓		Exterior Lighting/Fixtures		✓	
If "Yes" to any of the above, please explain (attach additional page(s) if necessary):							
					YES	NO	N/A
1(b) Does the property have one (1) or more fireplaces If "Yes", indicate w hen the flue(s) w ere last cleaned: <i>Don't know</i>					✓		
1(c) If "Yes" to 1(b), are you aw are of any present or past problem(s) w ith the chimney(s), firebox(es), damper(s), and/or flue(s) If "Yes", please explain:						✓	
1(d) Does the property have any flue(s) for w ood, coal, and/or oil stoves or furnaces If "Yes", indicate w hen the flue(s) w ere last cleaned):						✓	
1(e) If "Yes" to 1(d), are you aw are of any present or past problem(s) w ith the w ood, coal, and/or oil stove or furnace flue(s) If "Yes", please explain:							✓
1(f) Are all appliances included in the sale in w orking order If "No", please explain:					✓		
1(g) What type(s) of siding are on the exterior w alls:					<i>Masonry</i>		
1(h) In w hat year the home w as built:					<i>1962</i>		

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2. HEATING / HOT WATER / WINTERIZATION		Oil	Gas	Electric	Wood	Other
2(a) Type of heating system(s) - if "Other", please explain:				✓		
2(b) Type of hot-water system - if "Other", please explain:			✓			
				YES	NO	N/A
2(c) Are all rooms heated by the system(s) identified in 2(a): If "No", please explain:				✓		
2(d) Are you aware of any heating/hot water system inspection(s) that were ever completed					✓	
2(e) If "Yes" to 2(d), do you have copies of any inspection(s) done						✓
2(f) What is the age of the heating system: <i>Don't know</i>						
2(g) When was the heating system last serviced: <i>Don't know</i>						
2(h) System Ownership:						
Propane/gas tank(s) for furnace		<input type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input checked="" type="checkbox"/> N/A		
Propane/gas tank(s) for kitchen stove		<input type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input checked="" type="checkbox"/> N/A		
Hot water heater(s)		<input checked="" type="checkbox"/> OWNED	<input type="checkbox"/> RENTED	<input type="checkbox"/> N/A		
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.						

3. ELECTRICAL SYSTEMS	YES	NO	N/A
3(a) Are you aware of any electrical additions, changes, or repairs ever made to this property If "Yes", please explain:		✓	
3(b) If "Yes" to 3(a), are you aware if all required permits and/or government approvals were obtained If "No", please explain:			✓
3(c) If "Yes" to 3(a), did you do any of the work yourself If "Yes", please explain:			✓
3(d) If "Yes" to 3(a), was any of the work done by a licensed contractor If "Yes", please explain:			✓
3(e) Are you aware of any electrical system inspection(s) that were ever completed		✓	
3(f) If "Yes" to 3(e), do you have copies of any electrical system inspection(s) done			✓
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

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4. INSULATION / ASBESTOS	YES	NO	N/A
4(a) Are you aware if the property is insulated If "Yes", please identify the type(s) of insulation or check the "Unknown" box ( <input type="checkbox"/> <b>Unknown</b> ):  If "No", please explain:	✓		
4(b) Are you aware if urea formaldehyde foam insulation (UFFI) was ever present in the property: If "Yes," please explain:		✓	
4(c) Are you aware of any air test(s) for UFFI/formaldehyde that were ever done		✓	
4(d) If "Yes" to 4(c), do you have copies of any test results for UFFI/formaldehyde			✓
4(e) Are you aware if asbestos-containing insulation and/or materials is present If "Yes", please explain :		✓	
4(f) Are you aware of any test(s) for asbestos-containing insulation or materials ever completed on the home:		✓	
4(g) If yes to 4(f), do you have copies of any asbestos test results on the home:			✓
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

5. MOISTURE	YES	NO	N/A
5(a) Are you aware of any present or past water problems and/or dampness conditions anywhere in the house including but not limited to roofs, floors, walls (exterior/interior and between) bathrooms, kitchens, basement, crawl space:	✓		
5(b) If "Yes" to Question 5(a), are you aware if the problem(s) have been corrected? If "Yes", define how the problem(s) was/were corrected or if "No, please explain: <i>Water heater hose leak, slight water damage &amp; mold</i>	✓		
			✓
5(c) Are you aware of any moisture test(s) ever completed on the home or other structure(s) on the property:		✓	
5(d) If "Yes" to 5(c), do you have copies of any moisture test(s) results:			✓
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.			

6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS	YES	NO	N/A
6(a) Are you aware of any present or past mold problem (visible mold and/or non-visible mold) in this property If "Yes" to either/both, please explain: <i>5/10/2011 Full Remediation - water hose leak</i>	✓		
6(b) Are you aware of any present or past Indoor Air Quality problem in this property If "Yes", please explain:		✓	
6(c) Are you aware of any IAQ test(s) ever done to determine if there is an Indoor Air Quality problem in this property		✓	
6(d) If "Yes" to 6(c), do you have copies of any IAQ tests done			✓

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<b>6. INDOOR AIR QUALITY (IAQ) / MOLD / RADON GAS (continued)</b>	YES	NO	N/A
6(e) Are you aware of any present or past elevated Radon Gas in this property If "Yes", please explain:		✓	
6(f) Is there a radon mitigation system installed in the property		✓	
6(g) Are you aware of any test(s) ever done to determine if there is a Radon Gas problem in this property		✓	
6(h) If "Yes" to 6(g), do you have copies of any of the tests done			✓
<b>Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.</b>			

<b>7. ADDITIONS / RENOVATIONS</b>	YES	NO	N/A
7(a) Are you aware of any structural additions, changes, and/or repairs made to this property by former owners If "Yes", please explain:		✓	
7(b) If "Yes" to 7(a), are you aware if all required permits and/or government approvals were obtained If "No", please explain:		✓	
7(c) If "Yes" to 7(a) Are you aware if any work was done by a licensed contractor If "Yes", please explain:		✓	
7(d) Have you made any structural additions, changes, and/or repairs to this property If "Yes", please explain:		✓	
7(e) If "Yes" to 7(d), are you aware if all required permits and/or government approvals were obtained If "No", please explain:		✓	
7(f) If "Yes" to 7(d) were structural additions, changes, and/or repairs completed by a licensed contractor		✓	
7(g) If "Yes" to 7(f), did you do any of the work yourself If "Yes", please explain:		✓	
7(h) If "Yes" to 7(a) or 7(d) do you have copies of the required permits for the completed work		✓	
<b>Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.</b>			

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<b>8. LAND / FOUNDATION</b>	YES	NO	N/A
8(a) Are you aware if this property is located in a flood zone		✓	
8(b) Are you aware if this property ever had a drainage or flooding problem If "Yes", please explain		✓	
8(c) Are you aware if this property is located on an earthquake fault		✓	
8(d) Are you aware if the property is located on filled or expansive soil If "Yes", please explain:		✓	
8(e) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems on your property If "Yes", please explain:		✓	
8(f) Are you aware of any present or past sliding, settling, earth movement, upheaval, or earth stability problems in the immediate neighborhood If "Yes", please explain:		✓	
8(g) Are you aware of any present or past underground fuel tank(s) on this property If "Yes", please explain and include the fuel type(s) of the underground tank(s):		✓	
8(h) If "Yes" to 8(g) are you aware of any present or past problem(s) with any underground fuel tank(s), including but not limited to leaking If "Yes", please explain:		✓	
8(i) Are you aware of any inspection(s) and/or test(s) ever completed on the underground tank(s)		✓	
8(j) If "Yes" to 8(i), do you have copies of any inspections/tests done		✓	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

<b>9. ROOF</b>	YES	NO	N/A
9(a) Are you aware of any present or past leaks in the roof If "Yes", please explain:		✓	
9(b) Are you aware of any present or past problems with the roof, other than leaks		✓	
9(c) Are you aware of any repairs made to the roof If "Yes", please explain:		✓	
9(d) Are you aware if the roof was ever replaced If "Yes", please explain:		✓	
9(e) Are you aware of any roof inspection(s) ever completed on the home		✓	
9(f) If "Yes" to 9(e), do you have copies of any inspections done		✓	
9(g) In what year was the roof installed:		✓	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

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10. EXTERIOR CLADDING	YES	NO	N/A
10(a) Is any part of your exterior cladding made of Stucco (any type) If "Yes", to the best of your know ledge, please identify w here the Stucco is: <i>Smooth masonry</i>	✓		
10(b) Are you aw are w hat type of Stucco you have If "Yes", please identify:		✓	
10(c) Are you aw are of any Stucco repairs made to the property If "Yes", please explain:		✓	
10(d) Are you aw are if any Synthetic Stucco (E.I.F.S. - External Insulated Finish Systems) w as ever present on the property If "Yes", please explain		✓	
10(e) If Synthetic Stucco is present on this property, are you aw are of any repairs ever made to it If "Yes", please explain:		✓	
10(f) Are you aw are of any Synthetic Stucco problem affecting other properties in this neighborhood If "Yes", please explain:		✓	
10(g) Are you aw are if any part of your exterior cladding is made of Manufactured Stone Veneer (MSV) If "Yes", to the best of your know ledge please identify w here the Manufactured Stone Veneer is:		✓	
10(h) Are you aw are of any test(s) ever done to determine if there is Synthetic Stucco present in this property and/or that the Stucco may be a problem		✓	
10(i) If "Yes" to 10(h), do you have copies of any test(s) done		✓	
10(j) Are you aw are of any test(s) ever done to determine if there is Manufactured Stone Veneer present in this property and/or that the MSV may be a problem		✓	
10(k) If "Yes" to 10(j), do you have copies of any test(s) done		✓	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

11. SEWAGE / DISPOSAL SYSTEM	YES	NO	N/A
11(a) Is the property connected to a public system:	✓		
11(b) If "Yes" to 7(a), are you aw are of any sew age backup, drainage, and/or leakage problem(s) that ever existed on this property: If "Yes", please explain:		✓	
11(c) Is there a septic tank or cesspool system serving this property		✓	

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<b>11. SEWAGE / DISPOSAL SYSTEM (continued)</b>	YES	NO	N/A
11(d) Is your property part of a community disposal system If "Yes", please explain:		✓	
11(e) Are you aware of any present or past problems with the septic tank, cesspool, or community disposal system serving this property and/or neighborhood If "Yes", please explain:		✓	
11(f) Are you aware of any septic tank/cesspool test(s) ever completed for the system serving this property		✓	
11(g) If "Yes" to 11(f), do you have copies of any test(s) done		✓	

<b>12. DRAINAGE / WATER SUPPLY</b>	YES	NO	N/A
12(a) Are you aware if this property ever had a drainage and/or flooding problem: If "Yes", please explain:		✓	
12(b) Is this property connected to a public water supply:	✓		
12(c) Is this property serviced by a well                                      If "Yes", please define: <input type="checkbox"/> Private <input type="checkbox"/> Shared If Shared Well, please provide details:		✓	
12(d) If "Yes" to 12(c), are you aware of any problem that ever existed with the well: If "Yes", please explain:		✓	
12(e) Are you aware of any tests completed for the well water, water quality, and/or water flow and pressure:		✓	
12(f) If "Yes" to 12(e), do you have copies of any tests.		✓	
<b>Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should provide to Weichert.</b>			

<b>13. POOL / SPA / HOT TUB / JACUZZI</b>	YES	NO	N/A
13(a) Is there a swimming pool on this property and if "Yes", define what type: <input type="checkbox"/> Above-ground <input type="checkbox"/> In-ground		✓	
13(b) Are you aware of problem(s), damage(s), and/or leak(s) that occurred with the pool such as structure, facing, lining, pump, heater, motor, etc. If "Yes", please explain:		✓	
13(c) If the property has an in-ground pool, is there a fence completely surrounding the pool If "No", please explain:		✓	
13(d) If "Yes" to 13(c), does the fencing height and construction meet local requirements If "No", please explain:		✓	



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13. POOL / SPA / HOT TUB / JACUZZI (continued)	YES	NO	N/A
13(e) Is there one or more of the following on the property: <input type="checkbox"/> Hot Tub <input type="checkbox"/> Spa <input type="checkbox"/> Jacuzzi		<input checked="" type="checkbox"/>	
13(f) Are you aware of any problem(s), damage, and/or leaks that occurred with the hot tub, spa and/or Jacuzzi such as structure, facing, lining, pump, heater, motor, etc. If "Yes", please explain:		<input checked="" type="checkbox"/>	
13(g) Are you aware of any tests and/or inspections completed for the pool, hot tub, spa, and/or Jacuzzi		<input checked="" type="checkbox"/>	
13(h) If "Yes" to 13(g), do you have copies of any tests done		<input checked="" type="checkbox"/>	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

14. BOUNDARIES / PROPERTY / TITLE / ZONING	YES	NO	N/A
14(a) Are you aware if any survey of this property was ever completed: If "Yes", when was it completed:		<input checked="" type="checkbox"/>	
14(b) Are you aware if the boundaries of this property are marked in any way: If "Yes", please explain:		<input checked="" type="checkbox"/>	
14(c) Are you aware of any restrictions on your title to this property such as easements and/or encroachments (recorded or unrecorded) use restrictions, lot-line disputes, covenants, liens, or attachments on the property: If "Yes", please explain:		<input checked="" type="checkbox"/>	
14(d) Are you aware of any present or past property violations of any zoning ordinance or by-law (for example, if this property includes apartments, is this property properly zoned for apartment use) If "Yes", please explain		<input checked="" type="checkbox"/>	
14(e) Is the property located on a private road: If "Yes", how many other properties exist on the private road: If "Yes", please explain who is responsible to maintain the private road:		<input checked="" type="checkbox"/>	
14(f) Are you aware if there is any written documentation regarding maintenance of the private road		<input checked="" type="checkbox"/>	
14(g) If "Yes" to 14(f), do you have a copy of the written agreement		<input checked="" type="checkbox"/>	
14(h) Is the property serviced by a shared driveway If "Yes", how many other properties share the driveway ay: If "Yes", please explain who is responsible to maintain the shared driveway ay:		<input checked="" type="checkbox"/>	
14(i) Are you aware if there is any written documentation regarding maintenance of the shared driveway ay		<input checked="" type="checkbox"/>	
14(j) If "Yes" to 14(i), do you have a copy of the written agreement		<input checked="" type="checkbox"/>	
Please refer to SECTION 20 (REPORTS) for relevant documents, including inspections and/or tests, that you should to provide to Weichert.			

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<b>15. NEIGHBORHOOD</b>	YES	NO	N/A
15(a) Are you aware of any hazardous waste site and/or disposal facility within two (2) miles of the property If "Yes", please explain:		✓	
15(b) Are you aware of any high and/or extremely-high voltage power lines or cell towers within two (2) miles of the property If "Yes", please explain:		✓	
15(c) If "yes" to 15(b), are they visible from this property		✓	
15(d) Are you aware of any other neighborhood conditions or environmental problems that might affect this property If "Yes", please explain:		✓	

<b>16. HOMEOWNERS' ASSOCIATION</b>	YES	NO	N/A
16(a) Is this property subject to the rules or regulations of any Homeowners' Association		✓	
16(b) Are you aware of any present or past problems for any common area(s) (If "Yes", please explain below) If "Yes", please explain:		✓	
16(c) Are you aware of any condition which may result in an increase in assessments If "Yes", please explain:		✓	
16(d) Is the Homeowners' Association responsible for the cost of all exterior and roof repairs to all units If "Yes", please explain:		✓	
16(e) Are you aware of any reason to expect an increase in assessments or dues in the next twelve (12) months If "Yes", please explain:		✓	
16(f) Are you aware of any existing or pending legal action involving the Homeowner's Association or Complex If "Yes", please explain:		✓	

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17. VIOLATIONS / LEGAL ACTIONS / ASSESSMENTS	YES	NO	N/A
17(a) Are you aware of any violations of local, state, or federal government laws or regulations relating to this property If "Yes", please explain:		✓	
17(b) Are you aware of any existing or threatened legal action affecting this property If "Yes", please explain:		✓	
17(c) Are you aware of any bonds or assessments for betterments that apply to this property If "Yes", please explain:		✓	

18. INSURANCE	YES	NO	N/A
18(a) Have you ever filed an insurance claim on this property If "Yes", please explain and confirm if claim(s) is/are open or closed: <i>5/10/2011 Water damage - full remediation</i>	✓		
18(b) Are you aware of the non-availability for any flood insurance (private or government-backed) for this property If "Yes", please explain:		✓	
18(c) Are you aware of any present or past conditions, including but not limited to any natural disaster(s), that either may result or resulted in an increase of insurance premiums If "Yes", please explain:		✓	
18(d) Are you aware of any present and/or past condition(s) of this property that might prevent, or prevented in the past, the issuance/renewal of locally conventional homeowner's insurance coverage for this property If "Yes", please explain:		✓	

19. MISCELLANEOUS	YES	NO	N/A
19(a) Are you aware of any termite/pest control reports prepared for this property in the last five (5) years		✓	
19(b) Has the property been inspected by any exterminator in the last five (5) years		✓	
19(c) If Yes to 18(a) or 18(b), do you have copies of any reports/ and/or inspections		✓	
19(d) Have you had, or do you now have, any animals (pets) in this property		✓	
19(e) Does the municipality provide trash pick-up to this property	✓		
19(f) Is there a local trash dump or transfer station available to owners of this property		✓	

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**20. REPORTS**

Attach copies of all existing reports and documents relating to this property, any type of existing warranties including home warranty and infestation warranties. (check all that apply or check NONE if no report(s) to attach):

<input type="checkbox"/> Survey	<input type="checkbox"/> General Home Inspection	<input type="checkbox"/> Septic Tank Inspection	<input type="checkbox"/> Well Inspection
<input type="checkbox"/> Soil Report	<input type="checkbox"/> Termite/Pest Inspection/Bond	<input type="checkbox"/> Structural/Engineering Report	<input type="checkbox"/> Pool Inspection
<input type="checkbox"/> Stucco ID/Inspection	<input type="checkbox"/> Manuf. Stone Veneer Inspect.	<input type="checkbox"/> Moisture Test(s)	<input type="checkbox"/> Chimney Inspection
<input type="checkbox"/> Roof Inspection	<input type="checkbox"/> Asbestos Test(s)/Abatement	<input type="checkbox"/> Radon Test(s)	<input type="checkbox"/> Lead-Based Paint Test(s)
<input type="checkbox"/> Private Road Agreement	<input type="checkbox"/> Shared Driveway	<input type="checkbox"/> Shared Well Agreement	<input type="checkbox"/> Insurance Claim(s) Documents
<input type="checkbox"/> Building Permit(s)	<input type="checkbox"/> Builder's Home Warranty	<input type="checkbox"/> Other (Describe)	<input checked="" type="checkbox"/> NONE

Other (Describe):

If you live in a development with a Homeowners Association (HOA), to the best of your knowledge, you have delivered to your listing agent all pertinent documents that are in your possession relative to the HOA (to include applicable Covenants, Conditions, and Restrictions; Articles, Bylaws, Financial Statements, and/or Assessments).  Yes  No  Not Applicable

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**21. DISCLOSURE OF LEAD-BASED PAINT****PROPERTY'S RECORD TITLE OWNER (SELLER) DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS AND ACKNOWLEDGEMENT (SALE).****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.

**Seller's Disclosure** (Seller to Initial BR KR) - Check Yes or No to question (a)

- (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards present in the property located at  Yes  No the following address: 6914 Brookford Dr , Rancho Palos Verdes, CA 90275

If "Yes", please explain:

**Buyer's Acknowledgement** (Buyer to Initial \_\_\_\_\_) - Check Yes or No to both questions (a) and (b) below

- (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".  Yes  No

**Check (c) or (d) below** – using the box to the right of the line

- (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.  Received  
 (c) Buyer waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.  Received

**Agent's Acknowledgement** (Agent to Initial DS) – Check Yes or No to question (a)

- (a) Agent has informed the Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.  Yes  No


# Seller Disclosure

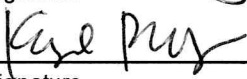


466652-001386

## Certification of Accuracy

Weichert Seller acknowledges that the information herein is true and correct to the best of the Weichert Seller knowledge as of the date signed by the Weichert Seller. Weichert Seller understands that Weichert and prospective buyer (Buyer) may rely on this information. Weichert Seller is hereby authorized to furnish the foregoing information to (1) any real estate firm with an agreement to list or sell the property; (2) any multiple listing service; (3) any prospective buyer (Buyer).

Seller:  By: PAUL ROTTOVSKY Date: 7/1/2018  
 Seller Signature Print Name

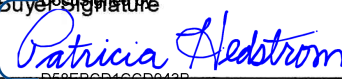
Seller:  By: Kaye Rottovsky Date: 7/1/2018  
 Seller Signature Print Name

**WEICHERT SELLER: DO NOT WRITE BELOW THIS LINE**

I/We acknowledge receipt and review of a copy of this Seller Disclosure.

Buyer: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer Signature Print Name

Buyer: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Buyer Signature Print Name

Broker for Weichert:  By: Patricia Hedstrom Date: 7/18/2018  
 Licensee or Broker Signature Print Name

Broker for Buyer: \_\_\_\_\_ By: \_\_\_\_\_ Date: \_\_\_\_\_  
 Licensee or Broker Signature Print Name