dotloop signature verification: dtlp.us/SZdT-K2Ad-YVG5

LEAD-BASED PAINT SELLER'S DISCLOSURE FORM

Lead Warning Statement **Form#:** _____

Every purchaser 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 threat 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.

Property Address 107 Westchester Way, Battle Creek, MI 49015

SELLER'S DISCLOSURE (initial (a) if applicable; if not applicable, initial and complete both (b) & (c))

BB 06/11/26 | MB 06/11/26

(a) Seller represents that the above described residential dwelling was constructed after 12/31/77 and thereby is exempt under 42 U.S.C. 4852d, regarding lead based paint disclosure regulations.

(b) 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 housing (explain):

_____

_____

☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(c) Records and reports available to the seller (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 (list documents below):

_____

_____

☐ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller(s) have reviewed the information above and on page 2, and certify, to the best of their knowledge, that the information they have provided is true and accurate.

SELLER: Bradley Thomas Sobie dotloop verified 06/11/26 10:28 PM EDT ZHOE-TBYV-OOEY-49IX

SELLER Moriah Sobie dotloop verified 06/11/26 10:29 PM EDT MBEY-CKG0-PXCL-XSWN

DATE 06/11/2026

DATE _____

LISTING AGENT'S ACKNOWLEDGMENT

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.

LISTING AGENT Steven Amaro dotloop verified 06/11/26 11:31 PM EDT UUIJ-PSNZ-ZRAZ-CYBA

LISTING OFFICE EXP REALTY, LLC

DATE _____

BUYER'S ACKNOWLEDGMENT (initial)

(a) Buyer has received copies of all information listed above, if any.

(b) Buyer has received the federally approved pamphlet *Protect Your Family From Lead In Your Home.*

(c) Buyer has (check one below):

☐ Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards; or

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based and/or lead-based paint hazards.

Buyer(s) have reviewed the information above and on page 2, and certify, to the best of their knowledge, that the information they have provided is true and accurate.

BUYER: _____

BUYER _____

DATE: _____

DATE _____

SELLING AGENT'S ACKNOWLEDGMENT

Agent is aware of his/her responsibility to ensure compliance of the above parties under 42 U.S.C. 4852d.

SELLING AGENT _____

SELLING OFFICE _____

DATE _____

Rev. 10/19/2015

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RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT GREATER KALAMAZOO ASSOCIATION OF REALTORS®

Information for Sellers and Buyers

The disclosure requirements listed below are imposed on sellers of residential housing **built prior to 1978**.

1. Sellers must disclose the presence of any lead-based paint hazards actually known to the seller. A Lead-Based Paint Seller's Disclosure Form for providing such information is provided on the reverse side of this page. This disclosure must be made prior to the sellers' acceptance of the buyers' offer. An offer may not be accepted until after the disclosure requirements are satisfied and the buyers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.
    a. If the sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
        i. The sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;
        ii. The location of the lead-based paint and/or lead-based paint hazards; and
        iii. The condition of the painted surfaces.
    b. If a lead-based paint hazard is not known to the seller, the disclosure must include a statement disclaiming such knowledge.
    c. The sellers must provide a list of any records and reports available to sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the buyers. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
    d. The disclosure must include the following government-mandated Lead Warning Statement:
        Every purchaser 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 threat 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.
2. Sellers must provide buyers with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. Again, a copy of this pamphlet is available from your REALTOR®.
3. Sellers must permit a buyer a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the buyers become obligated under the Buy and Sell Agreement.

By signing on the reverse side, the parties acknowledge that the REALTOR®(S) have reviewed the contents of the Responsibilities of Sellers Under Residential Lead-Based Paint Hazard Reduction Act with me and provided a copy.

LPD
Rev. 10/19/2015