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RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 7301 Chestnut Ave Philadelphia PA 19126

SELLER Marvelous Properties LLC

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 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
MPL /_____ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

_____/_____ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

_____

SELLER'S RECORDS/REPORTS

Initial
MPL /_____ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

_____/_____ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):_____

_____

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER Signed by: Marvelous Properties, LLC. 1D86DFA0C0D6404... **DATE** 10/8/2025 | 13:02 PDT

SELLER _____ **DATE** _____

SELLER _____ **DATE** _____

BUYER _____

DATE OF AGREEMENT _____

BUYER'S ACKNOWLEDGMENT

_____/_____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

_____/_____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above.

Buyer has (initial one):

_____/_____ 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; or

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

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

BUYER _____ **DATE** _____

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

Initial
JD Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.

Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) Keller Williams Empower

LICENSEE DocuSigned by: Jason Driscoll 55928C8DD4D64EB... **DATE** 10/8/2025 | 14:12 MDT

BROKER FOR BUYER (Company Name) _____

LICENSEE _____ **DATE** _____