

Seller(s): Harriet Jones

Property Address: 3200 Liberty Heights Avenue Baltimore MD 21215 Year Constructed 1935

**Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
Federal and Maryland State Lead Warning Statement**

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. 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/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A **tenant** must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) / Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) H.J. / Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) / Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) H.J. / Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (initial)

(c) / Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) / Buyer/Tenant has received the pamphlet *Protect Your Family from Lead In Your Home*.

(e) **Buyer** has (initial (i) or (ii) below):

(i) / 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

(ii) / waived 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)

(f) Key Agent has informed the Seller/Landlord of the Seller's/Landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

II. MARYLAND LEAD POISONING PREVENTION PROGRAM:

Under the Maryland Lead Poisoning Prevention Program (the "Maryland Program"), any residential dwelling constructed prior to 1950 which is leased for residential purposes is required to be registered with the Maryland Department of the Environment (MDE). Any residential dwelling constructed between 1950 and 1978, which is leased for residential purposes, may be registered with the MDE at the election of the owner.

Seller hereby discloses that the property:

- 1. (Seller to initial applicable line) X H.J. is currently registered in the Maryland Program
- is NOT currently registered in the Maryland Program



Seller(s): Harriet Jones

If the Property was constructed prior to 1950 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer shall be required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer shall be responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants as well as the requirements of qualified offers.

Buyer acknowledges by Buyer's initials below that Buyer has read and understands the provisions of this paragraph:

_____ (BUYER) _____ (BUYER)

- 2. If the Property is already registered under the Maryland Program as indicated in Paragraph 16.B.1., Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (Seller to initial applicable line) None has; or _____ has not occurred which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred which obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows: _____

If such event has occurred, Seller (Seller to initial applicable line) _____ will; or _____ will not perform the required treatment prior to transfer of title of the Property to Buyer.

Buyer acknowledges by Buyer's initials below that Buyer has read and understands the provisions of this paragraph.

_____ (BUYER) _____ (BUYER)

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.

Harriet M. Jones 12-6-07
 Seller/Landlord Date

Buyer/Tenant Date

Latia E. Jones 12-6-07
 Seller's/Landlord's Agent Date

Buyer/Tenant Date

Buyer's/Tenant's Agent Date



10/07



CBRB CN510MD (10/07)

Seller(s): Harriet Jones

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT

Property: 3200 Liberty Heights Avenue Baltimore MD 21215
Seller's Name: Harriet White Jones

Seller Instructions: Check the box indicating the age of your property and initial here. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, then this form is complete.

HJW
(Check the answer, then initial here.)

- 1. was constructed prior to January 1, 1978 or
- 2. was constructed after January 1, 1978, or
- 3. uncertain as to when constructed.

Lead Warning Statement - Every purchaser of any interest in residential 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 very 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 sellers' 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 - Each seller is required to complete these two sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial):

(a) Presence of lead-based and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL).

(a) HJW
(Select answer, then initial here.)

- Known lead-based paint and/or lead-based hazards are present in the housing (explain) _____
- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (CHECK ONE BOX BELOW AND INITIAL):

(b) HJW
(Select answer, then initial here.)

- Seller has provided the purchaser with all available records 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.

Purchaser's Acknowledgement All Purchaser(s) MUST INITIAL c and d then MAKE THEIR SELECTION in e and INITIAL

(c) _____ Purchaser(s) has received copies of all information listed above.

(d) _____ Purchaser(s) has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) _____
(Select answer, then initial here.)

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

