



COLDWELL BANKER
SOUTHERN REALTY

LEAD-BASED PAINT DISCLOSURE

1 *Federal law mandates that Sellers of housing constructed prior to 1978 must complete certain Lead-Based Paint*
2 *Disclosure requirements. These should be completed before the Buyer makes an offer and certainly before the Seller*
3 *accepts a purchase offer, otherwise the Buyer may not be obligated under any agreement to purchase such housing.*

4 **Lead Warning Statement**

5 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is
6 notified that such property may present exposure to lead from lead-based paint that may place young children at risk of
7 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
8 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
9 poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide
10 the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's
11 possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
12 lead-based paint hazards is recommended prior to purchase.

13 Property Address: 176 Old Denmark Rd Jackson TN 38301

14 **Seller Disclosure**

15 ***Seller to check one box below:***

16 (a) Presence of lead-based paint and/or lead-based paint hazards

17 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:
18 _____

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

20 ***Seller to check one box below:***

21 (b) Records and reports available to Seller.

22 ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-
23 based paint hazards in the housing. List documents below:
24 _____

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

26 **Buyer Acknowledgment**

27 (c) Buyer has (check one box below):

28 ☐ received copies of all records and reports pertaining to lead-based paint and/ or lead-based paint hazards in the
29 housing listed above.

30 ☐ not received any records and reports regarding lead-based paint and/ or lead-based paint hazards in the housing.
31

32 (d) _____ (initial) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

33 **Contingency**

34 ***Buyer to check one box below:***

35 ☐ Agreement is subject to Buyer's approval of the results of a risk assessment or inspection of the property for the
36 presence of lead-based paint and/or lead-based paint hazards, to be completed at the Buyer's expense. This
37 contingency shall be satisfied **within 10 calendar days after the Binding Agreement Date.**

38 ☐ Buyer ***waives the opportunity to conduct a risk assessment or inspection*** for the presence of lead-based paint and/or
39 lead-based paint hazards.

Licensee Acknowledgment (initial or enter N/A if not applicable)

ant Seller's Agent has informed Seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.



Buyer's Agent has informed Seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. **(Only required if the Buyer's Agent receives compensation from the Seller.)**

Certification of Accuracy

The Sellers, Buyers, and Licensees have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate and they have received a copy hereof.

The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only as required and do not make either said Licensee a party to the Purchase and Sale Agreement.


The party(ies) below have signed and acknowledge receipt of a copy.

	
SELLER Michael T Shrout	SELLER Maria L Shrout
07/29/2025 at 2:51 PM o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	07/28/2025 at 11:33 AM o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date

The party(ies) below have signed and acknowledge receipt of a copy.

BUYER	BUYER
_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm	_____ at _____ o'clock <input type="checkbox"/> am/ <input type="checkbox"/> pm
Date	Date

The party(ies) below have signed and acknowledge receipt of a copy.


REAL ESTATE LICENSEE FOR SELLER
Amanda Harvey
 07/28/25 at 10:03 AM o'clock ☐ am/ ☐ pm
Date

The party(ies) below have signed and acknowledge receipt of a copy.

REAL ESTATE LICENSEE FOR BUYER
 _____ at _____ o'clock ☐ am/ ☐ pm
Date

For Information Purposes Only:

Coldwell Banker Southern Realty
 Listing Company
Amanda Harvey
 Independent Licensee

 Selling Company

 Independent Licensee

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