



Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

RENTALS PURCHASE

PURCHASE
For the lease of Property at: 19 RIDGEFIELD ROAD, NEWTOWN SQUARE, PA.
Property Address

I. LESSOR REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY, THAT (each Lessor initial ONE of the following and state Year Constructed):

- ACB JS Property (all portions) was constructed after January 1, 1978. (If initialed, complete section V only.) Year Constructed: 1955
- Property (any portion) was constructed before January 1, 1978. (If initialed, complete all sections.)
- Lessor is unable to represent and warrant the age of the property. (If initialed, complete all sections.)

LESSOR AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

II. Lessor's Disclosure (each Lessor complete items 'a' and 'b' below)

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

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

(ii) ACB JS Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

b. Records and reports available to the Lessor (initial and complete (i) or (ii) below):

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

(ii) ACB JS Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

III. Lessee's Acknowledgment (each Lessee initial and complete items c, d and e below)

c. Lessee has read the Lead Warning Statement above.

d. Lessee has received copies of all information listed above. (If none listed, check here.)

e. Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

IV. Agent's Acknowledgment (initial item 'f' below)

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

V. 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.

Robert C. Schmidt 2/20/15
Lessor SALES Date

Lessee BUYER Date

Joan Schmidt 2/20/15
Lessor SALES Date

Lessee BUYER Date

[Signature] 2/20/15
Agent Date

Agent Date