

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

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

1 PROPERTY 209 Anabel Road Delta PA 17314
2 SELLER Wade Walter

3 The Real Estate Seller Disclosure Law (68 P.S. §7301 et seq.) requires that a seller of a property must disclose to a buyer all known
4 material defects about the property being sold that are not readily observable. While the Law requires certain disclosures, this disclosure
5 statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclosure
6 requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure form
7 can find the form on the Web site of the Pennsylvania State Real Estate Commission.

8 This Statement discloses Seller's knowledge of the condition of the property as of the date signed by Seller and is not a substitute
9 for any inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a war-
10 ranty or representation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address
11 concerns about the conditions of the property that may not be included in this Statement. This Statement does not relieve Seller of the
12 obligation to disclose a material defect that may not be addressed on this form.

13 A Material Defect is a problem with a residential real property or any portion of it that would have a significant adverse impact on the
14 value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or sub-
15 system is at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

16 1. SELLER'S EXPERTISE Seller does not possess expertise in contracting, engineering, architecture, environmental assessment or
17 other areas related to the construction and conditions of the property and its improvements, except as follows:

18 2. OWNERSHIP/OCCUPANCY
19 (a) Is the property currently occupied? X Yes ___ No If "yes," by whom? X Seller ___ Other occupants (tenants)
20 If property is not occupied, when was it last occupied?
21 (b) How long have you owned the property?
22 (c) Are you aware of any pets having lived in the house or other structures during your ownership? X Yes ___ No
23 If "yes," describe: Great dane

24 3. ROOF
25 (a) Date roof installed: Documented? ___ Yes ___ No X Unknown
26 (b) Has the roof been replaced or repaired during your ownership? ___ Yes X No
27 If "yes," was the existing roofing material removed? ___ Yes ___ No ___ Unknown
28 (c) Has the roof ever leaked during ownership? X Yes ___ No
29 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? X Yes ___ No

30 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
31 leaked in the spare bedroom

32 4. BASEMENTS AND CRAWL SPACES (Complete only if applicable)
33 (a) Does the property have a sump pump? X Yes ___ No ___ Unknown
34 If "yes," has it ever run? X Yes ___ No ___ Unknown Is it in working order? ___ Yes ___ No ___ Unknown
35 (b) Are you aware of any water leakage, accumulation, or dampness within the basement or crawl space? ___ Yes X No
36 (c) Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space? ___ Yes X No

37 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:

38 5. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS
39 (a) Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the property? ___ Yes X No
40 (b) Are you aware of any damage to the property caused by termites/wood-destroying insects, dryrot, or pests? ___ Yes X No
41 (c) Is your property currently under contract by a licensed pest control company? ___ Yes X No
42 (d) Are you aware of any termite/pest control reports or treatments for the property? ___ Yes X No

43 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:

44 6. STRUCTURAL ITEMS
45 (a) Are you aware of any past or present water leakage in the house or other structures? X Yes ___ No
46 (b) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other
47 structural components? X Yes ___ No
48 (c) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property? X Yes ___ No
49 (d) Is your property constructed with an Exterior Insulating Finishing System (EIFS), such as Dryvit or synthetic stucco?
50 ___ Yes ___ No X Unknown If yes, date installed, if known
51 (e) Are there any defects (including stains) in flooring or floor coverings? ___ Yes X No ___ Unknown
52 (f) Are you aware of any fire, storm, water or ice damage to the property? ___ Yes X No

53 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
54 Front Porch has settled, spare bedroom ceiling leaked.

55 Buyer Initials: DJW Date 12-10-10 SPD Page 1 of 5 Seller Initials: UKU Date 12-10-10

7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property during your ownership? Yes No

| If yes, list additions, structural changes, or alterations (use additional sheets if necessary). | Approximate date of work | Were permits obtained? (Yes/No/Unknown) | Were final inspections/approvals obtained? (Yes/No/Unknown) |
|--|--------------------------|---|---|
| Recessed belly down Drywall in living room | 2009 | no | no |
| | | | |
| | | | |

Note to Buyer: The PA Construction Code Act, 35 P.S. §7210.101et seq. (effective 2004), and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changes made by prior owners. Buyers can have the property inspected by an expert in codes compliance to determine if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

8. WATER SUPPLY (a) What is the source of your drinking water? Public Water Well on Property Community Water None Other (explain):

- (b) When was your water last tested? _____ Test results: _____ If your drinking water source is not public, is the pumping system in working order? Yes No If "no," explain: _____
- (c) Do you have a softener, filter, or other treatment system? Yes No If you do not own the system, explain: _____
- (d) Have you ever had a problem with your water supply? Yes No
- (e) Has your well ever run dry? Yes No Not Applicable
- (f) Is there a well on the property not used as the primary source of drinking water? Yes No If yes, is the well capped? Yes No
- (g) Is the water system shared? Yes No
- (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items? Yes No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: Replaced well pump in 2008

9. SEWAGE SYSTEM (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect Other type of sewage system (explain):

- (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown Other (specify): _____
- (c) Are there any septic tanks on the Property? Yes No Unknown If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown Other (specify): _____
- (d) When was the on-site sewage disposal system last serviced? 2009
- (e) Are there any sewage pumps located on the property? Yes No If yes, type(s) of pump(s) _____ Are pump(s) in working order? Yes No Who is responsible for maintenance of sewage pumps? _____
- (f) Is the sewage system shared? Yes No
- (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Yes No

Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts: Sewer line from house to junction box was replaced, summer 2010

10. PLUMBING SYSTEM (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene pipe (PB) Mixed Unknown Other (explain):

- (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bathroom fixtures; wet bars; etc.)? Yes No If "yes," explain: _____

11. DOMESTIC WATER HEATING (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up Other (explain):

- (b) Are you aware of any problems with any water heater or related equipment? Yes No If "yes," explain: Leaks valve leaks

120 Buyer Initials: _____ Date _____ SPD Page 2 of 5 Seller Initials: WKL Date 2/10

121 12. AIR CONDITIONING SYSTEM

122 (a) Type of air conditioning: Central Air ___ Wall Units ___ Window Units ___ None
123 Other (explain): _____
124 Number of window units included in sale _____ Location(s) _____
125 (b) Age of Central Air Conditioning System: _____ Unknown Date last serviced, if known _____
126 (c) List any areas of the house that are not air conditioned: mud porch
127 (d) Are you aware of any problems with any item in this section? ___ Yes No
128 If "yes," explain: _____

129 13. HEATING SYSTEM

130 (a) Type(s) of heating fuel(s) (check all that apply): ___ Electric Fuel Oil ___ Natural Gas ___ Propane
131 Coal Wood ___ Other: _____
132 (b) Type(s) of heating system(s) (check all that apply): ___ Forced Hot Air Hot Water ___ Heat Pump
133 ___ Electric Baseboard ___ Steam Wood Stove (How many? 1) Coal Stove (How many? 1)
134 ___ Other: _____
135 (c) Age of Heating System: 7-9 years Unknown Date last serviced, if known _____
136 (d) Are there any fireplaces? ___ Yes No If "yes," how many? _____ Are they working? ___ Yes ___ No
137 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes ___ No
138 If "yes," how many? 1 When were they last cleaned? _____ Unknown ___
139 Are they working? Yes ___ No If "no," explain: _____
140 (f) List any areas of the house that are not heated: _____
141 (g) Are you aware of any heating fuel tanks on the property? Yes ___ No
142 Location(s), including underground tank(s): behind house 275 gal.
143 If you do not own the tanks, explain: _____

144 Are you aware of any problems or repairs needed regarding any item in this section? Yes ___ No
145 If "yes," explain: valve on furnace

147 14. ELECTRICAL SYSTEM

148 (a) Type of Electrical System: ___ Fuses Circuit Breakers How Many Amps? 60 ___ Unknown
149 (b) Are you aware of any knob and tube wiring in the home? ___ Yes No
150 Are you aware of any problems or repairs needed in the electrical system? ___ Yes No
151 If "yes," explain: _____

152 15. OTHER EQUIPMENT AND APPLIANCES

153 This section must be completed for each item that will, or may, be sold with the property. The fact that an item is listed does
154 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
155 determine which items, if any, are included in the purchase of the Property.

156 (a) ___ Electric Garage Door Opener Number of Transmitters _____ Keyless Entry ___
157 (b) ___ Smoke Detectors How many? _____ Location(s) _____
158 (c) ___ Security Alarm System ___ Owned ___ Leased (Lease Information _____)
159 (d) ___ Lawn Sprinkler(s) How many? _____ Automatic Timer ___
160 (e) ___ Swimming Pool ___ Hot Tub/Spa ___ Pool/Spa Heater ___ Pool/Spa Cover ___ Whirlpool/Tub
161 ___ Pool/Spa Equipment and Accessories (list): _____
162 (f) Refrigerator(s) Range/Oven ___ Microwave Oven Dishwasher ___ Trash Compactor
163 ___ Garbage Disposal ___ Chest Freezer Washer Dryer ___ Intercom
164 (g) ___ Ceiling Fan(s) How many? _____ Location(s) _____
165 (h) ___ Awnings ___ Attic Fan(s) ___ Satellite Dish Storage Shed ___ Deck(s) ___ Electric Animal Fence
166 (i) ___ Other: _____

167 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
168 If "yes," explain: _____

169 16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)

170 (a) Land/Soils
171 1) Are you aware of any fill or expansive soil on the property? ___ Yes No
172 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
173 occurred on or affect the property? ___ Yes No
174 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this
175 property? ___ Yes No
176 Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
177 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence
178 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or
179 (724) 769-1100 (outside Pennsylvania).

180 Buyer Initials: _____ Date _____ SPD Page 3 of 5 Seller Initials: DKW Date 12-10-10

4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?

- Yes No If "yes", check all that apply below:
Farmland and Forest Land Assessment Act - 72 P.S. §5490.1 et seq. (Clean and Green Program)
Open Space Act - 16 P.S. §11941 et seq.
Agricultural Area Security Law - 3 P.S. §901 et seq. (Development Rights)
Other

Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under which agricultural operations may be subject to nuisance suits or ordinances.

- Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you received written notice of sewage sludge being spread on an adjacent property?
Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the property)? Timber Coal Oil Natural Gas Other minerals

Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means, engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of the Recorder of Deeds, and elsewhere.

Explain any "yes" answers in this section:

(b) Flooding/Drainage

- 1) Is any part of this property located in a wetlands area or a FEMA flood zone?
2) Do you know of any past or present drainage or flooding problems affecting the property?

Explain any "yes" answers in this section, including dates and extent of flooding:

(c) Boundaries

- 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property?

Note to Buyer: Most properties have easements for utility services and other reasons. These easements generally do not restrict the ordinary use of the property and Seller may not be aware of them.

- 2) Do you access the property from a private road or lane?
If yes, do you have a recorded right of way or maintenance agreement?
3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?

Explain any "yes" answers in this section:

17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

- (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)?
(b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs), etc?
(c) Are you aware of any tests for mold, fungi, or indoor air quality in the property?
(d) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the property?
(e) Are you aware of any dumping on the property?
(f) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any adjacent property?
(g) Are you aware of any tests for radon gas that have been performed in any buildings on the property?

Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing.

DATE TYPE OF TEST RESULTS (picocuries/liter or working levels) NAME OF TESTING SERVICE

- (h) Are you aware of any radon removal system on the property?

If "yes," list date installed and type of system, and whether it is in working order below:

DATE INSTALLED TYPE OF SYSTEM PROVIDER WORKING ORDER? Yes No

- (i) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the property. Are you aware of any lead-based paint or lead-based paint hazards on the property?
If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces:

Buyer Initials: Date

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Seller Initials: WKW

Date 12-10-10

- 244 (j) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint
- 245 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based
- 246 paint hazards on the property? Yes No
- 247 If "yes," list all available reports and records: _____
- 248 (k) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No
- 249 (l) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
- 250 Yes No

251 Explain any "yes" answers in this section: _____

252

253 18. CONDOMINIUMS AND OTHER HOMEOWNER ASSOCIATIONS (Complete only if applicable)

254 Type: Condominium Cooperative Homeowner Association or Planned Community

255 Other: _____

256 Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, cooperative, or planned
257 community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued
258 by the association in the condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or sim-
259 ilar one-time fees in addition to regular monthly maintenance fees. The buyer will have the option of canceling the agreement with the return of all
260 deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

261 19. MISCELLANEOUS

- 262 (a) Are you aware of any historic preservation restriction or ordinance or archeological designation associated with the property?
- 263 Yes No
- 264 (b) Are you aware of any existing or threatened legal action affecting the property? Yes No
- 265 (c) Are you aware of any violations of federal, state, or local laws or regulations relating to this property? Yes No
- 266 (d) Are you aware of any public improvement, condominium or homeowner association assessments against the property that remain
- 267 unpaid or of any violations of zoning, housing, building, safety or fire ordinances that remain uncorrected? Yes No
- 268 (e) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan), overdue payment on a support obli-
- 269 gation, or other debt against this property that cannot be satisfied by the proceeds of this sale? Yes No
- 270 (f) Are you aware of any reason, including a defect in title, that would prevent you from giving a warranty deed or conveying title to the
- 271 property? Yes No
- 272 (g) Are you aware of any insurance claims filed relating to the property? Yes No
- 273 (h) Are you aware of any material defects to the property, dwelling, or fixtures which are not disclosed elsewhere on this form?
- 274 Yes No

275 A material defect is a problem with a residential real property or any portion of it that would have a significant adverse impact
276 on the value of the property or that involves an unreasonable risk to people on the property. The fact that a structural element,
277 system or subsystem is at or beyond the end of normal useful life of such a structural element, system or subsystem is not by
278 itself a material defect.

279 Explain any "yes" answers in this section: _____

280

281 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
282 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
283 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION
284 CONTAINED IN THIS STATEMENT. Seller shall cause Buyer to be notified in writing of any information supplied on this form
285 which is rendered inaccurate by a change in the condition of the property following completion of this form.

286 WITNESS _____ SELLER [Signature] DATE 12-4-10

287 WITNESS _____ SELLER _____ DATE _____

288 WITNESS _____ SELLER _____ DATE _____

289 EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

290 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required

291 to fill out a Seller's Property Disclosure Statement. The executor, administrator or trustee, must, however, disclose any known mate-

292 rial defect(s) of the property.

293 _____ DATE _____

294 RECEIPT AND ACKNOWLEDGEMENT BY BUYER

295 The undersigned Buyer acknowledges receipt of this Disclosure Statement. Buyer acknowledges that this Statement is not a

296 warranty and that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It

297 is Buyer's responsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property

298 be inspected, at Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

299 WITNESS _____ BUYER _____ DATE _____

300 WITNESS _____ BUYER _____ DATE _____

301 WITNESS _____ BUYER _____ DATE _____

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

Generally speaking, the Real Estate Seller Disclosure Law requires that before an agreement of sale is signed, the seller in a residential real estate transfer must make certain disclosures regarding the property to potential buyers in a form defined by the law. A residential real estate transfer is defined as a sale, exchange, installment sales contract, lease with an option to buy, grant or other transfer of an interest in real property where **NOT LESS THAN ONE AND NOT MORE THAN FOUR RESIDENTIAL DWELLING UNITS** are involved.

The Law defines a number of exceptions where the disclosures do not have to be made:

1. Transfers that are the result of a court order.
2. Transfers to a mortgage lender that result from a buyer's default and subsequent foreclosure sales that result from default.
3. Transfers from a co-owner to one or more other co-owners.
4. Transfers made to a spouse or direct descendant.
5. Transfers between spouses that result from divorce, legal separation, or property settlement.
6. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of liquidation.
7. Transfer of a property to be demolished or converted to non-residential use.
8. Transfer of unimproved real property.
9. Transfers by a fiduciary during administration of a decedent estate, guardianship, conservatorship or trust.
10. Transfers of new construction that has never been occupied when:
 - a. The buyer has received a one-year warranty covering the construction;
 - b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model building code; and
 - c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

In addition to these exceptions, disclosures for condominiums and cooperatives are limited to the seller's particular unit(s). Disclosures regarding common areas or facilities are not required, as those elements are already addressed in the laws that govern the resale of condominium and cooperative interests.

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

1 PROPERTY 209 Rubel Road
2 SELLER Wade Walters

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

11 SELLER'S DISCLOSURE
12 [initials] Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13 [initials] Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide
14 the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
15 other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

16 SELLER'S RECORDS/REPORTS
17 [initials] Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property
18 [initials] Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19 or about the Property. (List documents):
20

21 Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
22 WITNESS SELLER [signature] DATE 12-4-10
23 WITNESS SELLER DATE
24 WITNESS SELLER DATE

25 AGENT ACKNOWLEDGEMENT AND CERTIFICATION
26 [signature] Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
27 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

28 The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
29 Seller Agent and Buyer Agent must both sign this form.

30 BROKER FOR SELLER (Company Name) Joan Ryder & Associates Real Estate
31 LICENSEE Heather Schaefer DATE 12/3/2010
32 BROKER FOR BUYER (Company Name)
33 LICENSEE DATE

34 BUYER
35 DATE OF AGREEMENT

36 BUYER'S ACKNOWLEDGMENT
37 [initials] Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement.
38 [initials] Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
39 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

40 Buyer certifies that to the best of Buyer's knowledge the above statements are true and accurate.
41 WITNESS BUYER DATE
42 WITNESS BUYER DATE
43 WITNESS BUYER DATE