

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 2528 New Park Road, New Park, PA 17352
2 SELLER Jeffrey S. Wright, Gia C. Wright

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 disclo-
5 sure statement covers common topics beyond the basic requirements of the Law in an effort to assist sellers in complying with disclo-
6 sure requirements and to assist buyers in evaluating the property being considered. Sellers who wish to see or use the basic disclosure
7 form 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

19 2. OWNERSHIP/OCCUPANCY
20 (a) Is the property currently occupied? [X] Yes [] No If "yes," by whom? [X] Seller [] Other occupants (tenants)
21 If property is not occupied, when was it last occupied?
22 (b) How long have you owned the property? 10 years
23 (c) Are you aware of any pets having lived in the house or other structures during your ownership? [X] Yes [] No
24 If "yes," describe: Dog - limited to part of basement and fenced yard.

25 3. ROOF
26 (a) Date roof installed: 1905 Documented? [] Yes [X] No [] Unknown
27 (b) Has the roof been replaced or repaired during your ownership? [] Yes [X] No
28 If "yes," was the existing roofing material removed? [] Yes [] No [] Unknown
29 (c) Has the roof ever leaked during ownership? [X] Yes [] No
30 (d) Are you aware of any problems with the roof, gutters, flashing or downspouts? [] Yes [X] No

31 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
32 Root leaked around chimney (\$4000 Copper Flashing + Repair)-2006; Gutters replaced 4" to 6" (\$2100) 2007

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

38 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
39 Water leaked around door (installed base plate), Water tank leaked in basement, Window near oil tank leaked

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

45 Explain any "yes" answers in this section, including the name of any service/treatment provider, if applicable:
46 Deck dryrotted (replaced 2006), Dryrot in shed/out house

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

56 Explain any "yes" answers in this section, including the location and extent of any problem(s) and any repair or remediation efforts:
57

58 Buyer Initials: Date SPD Page 1 of 6 Seller Initials: [Signature] Date 11/6/08
11/10/08

59 7. ADDITIONS/ALTERATIONS Have any additions, structural changes, or other alterations been made to the property
 60 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)
Deck repair/enhancement	2006	Unknown	
Finished Attic/3rd Floor	2007	Electrical	Yes

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

74 8. WATER SUPPLY

- 75 (a) What is the source of your drinking water? Public Water Well on Property Community Water
 76 None Other (explain): _____
- 77 (b) When was your water last tested? 1998 Test results: Clean - none detect for metals
 78 If your drinking water source is not public, is the pumping system in working order? Yes No
 79 If "no," explain: _____
- 80 (c) Do you have a softener, filter, or other treatment system? Yes No
 81 If you do not own the system, explain: Only ice maker and sink have replaceable cartridges
- 82 (d) Have you ever had a problem with your water supply? Yes No
- 83 (e) Has your well ever run dry? Yes No Not Applicable
- 84 (f) Is there a well on the property not used as the primary source of drinking water? Yes No
 85 If yes, is the well capped? Yes No
- 86 (g) Is the water system shared? Yes No
- 87 (h) Are you aware of any leaks or other problems, past or present, relating to the water supply, pumping system, and related items?
 88 Yes No

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

90 Water holding tank had leak.

92 9. SEWAGE SYSTEM

- 93 (a) What is the type of sewage system? Public Sewer Individual On-lot Sewage Disposal System
 94 Individual On-lot Sewage Disposal System in Proximity to Well Community Sewage Disposal System
 95 Ten-acre Permit Exemption Holding Tank None None Available/Permit Limitations in Effect
 96 Other type of sewage system (explain): _____
- 97 (b) If Individual On-lot sewage system, what type? Cesspool Drainfield Unknown
 98 Other (specify): _____
- 99 (c) Are there any septic tanks on the Property? Yes No Unknown
 100 If "yes," what type of tank(s)? Metal/steel Cement/concrete Fiberglass Unknown
 101 Other (specify): _____
- 102 (d) When was the on-site sewage disposal system last serviced? 2005
- 103 (e) Are there any sewage pumps located on the property? Yes No
 104 If yes, type(s) of pump(s) _____ Are pump(s) in working order? Yes No
 105 Who is responsible for maintenance of sewage pumps? _____
- 106 (f) Is the sewage system shared? Yes No
- 107 (g) Are you aware of any past or present leaks, backups, or other problems relating to the sewage system and related items? Yes No

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

110 10. PLUMBING SYSTEM

- 111 (a) Type of plumbing (check all that apply): Copper Galvanized Lead PVC Polybutylene Pipe (PB)
 112 Mixed Unknown Other (explain): _____
- 113 (b) Are you aware of any problems with any of your plumbing fixtures (e.g., including but not limited to: kitchen, laundry, or bath-
 114 room fixtures; wet bars; etc.)? Yes No
 115 If "yes," explain: _____

116 11. DOMESTIC WATER HEATING

- 117 (a) Type of water heating: Electric Natural Gas Fuel Oil Propane Solar Summer/Winter Hook-Up
 118 Other (explain): _____
- 119 (b) Are you aware of any problems with any water heater or related equipment? Yes No
 120 If "yes," explain: _____

121 Buyer Initials: _____ Date _____ SPD Page 2 of 6 Seller Initials: BW Date 11/7/08

122 12. AIR CONDITIONING SYSTEM
 123 (a) Type of air conditioning: Central Air Wall Units Window Units None
 124 Other (explain): _____
 125 Number of window units included in sale _____ Location(s) _____
 126 (b) Age of Central Air Conditioning System: 2007 Unknown Date last serviced, if known _____
 127 (c) List any areas of the house that are not air conditioned: Basement
 128 (d) Are you aware of any problems with any item in this section? Yes No
 129 If "yes," explain: _____

130 13. HEATING SYSTEM
 131 (a) Type(s) of heating fuel(s) (check all that apply): Electric Fuel Oil Natural Gas Propane
 132 Coal Wood Other: _____
 133 (b) Type(s) of heating system(s) (check all that apply): Forced Hot Air Hot Water Heat Pump
 134 Electric Baseboard Steam Wood Stove (How many? _____) Coal Stove (How many? _____)
 135 Other: Pellet Stove in basement
 136 (c) Age of Heating System: _____ Unknown Date last serviced, if known 2007
 137 (d) Are there any fireplaces? Yes No If "yes," how many? _____ Are they working? Yes No
 138 (e) Are there any chimneys (from a fireplace, water heater or any other heating system)? Yes No
 139 If "yes," how many? 1 When were they last cleaned? _____ Unknown
 140 Are they working? Yes No If "no," explain: Unused for fire, vent for oil heater only
 141 (f) List any areas of the house that are not heated: _____
 142 (g) Are you aware of any heating fuel tanks on the property? Yes No
 143 Location(s), including underground tank(s): Basement
 144 If you do not own the tanks, explain: _____

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

148 14. ELECTRICAL SYSTEM
 149 (a) Type of Electrical System: Fuses Circuit Breakers How Many Amps? 200 Unknown
 150 (b) Are you aware of any knob and tube wiring in the home? Yes No
 151 Are you aware of any problems or repairs needed in the electrical system? Yes No
 152 If "yes," explain: _____

153 15. OTHER EQUIPMENT AND APPLIANCES
 154 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
 155 not mean it is included in the Agreement of Sale. Terms of the Agreement of Sale negotiated between Buyer and Seller will
 156 determine which items, if any, are included in the purchase of the Property.
 157 (a) Electric Garage Door Opener Number of Transmitters _____ Keyless Entry
 158 (b) Smoke Detectors How many? 4 Location(s) Each floor
 159 (c) Security Alarm System Owned Leased (Lease Information _____)
 160 (d) Lawn Sprinkler(s) How many? _____ Automatic Timer
 161 (e) Swimming Pool Hot Tub/Spa Pool/Spa Heater Pool/Spa Cover Whirlpool/Tub
 162 Pool/Spa Equipment and Accessories (list): _____
 163 (f) Refrigerator(s) Range/Oven Microwave Oven Dishwasher Trash Compactor
 164 Garbage Disposal Chest Freezer Washer Dryer Intercom
 165 (g) Ceiling Fan(s) How many? 2 Location(s) Kitchen, Attic
 166 (h) Awnings Attic Fan(s) Satellite Dish Storage Shed Deck(s) Electric Animal Fence
 167 (i) Other: _____
 168 Are you aware of any problems or repairs needed regarding any item in this section? Yes No
 169 If "yes," explain: _____

170 16. LAND (SOILS, DRAINAGE, FLOODING AND BOUNDARIES)
 171 (a) Land/Soils
 172 1) Are you aware of any fill or expansive soil on the property? Yes No
 173 2) Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
 174 occurred on or affect the property? Yes No
 175 3) Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations that might affect this
 176 property? Yes No
 177 Note to Buyer: The property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
 178 damage may occur and mine subsidence insurance are available through: Department of Environmental Protection, Mine Subsidence
 179 Insurance Fund, 25 Technology Drive, California Technology Park, Coal Center, PA 15423 (800) 922-1678 (within Pennsylvania) or
 180 (724) 769-1100 (outside Pennsylvania).

181 Buyer Initials: _____ Date _____ SPD Page 3 of 6 Seller Initials: BSW Date 11/7/08
GCW 11/10/08

- 182 4) Is the property, or a portion of it, preferentially assessed for tax purposes, or subject to limited development rights?
 183 Yes No If "yes", check all that apply below:
 184 **Farmland and Forest Land Assessment Act** - 72 P.S. §5490.1 et seq. (Clean and Green Program)
 185 **Open Space Act** - 16 P.S. §11941 et seq.
 186 **Agricultural Area Security Law** - 3 P.S. §901 et seq. (Development Rights)
 187 Other _____

188 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. §§ 951-957) in an effort to limit the circumstances under*
 189 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
 190 *agricultural operations covered by the Act operate in the vicinity of the property.*

191 **Explain any "yes" answers in this section:** _____
 192 _____

193 (b) **Flooding/Drainage**

- 194 1) Is any part of this property located in a wetlands area or a FEMA flood zone? Yes No Unknown
 195 2) Do you know of any past or present drainage or flooding problems affecting the property? Yes No

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

198 (c) **Boundaries**

- 199 1) Do you know of any encroachments, boundary line disputes, or easements affecting the property? Yes No

200 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the*
 201 *easements do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to*
 202 *determine the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching*
 203 *the records in the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

- 204 2) Do you access the property from a private road or lane? Yes No
 205 If yes, do you have a recorded right of way or maintenance agreement? Yes No
 206 3) Are you aware of any shared or common areas (e.g., driveways, bridges, docks, walls, etc.) or maintenance agreements?
 207 Yes No

208 **Explain any "yes" answers in this section:** _____
 209 _____

210 **17. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

- 211 (a) Are you aware of any underground tanks (other than home heating fuel or septic tanks disclosed above)? Yes No
 212 (b) Are you aware of any past or present hazardous substances present on the property (structure or soil) such as, but not limited to,
 213 asbestos or polychlorinated biphenyls (PCBs), etc? Yes No
 214 (c) Are you aware of sewage sludge (other than commercially available fertilizer products) being spread on the property, or have you
 215 received written notice of sewage sludge being spread on an adjacent property? Yes No
 216 (d) Are you aware of any tests for mold, fungi, or indoor air quality in the property? Yes No
 217 (e) Other than general household cleaning, have you taken any efforts to control or remediate mold or mold-like substances in the
 218 property? Yes No

219 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air qual-*
 220 *ity is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this issue is*
 221 *available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box 37133,*
 222 *Washington, D.C. 20013-7133, 1-800-438-4318.*

- 223 (f) Are you aware of any dumping on the property? Yes No
 224 (g) Have you received written notice regarding the presence of an environmental hazard or biohazard on your property or any
 225 adjacent property? Yes No
 226 (h) Are you aware of any tests for radon gas that have been performed in any buildings on the property? Yes No
 227 If "yes," list date, type, and results of all tests below:

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

- 231 (i) Are you aware of any radon removal system on the property? Yes No

232 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?
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No
_____	_____	_____	<input type="checkbox"/> Yes <input type="checkbox"/> No

- 236 (j) If property was constructed, or if construction began, before 1978, you must disclose any knowledge of lead-based paint on the
 237 property. Are you aware of any lead-based paint or lead-based paint hazards on the property? Yes No
 238 If "yes," explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 239 _____

- 240 (k) If property was constructed, or if construction began, before 1978, you must disclose any reports or records of lead-based paint
 241 or lead-based paint hazards on the property. Are you aware of any reports or records regarding lead-based paint or lead-based paint
 242 hazards on the property? Yes No
 243 If "yes," list all available reports and records: _____
 244 _____

244 **Buyer Initials:** _____ **Date** _____ **SPD Page 4 of 6** **Seller Initials:** BW **Date** 11/7/08
 Produced with ZipForm™ by RE FormsNet, LLC 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipform.com OCW 11/10/08 Wright

- 245 (l) Are you aware of testing on the property for any other hazardous substances or environmental concerns? Yes No
 246 (m) Are you aware of any other hazardous substances or environmental concerns that might impact upon the property?
 247 Yes No

248 Explain any "yes" answers in this section: _____
 249 _____
 250 _____
 251 _____

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

253 Type: Condominium Cooperative Homeowner Association or Planned Community
 254 Other: _____

255 *Notice regarding Condominiums, Cooperatives, and Planned Communities: A buyer of a resale unit in a condominium, coopera-*
 256 *tive, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regula-*
 257 *tions, and a certificate of resale issued by the association in the condominium, cooperative, or planned com-*
 258 *munity. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular monthly*
 259 *maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certifi-*
 260 *cate 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 Jan Snyder SELLER Jeffrey S. Wright DATE 11/10/08
 287 WITNESS Jan Snyder SELLER Gia C. Wright DATE 11/10/08
 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 mater-
 292 ial 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.

Sample Disclosure Format for Target Housing Sales
Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

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)

- MSW* (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- MSW* (b) Records and reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports 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 Acknowledgment (initial)

- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
- 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.

Agent's Acknowledgment (initial)

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

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<i>MSW</i>	<i>11/10/08</i>	<i>MSW</i>	
Seller	Date	Seller	Date
<i>MSW</i>			
Agent	Date	Agent	Date
Purchaser	Date	Purchaser	Date

