

VIRGINIA ASSOCIATION OF REALTORS®
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
(Purchase)

This disclosure applies to the property(ies) in the City or County of County of Wythe and is described as follows:
Instrument# 090003617, Tax Map# 53-42

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 Disclosures (each Seller initial in each space and check the appropriate box after each space)

RS

(a) Presence of lead-based paint hazards (check one below):

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

RS

(b) Records and reports available to the Seller (check one below):

- ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.
☐ Seller has provided the Purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents):

Purchasers' Acknowledgments (each Purchaser initial in each space)

(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.

Agents' Acknowledgments (each agent involved in this transaction initial in the appropriate space)

dh

(f) Seller's agent (listing 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 seller's compliance therewith.

(g) Seller's agent (subagent) 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 seller's compliance therewith.

REV. 3/95

Short Way Real Estate, Inc. 1205 E Main St Wytheville, VA 24382

Phone: (276)637-6795

Fax: 276-223-4025

Diane Hawkins

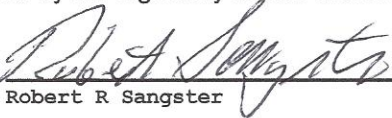
Robert R Sangs

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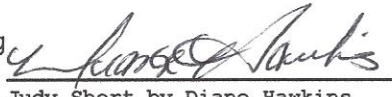
_____ (h) Purchaser's agent (if agent will receive any compensation from seller or seller's agent) has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure seller's compliance therewith.

Certification of Accuracy

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

Seller  Date 4-15-13 Seller _____ Date _____
Robert R Sangster

Purchaser _____ Date _____ Purchaser _____ Date _____

Listing Agent  Date 4-15-13 Purchaser's Agent _____ Date _____
Judy Short by Diane Hawkins

Subagent _____ Date _____