



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1 **PROPERTY ADDRESS:** 630 W Washington, South Bend, in 46601

2 **LEAD WARNING STATEMENT**

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

11 **SELLER'S DISCLOSURE**

12 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

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

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17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in
18 the housing.

19 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

20 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real*
21 *Estate Sales Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards
22 in the housing (list and attach documents below): _____
23

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26 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
27 housing.

28 **BUYER'S ACKNOWLEDGEMENT (initial)**

29 (c.) _____ Buyer has received copies of all information listed above.

30 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

31 (e.) _____ Buyer has **(check (i) or (ii) below)**:

32 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
33 the presence of lead-based paint and/or lead-based paint hazards;

34 **OR**

35 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
36 lead-based paint hazards.

37 **BROKER'S ACKNOWLEDGMENT (initial)**

38 (f.) _____ Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of
39 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears,**
40 **it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

41 **CERTIFICATION OF ACCURACY**

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

44 This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which
45 shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties
46 agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The
47 parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on
48 the parties. The original document shall be promptly delivered, if requested.

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55 630 W Washington, South Bend, in 46601

(Property Address)

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BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

BUYER'S SIGNATURE _____ DATE _____

PRINTED _____

SELLING BROKER* _____ DATE _____

Thomas Edward Erlandson 7/29/26
 SELLER'S SIGNATURE _____ DATE _____

Erlandson Thomas Edward and Alice Marie Rev Trust
 PRINTED _____

Alice Marie Erlandson 7/29/2024
 SELLER'S SIGNATURE _____ DATE _____
 and as Trustees w Life Estates

PRINTED _____

Diane Bennett
 LISTING BROKER _____ DATE _____
 Diane Bennett

***Only required if the Buyer's Broker receives compensation from the Seller.**



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