



**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND OR 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)

3 (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.

00 (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 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 Acknowledgement (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 of the presence of lead-based paint 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 Acknowledgement (Initial)

CU (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 they have provided is true and accurate.

Seller [Signature] Date 11/20/24 Seller _____ Date ____/____/____
 Purchaser _____ Date ____/____/____ Purchaser _____ Date ____/____/____
 Agent [Signature] Date ____/____/____ Agent _____ Date ____/____/____

ADDRESS 4245 Lamberden, Pennsburg, PA

Seller Seth N Smith
 Buyer _____
 Property 4245 Lamberdon Rd, Pennsboro, WV

**OIL, GAS & MINERALS, FREE GAS RIGHTS, LEASING RIGHTS,
 TIMBER OR TIMBER RIGHTS**

NOTICE TO BUYERS AND SELLERS OF REAL ESTATE

This Real Estate Brokerage firm(s) and its agent(s) are limited in the assistance they can offer when you sell or purchase real estate with oil, gas and mineral rights, free gas rights, leasing rights, timber or timber rights.

When listing real estate for sale, we must rely on the Seller's knowledge of any such rights they own and whether or not they wish to convey those rights. It is beyond the area of expertise of this Brokerage and its agents to recommend a fair market value for any oil, gas and minerals, free gas rights, leasing rights, timber or timber rights. If you are selling or buying real estate with any such rights, we recommend that you seek expert advice on the value of such rights.

When purchasing real estate you may be purchasing only the surface rights, or you may be purchasing the surface with some part of or all of the oil, gas and mineral rights which the seller owns. To determine that ownership requires a title examination back to or before the Civil War era. A title search for the transfer of real estate generally provides certification from the Title Company that you are receiving good, marketable title to the SURFACE, AND ONLY THE SURFACE, which certification is generally based on a 60-year title examination.

If you purchase real estate, there may be oil, gas and mineral leases in place that affect that ownership. Further, if someone else owns the oil, gas and minerals they may have leased or in the future may lease the oil, gas and minerals and may mine or drill to develop the oil, gas and minerals, and may have certain rights to use the surface so as to extract the oil, gas and minerals. If, before making a purchase, you want to know more about the oil, gas and minerals or about surface owners' rights, you may find these websites informative:
<http://www.wvsoro.org> or <http://www.oogeep.org>

The owners of the surface and the owners of the oil, gas and minerals have correlative rights to use the same property; however, in the exercise of those rights each owner has duties to accommodate one another and to act with due regard for the rights of one another; to avoid unreasonable interference; to use methods which are least destructive to the other owner; and in some instances, adopt alternate means where other means reasonably exist.

READ, UNDERSTOOD, AND AGREED:

<u>Seth N Smith</u>	<u>11/26/2013</u>	_____	_____
Seller	Date	Buyer	Date
_____	_____	_____	_____
Seller	Date	Buyer	Date
<u>[Signature]</u>	_____	_____	_____
Listing Agent	Date	Selling Agent	Date