

## CONSUMER NOTICE

### THIS IS NOT A CONTRACT

In an effort to enable consumers of real estate services to make informed decisions about the business relationships they may have with real estate brokers and salespersons (licensees), the Real Estate Licensing and Registration Act (RELRA) requires that consumers be provided with this Notice at the initial interview.

- Licensees may enter into the following agency relationships with consumers:

#### *Seller Agent*

As a seller agent, the licensee and the licensee's company works exclusively for the seller/landlord and must act in the seller's/landlord's best interest, including making a continuous and good faith effort to find a buyer/tenant except while the property is subject to an existing agreement. All confidential information relayed by the seller/landlord must be kept confidential except that a licensee must reveal known material defects about the property. A subagent has the same duties and obligations as the seller agent.

#### *Buyer Agent*

As a buyer agent, the licensee and the licensee's company work exclusively for the buyer/tenant even if paid by the seller/landlord. The buyer agent must act in the buyer/tenant's best interest, including making a continuous and good faith effort to find a property for the buyer/tenant, except while the buyer is subject to an existing contract, and must keep all confidential information, other than known material defects about the property, confidential.

#### *Dual Agent*

As a dual agent, the licensee works for *both* the seller/landlord and the buyer/tenant. A dual

agent may not take any action that is adverse or detrimental to either party but must disclose known material defects about the property. A licensee must have the written consent of both parties before acting as a dual agent.

### *Designated Agent*

As a designated agent, the broker of the selected real estate company designates certain licensees within the company to act exclusively as the seller/landlord agent and other licensees within the company to act exclusively as the buyer/tenant agent in the transaction. Because the broker supervises all of the licensees, the broker automatically serves as a dual agent. Each of the designated licensees are required to act in the applicable capacity explained previously. Additionally, the broker has the duty to take reasonable steps to assure that confidential information is not disclosed within the company.

- In addition, a licensee may serve as a Transaction Licensee.

A transaction licensee provides real estate services without having any agency relationship with a consumer. Although a transaction licensee has no duty of loyalty or confidentiality, a transaction licensee is prohibited from disclosing that:

- The seller will accept a price less than the asking/listing price,
- The buyer will pay a price greater than the price submitted in the written offer, and
- The seller or buyer will agree to financing terms other than those offered.

Like licensees in agency relationships, transaction licensees must disclose known material defects about the property.

- Regardless of the business relationship selected, all licensees owe consumers the duty to:

- Exercise reasonable professional skill and care which meets the practice standards required by the RELRA.
  - Deal honestly and in good faith.
  - Present, as soon as practicable, all written offers, counteroffers, notices and communications to and from the parties. This duty may be waived *by* the seller *where* the seller's property is under contract and the waiver is in writing.
  - Comply with Real Estate Seller Disclosure Law.
  - Account for escrow and deposit funds.
  - Disclose, as soon as practicable, all conflicts of interest and financial interests.
  - Provide assistance with document preparation and advise the consumer regarding compliance with laws pertaining to real estate transactions.
  - Advise the consumer to seek expert advice on matters about the transaction that are beyond the licensee's expertise.
  - Keep the consumer informed about the transaction and the tasks to be completed.
  - Disclose financial interest in a service, such as financial, title transfer and preparation services, insurance, construction, repair or inspection, at the time service is recommended or the first time the licensee learns that the service will be used.
- The following contractual terms are *negotiable* between the licensee and the consumer and must be addressed in an agreement/disclosure statement:
    - The duration of the licensee's employment, listing agreement or contract.

- The licensee's fees or commission.
  - The scope of the licensee's activities or practices.
  - The broker's cooperation with and sharing of fees with other brokers.
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- All sales agreements must contain the property's zoning classification except where the property is zoned solely or primarily to permit single family dwellings.
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- The Real Estate Recovery Fund exists to reimburse any person who has obtained a final civil judgment against a Pennsylvania real estate licensee owing to fraud, misrepresentation, or deceit in a real estate transaction and who has been unable to collect the judgment after exhausting all legal and equitable remedies. For complete details about the Fund, call (717) 783-3658.

**Before you disclose any financial information to a licensee, be advised that unless you select a business relationship by signing a written agreement, the licensee is NOT representing you. A business relationship is NOT presumed.**

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**ACKNOWLEDGMENT**

I acknowledge that I have received this disclosure.

Date: Jan 14, 2026      Carmela Pfingsten  
  
(Consumer's printed name)

  
  
(Consumer's signature)

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Date: \_\_\_\_\_  
  
(Consumer's printed name)

\_\_\_\_\_  
  
(Consumer's signature)

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I certify that I have provided this document to the above consumer during the initial interview.

Date: Jan 14, 2026  
  
Dylan Donovall  
  
(Licensee'S PRINTED NAME)

  
  
(LICENSEE'S SIGNATURE)

RS376643  
  
(LICENSE #)

***Adopted by the State Real Estate Commission at 49 Pa. Code §35.336.***

\* \* \* \* \*

This Listing Agreement ("Agreement") is entered into as of this 14th day of January, 2026, by and between: Seller: Carmela Pfingsten (hereinafter referred to as "Seller"), the sole owner of the real property described below ("Property" Raymond Realty Group LLC (hereinafter referred to as "Agency"), a licensed real estate agency with the expertise and resources to market and sell the Property on behalf of the Seller.

The Seller wishes to sell the Property, and the Agency agrees to assist in the marketing and sale of the Property under the terms and conditions set forth herein. Accordingly, the parties agree as follows:

### 1.) PROPERTY DESCRIPTION:

Street Address: 208 E Cherry St, New Castle 16102  
Tax Parcel ID: 07-038400, 07-028600 Map Number: \_\_\_\_\_  
Deed Number: \_\_\_\_\_ Page Number: \_\_\_\_\_

Document # 2025-000681

### 2.) EXCLUSIVE RIGHT TO SELL:

The Seller grants to the Agency an exclusive right to sell the Property. The Agency shall be the sole and exclusive representative for the sale of the Property, with full authority to market, negotiate, and enter into contracts on behalf of the Seller. This Agreement is exclusive and may not be terminated by the Seller during its term unless mutually agreed upon by both parties in writing.

### 3.) TERM OF AGREEMENT:

This Agreement shall remain in effect until Jun 14, 2026 (not to exceed 6 months), unless terminated in writing by all parties.

### 4.) LISTING PRICE:

The initial asking price for the Property is set at: \$ 95,000 (U.S. Dollars). The Agency may recommend adjustments to the listing price. Any such adjustments must be approved by the Seller in writing.

### 5.) BROKER COMPENSATION:

Broker compensation is negotiable and not set by law. The agreed-upon commission for the sale of the Property is as follows:

**Percentage-Based Commission-** The Seller agrees to pay the Listing Agent a commission of 2 % of the final selling price of the Property. This percentage-based commission will be calculated on the sale price and is due upon the successful closing of the sale.

**Flat Fee Commission-** The Seller may elect to pay the Listing Agent a flat fee of \$ 1500 for the services rendered in connection with the sale of the Property, regardless of the final selling price. The flat fee is due upon the successful closing of the sale.

The minimum compensation due to the Listing Agent shall be \$1,500.00, even if the agreed-upon fee is less than this amount. In addition to the commission, the Seller agrees to pay an administrative fee of \$250.00.

*admin fee of \$250 to be split with listing agent*



**The Seller also authorizes the Agency to offer the following compensation to cooperating brokers:**

Cooperating Broker Commission: 0 % of the selling price

A flat fee of \$ 0.

### 6.) CONDITIONS FOR COMMISSION:

The Seller agrees to compensate the Agency with a commission under the following circumstances:

Sale, Lease, Exchange, or Auction of the Property- If the Property is sold, leased, exchanged, or auctioned, the Seller will pay the Agency the agreed-upon commission.

The Seller agrees to compensate the Agency with a commission under the following circumstances:

**Sale, Lease, Exchange, or Auction of the Property-** If the Property is sold, leased, exchanged, or auctioned, the Seller will pay the Agency the agreed-upon commission.

**Written Offer from a Ready, Willing, and Able Buyer or Tenant-** If a written offer, signed by a ready, willing, and able buyer or tenant, is presented to the Seller during the listing term, the Agency will be entitled to commission upon the Seller's acceptance of the offer.

**Option to Purchase or Lease with Option to Purchase-** If an option to purchase or lease with an option to purchase is granted, it will be considered a **sale** for commission purposes. If the option is exercised during or after the listing term, the Agency will be entitled to commission as if the Property had been sold.

**Lease Agreement During Listing Period-** If a lease is executed for the Property during the term of this Agreement, the Seller agrees to pay the Agency the first month's rent as commission, in addition to any other commissions outlined in this Agreement. If the lease includes an option to purchase, the Agency will be entitled to the same commission due on the first month's rent, regardless of whether the purchase option is exercised within the listing period.

**Exchange of Property-** If the Property is exchanged for other real estate, the Agency's commission will be based on the fair market value of the exchanged properties. The commission will be calculated as though the exchange were a sale of the Property.

The Seller understands that the Agency is entitled to commission in these situations regardless of whether the transaction is finalized by the Seller or another party introduced to the Property during the listing period.

#### **7.) SELLER'S OBLIGATIONS:**

The Seller agrees to cooperate fully with the Agency in all aspects of marketing and selling the Property. The Seller shall provide the Agency with complete and accurate information regarding the Property, including any known defects, liens, or other material facts that may affect its value or desirability. The Seller will ensure that the Property is made available for showings to potential buyers, agents, or inspectors at reasonable times, and shall promptly notify the Agency if the Property is sold, rented, or otherwise removed from the market.

#### **8.) LISTING AGENCY'S OBLIGATIONS:**

The Agency agrees to list the Property on the Multiple Listing Service (MLS) as well as on other relevant property listing platforms to maximize exposure. The Agency will actively market and advertise the Property through a variety of channels, including online platforms, print media, and other marketing avenues. The Agency will keep the Seller informed with regular updates regarding marketing efforts, as well as any inquiries received from potential buyers. The Agency commits to using its best efforts to promote the sale of the Property in accordance with industry standards and ethical practices. Additionally, the Agency will present all offers to the Seller in a timely manner and assist in the negotiation process to achieve the best possible outcome for the Seller.

#### **9.) DUAL AGENCY:**

If the Agency or any of its agents represents both the Seller and a buyer in the same transaction (a "dual agency"), the Agency will inform the Seller of this potential conflict prior to presenting any offers for review. The Seller will be given the option to consent to dual agency in writing. The Agency will provide the Seller with a clear explanation of the responsibilities and duties involved in a dual agency situation, ensuring both parties understand the implications before proceeding. The Seller's written consent will be required for the Agency to continue in a dual agency capacity.

#### **10.) TERMINATION OF AGREEMENT:**

This Agreement may be terminated by mutual written consent of both the Seller and the Agency. If the Agreement is terminated early, the Seller agrees to reimburse the Agency for any expenses incurred up to the point of termination. If the Property is withdrawn from the market before the term expires and subsequently sold within \_\_\_ months to a buyer introduced during the term of this Agreement, the Agency will still be entitled to the agreed-upon commission.

#### **11.) ACCESS TO PROPERTY:**

The Seller authorizes the Agency to allow access to the Property for appraisers, inspectors, contractors, and other professionals involved in the marketing, sale, or potential purchase of the Property. The Seller will be provided with advance notice of any scheduled appointments.

#### **12.) SIGN PLACEMENT AUTHORIZED:**

The Seller authorizes the Agency to place a "For Sale" or "For Lease" sign on the Property in a visible location, subject to local regulations.

~~No Sign Placement~~ The Seller does not authorize a sign to be placed on the Property.

**13.) LOCKBOX PLACEMENT:**

The Seller authorizes the Agency to place a lockbox on the Property for easier access by licensed agents showing the Property.

No Lockbox Placement: The Seller does not authorize a lockbox on the Property.

**14.) DISCLOSURES:**

The Seller represents and warrants that all information provided regarding the Property, including the Residential Property Disclosure and Lead Paint Disclosure, is accurate to the best of their knowledge. The Seller also agrees to disclose any known defects or issues related to the Property.

**15.) HOME WARRANTY:**

The Seller  agrees to include a home warranty for the Property at the time of listing or  does not wish to provide a home warranty.

In addition, the Seller  accepts listing coverage or  does not accept listing coverage.

If a home warranty is to be included, the details are as follows:

Provider: \_\_\_\_\_ Cost of Warranty: \$ \_\_\_\_\_

The Seller agrees to hold the brokerage harmless and not liable for any claims, disputes, or issues arising from the home warranty or its coverage, including but not limited to the performance of the warranty, repairs, claims, or exclusions. The Seller is responsible for all decisions related to the purchase and administration of the home warranty.

**16.) MINERAL RIGHTS:**

The Seller represents and believes their ownership of the gas, oil, and mineral rights related to the Property are as follows and intends to convey these rights to the Buyer in accordance with their understanding:

Surface Rights Only- The Seller conveys only the surface rights to the Property and affirms that the subsurface rights, including mineral, oil, and gas rights, have been severed from the surface rights and are currently held by another party or entity. The Seller does not retain any interest in the subsurface rights, and these will not be transferred as part of the sale.

Transfer of Mineral Rights- The Seller agrees to transfer all oil, gas, and mineral rights, along with the surface rights, to the Buyer, subject to any existing encumbrances, leases, or agreements affecting the mineral rights at the time of transfer. The Seller affirms that they currently hold full ownership of these rights and intends to convey them in their entirety as part of the sale of the Property.

Seller’s Uncertainty- The Seller is unsure whether they own any subsurface rights, including oil, gas, or mineral rights. However, if the Seller does own such rights at the time of closing, they agree to transfer whatever mineral rights they hold to the Buyer, subject to any existing leases or encumbrances. The Seller acknowledges that if it is determined they do not own these rights, no transfer will be made.

The Seller acknowledges that the information provided in this section regarding mineral rights is accurate to the best of their knowledge, and agrees to disclose any relevant information or encumbrances relating to these rights prior to closing.

**17.) FAIR HOUSING LAWS:**

**West Virginia Fair Housing Law** - According to the West Virginia Fair Housing Act (West Virginia Code 5-11A-5) and the Federal Fair Housing Law (42 U.S.C.A. 3601), it is illegal to refuse to sell, transfer, rent, lease, sublease, or finance housing based on characteristics such as race, color, religion, sex, familial status, ancestry, military status, disability, or national origin. Discrimination in advertising, financing, or real estate brokerage services is also prohibited. Furthermore, it is unlawful to encourage or attempt to persuade someone to sell or rent a dwelling based on the expected arrival of individuals from protected classes in the neighborhood.

**Ohio Fair Housing Law** - The Ohio Fair Housing Law, as stated in Division (H) of Section 4112.02 of the Revised Code and in line with the Federal Fair Housing Law, prohibits discrimination in housing transactions. It is unlawful to deny the sale, rental, or financing of housing based on race, color, religion, sex, familial status, ancestry, military status, disability, or national origin. It is also illegal to induce or attempt to induce a sale or rental by making misleading statements about the presence of individuals from protected classes in a neighborhood.

**Pennsylvania Fair Housing Law** – Under the Pennsylvania Human Relations Act (43 P.S. § 951–963) and the Federal Fair Housing Law (42 U.S.C.A. § 3601), it is illegal to discriminate in housing based on race, color, religious creed, ancestry, sex, national origin, disability, age, the use of a guide or support animal due to disability, or the handling or training of such animals, as well as familial status. Discriminatory practices in the sale, rental, financing, or advertising of housing, as well as in real estate brokerage services, are strictly prohibited. It is also unlawful to attempt to influence housing decisions through blockbusting or by implying that individuals from protected classes may move into a neighborhood.

**18.) WIRE FRAUD:**

The Seller is advised to exercise caution when wiring funds during the sale of the Property, as wire fraud is a significant concern in real estate transactions. Criminals may attempt to deceive parties into wiring funds to fraudulent accounts by posing as legitimate parties involved in the transaction, such as the Agency, title company, or closing agent. To protect against wire fraud, the Seller should always verify wiring instructions directly with the recipient, using contact information obtained independently and not from emails or messages received. It is crucial to be cautious of unsolicited communication, as fraudsters may impersonate trusted parties by hacking email accounts or sending fraudulent messages. The Seller is encouraged to call and confirm wiring instructions with the title company, closing agent, or real estate professional using verified contact details, especially before transferring any funds. The Seller should remain vigilant for red flags, such as last-minute changes to wiring instructions or communication from unfamiliar sources. The Agency does not assume responsibility for any loss resulting from wire fraud, and the Seller acknowledges the importance of safeguarding financial transactions to prevent such fraud.

**19.) FOREIGN SELLER DISCLOSURE:**

If the Seller is a foreign person under the Foreign Investment in Real Property Tax Act (FIRPTA), the Buyer may be required to withhold a percentage of the sale price for tax purposes. The Seller agrees to provide all necessary documentation to comply with FIRPTA requirements.

**20.) DISPUTE RESOLUTION:**

In the event of a dispute, the parties agree to attempt mediation before resorting to binding arbitration, as per the rules of the American Arbitration Association.

**21.) GOVERNING LAW:**

This Agreement shall be governed by the laws of location of the Property.

**22.) ENTIRE AGREEMENT:**

This Agreement constitutes the full understanding between the parties and supersedes any prior agreements. It may only be amended in writing and signed by both parties.

**23.) SEVERABILITY:**

If any part of this Agreement is found to be invalid, the remaining provisions will continue in full force.

**24.) NOTICES:**

All notices under this Agreement must be in writing and delivered by certified mail, return receipt requested, or in person to the addresses provided.

**BY SIGNING BELOW, THE SELLER AND THE AGENCY ACKNOWLEDGE AND AGREE TO ALL TERMS AND CONDITIONS OUTLINED IN THIS LISTING AGREEMENT.**

**Carmela Pfingsten**

Seller Name: \_\_\_\_\_

Seller Name: \_\_\_\_\_

Date: **Jan 14, 2026**

Date: \_\_\_\_\_

Signature:

Signature:

**Dylan Donovan**

Agents Name: \_\_\_\_\_

Signature:

## Disclosure of Information on 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

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:


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

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) \_\_\_\_\_ 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:

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

### Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.


(ii) \_\_\_\_\_ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

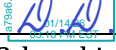
(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) \_\_\_\_\_ 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

(ii) \_\_\_\_\_ 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 nowledgment** (initial or enter N/A if not applicable)

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

(g) \_\_\_\_\_ Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.<sup>1</sup>

**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	Date	Purchaser	Date	
Seller		Date	Purchaser	Date
Seller's Agent		Date	Purchaser's Agent <sup>1</sup>	Date

**Paperwork Reduction Act**

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

<sup>1</sup> Only required if the purchaser's agent receives compensation from the seller.



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# Protect Your Family From Lead in Your Home

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United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

# Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

## Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

## Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

## If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](https://www.epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## Lead Gets into the Body in Many Ways

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### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

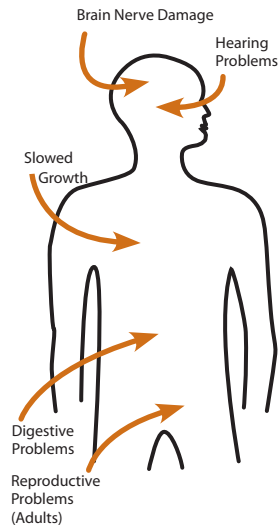
## Health Effects of Lead

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**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### **In children, exposure to lead can cause:**

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### **In adults, exposure to lead can cause:**

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## Check Your Family for Lead

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm<sup>2</sup>), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](https://www.epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## What You Can Do Now to Protect Your Family

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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**If your home has had lead abatement work done** or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](https://www.epa.gov/lead), or call 1-800-424-LEAD.

## Renovating, Repairing or Painting a Home with Lead-Based Paint

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If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



**RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:**

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## Other Sources of Lead

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### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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\* Hearing- or speech-challenged individuals may access this number through TTY 13 by calling the Federal Relay Service at 1-800-877-8339.

## Other Sources of Lead, continued

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- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon,**" used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

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### **The National Lead Information Center**

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](https://epa.gov/lead) and [hud.gov/lead](https://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### **EPA's Safe Drinking Water Hotline**

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](https://epa.gov/safewater) for information about lead in drinking water.

### **Consumer Product Safety Commission (CPSC) Hotline**

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](https://cpsc.gov) or [saferproducts.gov](https://saferproducts.gov).

### **State and Local Health and Environmental Agencies**

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](https://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA)

## Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## Consumer Product Safety Commission (CPSC)

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
March 2021

# IMPORTANT!

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

# PACKAGE CERTIFICATE



## CONSUMER NOTICE

31 pages

Consumer Notice PA.pdf	5 pages
Listing agreement PA - needs updated.pdf	4 pages
LBP E Cherry.pdf	2 pages
Lead Paint Book.pdf	20 pages

## E-SIGN INFO



Status:

**SIGNED**

Originator:

Dylan Donovanall  
dylanyourtristateagent@gmail.com  
IP: 199.180.138.151  
Domain: my.brokermint.com  
Date: Jan 14, 2026 03:18 PM

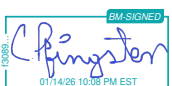
Package ID:

A5EDA5F54FEAB16D0DB08D9B976D5B42

Time zone:

EST (UTC-5)

Signers:

<b>DD</b>	Dylan Donovanall Dylan Donovanall	dylanyourtristateagent@gmail.com IP: 199.180.138.151	Signed Jan 14, 2026 03:18 PM id: 0204cbce06102f1a26c78496b658839d	
<b>CP</b>	Carmela Pfingsten Carmela Pfingsten	melopfungsten@gmail.com IP: 97.106.98.135	Signed Jan 14, 2026 10:10 PM id: f3089d2afb0958fd8eaf8b97b44fd928	

## HISTORY

Jan 14, 2026 03:18 PM	<b>DD</b>	Dylan Donovanall	dylanyourtristateagent@gmail.com	IP: 199.180.138.151	Viewed
Jan 14, 2026 03:18 PM	<b>DD</b>	Dylan Donovanall	dylanyourtristateagent@gmail.com	IP: 199.180.138.151	Signed
Jan 14, 2026 10:07 PM	<b>CP</b>	Carmela Pfingsten	melopfungsten@gmail.com	IP: 97.106.98.135	Viewed
Jan 14, 2026 10:10 PM	<b>CP</b>	Carmela Pfingsten	melopfungsten@gmail.com	IP: 97.106.98.135	Signed
Jan 14, 2026 10:10 PM		Package has been fully signed and sealed			Completed