

PROPERTY IDENTIFIER _____

OKLAHOMA REAL ESTATE COMMISSION

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.

Property Address: _____

1515 N. County Line Rd E

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 (explain).

CRH CFH

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).

CRH CFH

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 (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*.

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 Acknowledgment (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 (only if the purchaser's agent receives compensation from the seller).

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.

Purchaser _____ Date _____

Purchaser _____ Date _____

Broker / Associate _____ Date _____

Chad R. Hefner 06/30/26

Charles F. Hefner, Jr 07/01/26

Seller _____ Date _____

Broker / Associate _____ Date 6-30-24

Address: 1515 N. County Line Rd E. (Property)

SQUARE FOOTAGE WAIVER AND RELEASE

Square footage measurements of a Property (intended to include a residential dwelling, improvements and lot; vacant lot; acreage; or leased residential property) can vary from a few feet to several hundred feet, regardless of the source of information, and may be affected by alterations or the manner in which the Property was measured. There is no single uniform system for the precise measurement of a Property. There are often discrepancies and inaccuracies in measurements of the Property.

The Broker/Associate (intended to include Listing Broker/Associate, Selling Broker/Associate, and Leasing Broker/Associate) has not measured the Property. The Broker/Associate makes no representation or warranty, expressed or implied, of the size of the Property or the accuracy of any measurements of the Property.

- ✓ Square footage measurements can vary greatly and the Broker/Associate only reports information contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, and public tax records.
- ✓ The Broker/Associate has no duty or obligation to independently investigate or measure the size of the Property.
- ✓ The Broker/Associate has no duty or obligation to independently verify the accuracy of square footage measurements contained in any appraisals of the Property provided by the Seller/Lessor, builder plans or permits, or public tax records.
- ✓ In making the decision to purchase/lease, Buyer/Lessee is not relying on the square footage measurements of the Property contained in any document, appraisal, report, advertisement, multiple listing service report, or other information provided by the Broker/Associate.
- ✓ In deciding the purchase price/lease rate or value of the Property, Buyer/Lessee is not basing the decision on a price per square foot.

As Buyer/Lessee, it is your right to determine and satisfy for yourself the square footage (size) of the Property. You have the right to measure or to hire your own professional or other individual you believe capable of measuring the Property. Such measurements must be completed within the Investigation, Inspections and Reviews time period provided for in the Contract of Sale of Real Estate or the lease contract.

By signing below Buyer/Lessee acknowledges having received, read and signed this Square Footage Waiver and Release prior to entering into a contract for the purchase/lease of the Property. Buyer/Lessee waives and releases any claims or damages against the Broker/Associate and the Seller/Lessor relating to any discrepancies or inaccuracies in the square footage of the Property.

Buyer/Lessee Signature _____ (Date)

Buyer/Lessee Signature _____ (Date)

Seller/Lessor acknowledges receipt of signed Square Footage Waiver and Release with Buyer's/Lessee's offer to purchase/lease the Property.

Chad R. Hefner 06/30/26
Seller/Lessor Signature (Date)

Charles F. Hefner, Jr 07/01/26
Seller/Lessor Signature (Date)

(This form, after signed by Buyer/Lessee, is to be presented with offer to purchase/lease to Seller/Lessor)