



Saginaw Board of REALTORS LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: **380 S Main St., Freeland, MI 48623**

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.

I. Seller's Disclosure (initial)

VC JC

(a) Seller represents and warrants that the listed property was built in 1978 or after, and that therefore, the federally mandated lead-based paint disclosure regulations do not apply to this property.

(b) 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):

VC JC

☒ Seller has no knowledge of lead-base paint and/or lead-based paint hazards in the housing.

(c) 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 paint hazards in the housing (list documents below):

☒ Seller has no records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

James Court

07/16/2026

Seller **James Court**

Date

Vivian Court

07/16/2026

Seller

Date

II. Agent's Acknowledgement (initial)

KK

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

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Agent: Kimberly Kioha

Date: 07/16/26

Kimberly Kioha

III. Purchaser's Acknowledgement (initial)

____ (a) Purchaser has received copies of all information listed above.

____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead in Your Home*.

____ (c) Purchaser has (check one below):

☐ Received a 10 day opportunity (or other 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.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Purchaser

Date

Purchaser

Date

Disclaimer: This form is provided as a service of the SAGINAW BOARD of REALTORS. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The SAGINAW BOARD of REALTORS is not responsible for the use, misuse, misrepresentation, or for warranties made in connection with this form.