



LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



208 S Elm St A Commercial Building
Street Address

Three Oaks
City, Village, Township

MI
State

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)



- ☐ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- ☐ Known lead-based and/or lead-based paint hazards are present in the housing (explain):
or _____
- ☒ Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.
- ☐ (b) Records and reports available to the seller (check one below):
- ☐ Seller has provided purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
or _____
- ☒ Seller has no reports or 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 statement above are true and accurate.

Date: 08/14/2026

Aaron Dennison for Woodpecker Properties LLC

dotloop verified
08/14/26 1:28 PM EDT
KW09-LG49-EPBB-WH0X

Seller

Date: _____

Seller

II. Agent's Acknowledgment (initial)

☒ 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.

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

Date: _____

Andr Gradowski

dotloop verified
08/14/26 2:18 PM EDT
YFMU-6UCD-VK75-N9VU

Agent

III. Purchaser's Acknowledgment (initial)

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- (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 hazards;
- ☐ 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.

Date: _____

Purchaser

Date: _____

Purchaser