

## 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.

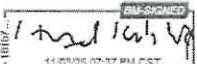

**Agent Acknowledgment** (initial or enter N/A if not applicable)

(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.<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.

	Nov 03, 2025		
Seller	Date	Purchaser	Date
Seller	Date	Purchaser	Date
	Oct 24, 2025		
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.

# PACKAGE CERTIFICATE



## RESIDENTIAL LISTING AGREEMENT

9 pages

F4A - Exclusive Authorization and Right to Sell Listing Agreement (Listing Broker/Authorized Buyer Broker Compensation) 10.2024.pdf

6 pages

F9 MREC Agency Disclosure Form A - Working With Broker WWREB-Letter-size-05-14-2024.pdf

1 page

F12A- LBP Disclosure Seller- epa080224.pdf

2 pages

## E-SIGN INFO



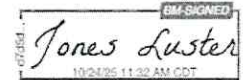
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jluster@mossyoakproperties.com  
IP: 136.239.34.131  
Domain: my.brokermint.com  
Date: Oct 24, 2025 11:32 AM

Package ID: C305A767057D710601F34AC4ADE3D26A

Time zone: CDT (UTC-5)

### Signers:

JL Jones Luster  
Listing agent  
jluster@mossyoakproperties.com  
IP: 136.239.34.131  
Signed Oct 24, 2025 11:32 AM  
id: d7d5dada9346983a97f1161d6acab678



HK Harold K Waldrip  
Seller  
medicap156@yahoo.com

FZ Fred Zepponi  
Fred Zepponi  
fred@mossyoakproperties.com  
IP: 69.197.209.10  
Signed Oct 24, 2025 11:36 AM  
id: ab4c267806625417df785b158c05d864



## HISTORY

Date	Time	Initials	Name	Email	IP	Action
Oct 24, 2025	11:32 AM	JL	Jones Luster	jluster@mossyoakproperties.com	IP: 136.239.34.131	Viewed
Oct 24, 2025	11:32 AM	JL	Jones Luster	jluster@mossyoakproperties.com	IP: 136.239.34.131	Signed
Oct 24, 2025	11:35 AM	FZ	Fred Zepponi	fred@mossyoakproperties.com	IP: 69.197.209.10	Viewed
Oct 24, 2025	11:35 AM	FZ	Fred Zepponi	fred@mossyoakproperties.com	IP: 69.197.209.10	Signed

# PACKAGE CERTIFICATE

## RESIDENTIAL LISTING AGREEMENT

10 pages

Residential Listing Agreement.pdf

10 pages

## E-SIGN INFO

Status:

**SIGNED**

Originator:

Jones Luster  
jluster@mossyoakproperties.com  
IP: 69.197.210.208  
Domain: my.brokermint.com  
Date: Nov 03, 2025 02:36 PM



Package ID:

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Time zone:

CST (UTC-6)

Signers:

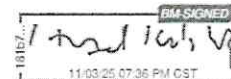
HK

Harold K Waldrip  
other

medicap156@yahoo.com  
IP: 174.32.160.73

Signed

Nov 03, 2025 07:38 PM  
id: 181b735048904790bfff29c9456a132



## HISTORY

Nov 03, 2025	07:32 PM	HK	Harold K Waldrip	medicap156@yahoo.com	IP: 174.32.160.73	Viewed	
Nov 03, 2025	07:38 PM	HK	Harold K Waldrip	medicap156@yahoo.com	IP: 174.32.160.73	Signed	
Nov 03, 2025	07:38 PM		Package has been fully signed and sealed				Completed