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Gerchick Real Estate

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (SALES)

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REALTOR® EQUAL HOUSING OPPORTUNITY

1. Premises Address: 316-322 E Vogel , Phoenix, AZ 85020

2. **Lead Warning Statement:** Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is
3. notified that such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead
4. poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
5. intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
6. 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
7. assessments or inspections in the seller's possession and to notify the buyer of any known lead-based paint hazards. A risk assessment or
8. inspection for possible lead-based paint or lead-based paint hazards is recommended prior to purchase.

1. SELLER'S DISCLOSURE (Seller must complete and initial sections a, b and c below)

9. (a) Lead-based paint and/or lead-based paint hazards (check either 1 or 2 below):
10. 1. ☐ Seller is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included
11. in this sale. (Explain) _____
12. 2. ☒ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included
13. in this sale.
14. **(SELLER'S INITIALS REQUIRED)** Initial JI SELLER Initial RI SELLER

15. (b) Records and reports available to the seller (check either 1 or 2 below):
16. 1. ☐ Seller has provided the buyer with all available records and reports relating to lead-based paint and/or lead-based paint hazards in
17. the residence(s) and building(s) included in the sale. (List documents) _____
18. 2. ☒ Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s)
19. included in this sale.
20. **(SELLER'S INITIALS REQUIRED)** Initial JI SELLER Initial RI SELLER

21. (c) Seller acknowledges Seller's obligation to disclose to any real estate agent(s) to whom the seller directly or indirectly is to pay compensation
22. with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be
23. sold, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be sold.Seller
24. further acknowledges that this disclosure accurately reflects the entirety of the information provided by the seller to the agent(s) with regard to
25. lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.
26. **(SELLER'S INITIALS REQUIRED)** Initial JI SELLER Initial RI SELLER

2. BUYER'S ACKNOWLEDGMENT (Buyer must complete and initial sections a, b and c below)

27. (a) Buyer has read the information set forth above, and has received copies of the reports, records, or other materials listed above, if any.
28. **(BUYER'S INITIALS REQUIRED)** _____ BUYER _____ BUYER

29. (b) Buyer has received the pamphlet *Protect Your Family From Lead in Your Home*.
30. **(BUYER'S INITIALS REQUIRED)** _____ BUYER _____ BUYER

31. (c) Buyer has (check one):
32. ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the
33. presence of lead-based paint and/or lead-based paint hazards; or
34. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
35. lead-based paint hazards.
36. **(BUYER'S INITIALS REQUIRED)** _____ BUYER _____ BUYER

3. AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the seller or the listing agent with regard to the transaction contemplated in this disclosure must initial below.)

37. The agent(s) whose initials appear below has (have) ensured the seller's compliance under the Residential Resale Lead-Based Paint Hazard
38. Reduction Act of 1992 by the seller's use and completion of this disclosure form.
39. **(AGENT'S INITIALS REQUIRED)** Initial LG LISTING AGENT _____ COOPERATING AGENT

40. **Certification of Accuracy:** By signing below, each signatory acknowledges that he or she has reviewed the above information, and
41. certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.

42. Signed by: Jana Iverson 05B884435A424F2... 9/20/2026
^ SELLER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR
Jana Iverson

43. Signed by: Ted Iverson F621BE840F24BF... 9/20/2026
^ SELLER'S SIGNATURE MO/DA/YR ^ BUYER'S SIGNATURE MO/DA/YR
Ted Jay Iverson

44. Signed by: Linda Gerchick E056C81B243C4EB... 9/20/2026
^ LISTING AGENT'S SIGNATURE MO/DA/YR ^ COOPERATING AGENT'S SIGNATURE MO/DA/YR
Linda Gerchick, CCIM

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