

1261 Springwood Crt Rochester Hills, MI

MLS# 2200081980

BED **BATH (FULL/HALF)**
5 3/1

SQ. FT. **ACREAGE**
3358 0.4

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$2,195/\$2,787)

YEAR BUILT
1986

GARAGE
Attached, Direct Access, Door
Opener, Electricity, Side Entrance

STYLE
Colonial

WATER
Municipal Water

BASEMENT
Finished

HEATING / COOLING
Forced Air, Natural Gas
Central Air




DON'T MAKE A MOVE WITHOUT visiting this beautiful and very clean home in the heart of Rochester Hills' Avon Hollow Subdivision. Featuring 4-5 bedrooms, dual staircases, remodeled kitchen and baths, wood floors, granite, newer appliances, spacious bedrooms, finished basement with 2nd kitchen and rec room. Formal dining room, Study, Living Room. 3 car side entrance garage, enclosed play area, cul-de-sac location within walking distance to parks, trails, schools, major shopping. First floor laundry, main floor has a full bath. Kitchen with multiple pantries, Master suite with multiple closets. Gutter Guards, sprinklers, central vacuum, upstairs 5th bedroom can be additional rec/study/home office/flex room. Bonus room finished above garage (not incl in square feet). Basement flatscreen and TV stand stay. Yard is amazing with multiple patios and deck, play structure will stay. 2 HVAC systems, dual zoned. Back up sump.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



**Caron
Koteles Riha**

 248-379-6651



 caron@caronkoteles.com



www.caronkoteles.com

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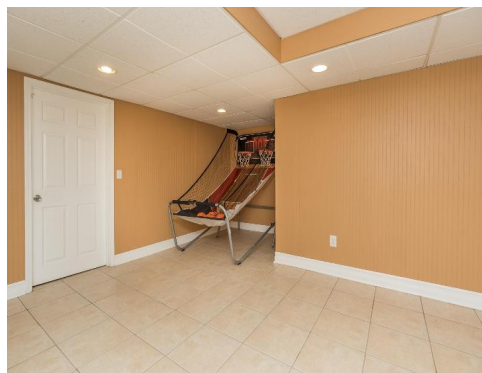
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1261 Springwood Court, Rochester Hills 48309-2263

MLS#: **2200081980**
 County: **Oakland**
 Status: **Active**

Area: **02151 - Rochester Hills**
 School D: **Rochester**

Trans Type: **Sale**

LP: **\$494,800**
 OLP: **\$494,800**



Location Information

Prop Type: **Residential**
 City: **Rochester Hills**
 Mailing City: **Rochester Hills**
 Side of Street:

Parking

Garage: **Yes**
 Grg Sz: **3 Car**
 Grg Dim:
 Grg Feat:

Lot Information

Acreeage: **0.4**
 Lot Dim: **57x149x19x184x142**
 Rd Front Ft: **57**

Attached, Direct Access, Door Opener, Electricity, Side Entrance

Location:
 Directions:

**N of Walton / W of Livernois
 Livernois, West on Springwood, Left on Springwood Court**

Square Footage

Est Fin Abv Gr: **3,358**
 Est Fin Lower: **1,600**
 Est Tot Lower: **1,688**
 Est Tot Finished: **4,958**

Layout

Rooms: **17**
 Beds: **5**
 Baths: **3.1**

Arch Style: **Colonial**
 Arch Level: **2 Story**

Waterfront Information

Water Name:
 Water Facilities:
 Water Features:
 Water Front Feet:

General Information

Year Built: **1986**
 Year Remod:
 Possession: **At Close**

Recent CH: **10/03/2020 : New : ->ACTV**

Pets Allowed: **Yes**
 Foundation: **Basement**
 Foundation Feat: **Drainage System, Sump Pump**
 Basement: **Finished**
 Exterior Feat: **Chimney Cap(s), Gutter Guard System**
 Exterior: **Brick, Other**
 Porch Type: **Deck, Patio, Porch**
 Fireplc Fuel: **Gas, Natural**
 Appliances: **Bar Fridge, Gas Cooktop, Dishwasher, Disposal, Ice Maker, Microwave, Double Oven, Self Cleaning Oven, Free-Standing Electric Range, Free-Standing Refrigerator, Other**
 Interior Feat: **Air Cleaner, Cable Available, Carbon Monoxide Alarm(s), Central Vacuum, Humidifier, Jetted Tub, Programmable Thermostat, Wet Bar**
 Heat & Fuel: **Natural Gas, Forced Air**
 Wtr Htr Fuel: **Natural Gas**
 Water Source: **Municipal Water**

Features

Entry Location: **Ground Level**
 Fndtn Mtrls: **Poured**

Construct Feat:
 Roof Mtrls: **Asphalt**
 Fireplace Loc: **Family Room**

Microwave, Double Oven, Self Cleaning Oven, Free-Standing Electric Range,

Cooling: **Central Air**
 Road Frontage: **Paved, Pub. Sidewalk**
 Sewer: **Sewer-Sanitary**

Room Information

Room	Level	Dimensions	Flooring
Bath - Full	Second	11 x 5	Ceramic
Bath - Lav	First/Entry	6 x 5	Wood
Bedroom	Second	11 x 15	Carpet
Bedroom	Second	12 x 13	Carpet
Bedroom - Mstr	Second	16 x 18	Carpet
Dining Room	First/Entry	12 x 15	Wood
Kitchen - 2nd	Basement	13 x 15	Ceramic
Library/Study	First/Entry	15 x 13	Carpet
Mud Room	First/Entry	14 x 6	Laminate
Other	Basement	5 x 5	Concrete
Other	Second	15 x 14	Carpet

Room	Level	Dimensions	Flooring
Bath - Full	First/Entry	10 x 5	Ceramic
Bath - Master	Second	14 x 8	Ceramic
Bedroom	Second	14 x 13	Carpet
Bedroom	Second	28 x 13	Carpet
Butlers Pantry	First/Entry	6 x 5	Wood
Kitchen	First/Entry	25 x 16	Laminate
Laundry Area/Room	First/Entry	9 x 8	Laminate
Living Room	First/Entry	25 x 19	Carpet
Other	Basement	5 x 5	Ceramic
Other	Basement	31 x 30	Ceramic

Legal/Tax/Financial

Property ID: **1516427021** Short Sale: **No**
 Tax Summer: **\$2,787** Tax Winter: **\$2,195**
 SEV: **231,110.00** Taxable Value: **161,550.00**
 Legal Desc: **T3N, R11E, SEC 16 AVON HOLLOW LOT 16**
 Subdivision: **AVON HOLLOW**
 Terms Offered: **Cash, Conventional, FHA, VA, Warranty Deed**

Home Warranty: **No** Ownership: **Private - Owned**
 Homestead: **Yes** Oth/Sp Asmnt: **0**
 Existing Lease: **No**

Homeowner Association Information

Assoc Fee Amt: **60** Working Capital:
 Fee Frequency: **Annually** Association Contact\Website: **AvonHollow.com**
 Fee Includes: **Other** Association Phone\Email: **AvonHollow.com**

Office Information

List Office: **Real Estate One-Rochester**

Remarks

Pub Rmks: **DON'T MAKE A MOVE WITHOUT visiting this beautiful and very clean home in the heart of Rochester Hills' Avon Hollow Subdivision. Featuring 4-5 bedrooms, dual staircases, remodeled kitchen and baths, wood floors, granite, newer appliances, spacious bedrooms, finished basement with 2nd kitchen and rec room. Formal dining room, Study, Living Room. 3 car side entrance garage, enclosed play area, cul-de-sac location within walking distance to parks, trails, schools, major shopping. First floor laundry, main floor has a full bath. Kitchen with multiple pantries, Master suite with multiple closets. Gutter Guards, sprinklers, central vacuum, upstairs 5th bedroom can be additional rec/study/home office/flex room. Bonus room finished above garage (not incl in square feet). Basement flatscreen and TV stand stay. Yard is amazing with multiple patios and deck, play structure will stay. 2 HVAC systems, dual zoned. Back up sump.**

Search Criteria

Status is one of 'Active', 'Contingent - CCS', 'Accepting Backup Offers', 'Coming Soon'
 List Agent MUI is 37053
 Co List Agent MUI is 37053
 Selected 1 of 7 results.



Seller's Disclosure Statement

H

Property Address: 1261 Springwood Court Rochester Hills MICHIGAN
Street City

Purpose of Statement: This statement is a disclosure of the condition of the property in compliance with the Seller Disclosure Act. This statement is a disclosure of the condition and information concerning the property, known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering or any other specific area related to the construction or condition of the improvements on the property or the land. Also, unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. **THIS STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR BY ANY AGENT REPRESENTING THE SELLER IN THIS TRANSACTION, AND IS NOT A SUBSTITUTION FOR ANY INSPECTIONS OR WARRANTIES THE BUYER MAY WISH TO OBTAIN.**

Seller's Disclosure: The Seller discloses the following information with the knowledge that even though this is not a warranty, the Seller specifically makes the following representations based on the Seller's knowledge at the signing of this document. Upon receiving this statement from the Seller, the Seller's Agent is required to provide a copy to the Buyer or the Agent of the Buyer. The Seller authorizes its Agent(s) to provide a copy of this statement to any prospective Buyer in connection with any actual or anticipated sale of property. The following are representations made solely by the Seller and are not the representations of the Seller's Agent(s), if any. **This information is a disclosure only and is not intended to be a part of any contract between Buyer and Seller.**

Instructions to the Seller: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is required. (4) Complete this form yourself. (5) If some items do not apply to your property, check NOT AVAILABLE. If you do not know the facts, check UNKNOWN. FAILURE TO PROVIDE A PURCHASER WITH A SIGNED DISCLOSURE STATEMENT WILL ENABLE A PURCHASER TO TERMINATE AN OTHERWISE BINDING PURCHASE AGREEMENT.

Appliances/Systems/Services: The items below are in working order. (The items listed below are included in the sale of the property only if the purchase agreement so provides.)

	Yes	No	Unknown	Not Available		Yes	No	Unknown	Not Available
Range/oven	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lawn sprinkler system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hood/fan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Water softener/conditioner	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Well & pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Septic tank & drain field	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garage door opener & remote control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	City water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alarm system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	City sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Central vacuum	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Central heating system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Attic fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wall furnace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Electronic air filter	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Solar heating system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceiling fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fireplace & chimney	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sauna/hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wood burning system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Washer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dryer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanations (attach additional sheets, if necessary):

UNLESS OTHERWISE AGREED, ALL HOUSEHOLD APPLIANCES ARE SOLD IN WORKING ORDER EXCEPT AS NOTED, WITHOUT WARRANTY BEYOND DATE OF CLOSING.

Property conditions, improvements & additional information:

- Basement/Crawlspace:** Has there been evidence of water? yes _____ no
If yes, please explain: _____
- Insulation:** Describe, if known: _____
Urea Formaldehyde Foam Insulation (UFFI) is installed? unknown _____ yes _____ no
- Roof:** Leaks? _____
Approximate age, if known: DEC 2006 - 50 YEAR SHINGLES yes _____ no
- Well:** Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? yes _____ no
If yes, date of last report/results: _____

PAGE 1 OF 2 BUYER'S INITIALS _____
SELLER'S INITIALS PV

Seller's Disclosure Statement

Property Address: 1261 Springwood Court Rochester Hills MICHIGAN
Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
6. **Heating system:** Type/approximate age: GFA MAY 2007
7. **Plumbing system:** Type: copper galvanized _____ other _____
 Any known problems? NO
8. **Electrical system:** Any known problems? NO
9. **History of Infestation,** if any: (termites, carpenter ants, etc.) NO
10. **Environmental problems:** Are you aware of any substances, materials or products that may be an environmental hazard such as, but not limited to, asbestos, radon gas, formaldehyde, lead-based paint, fuel or chemical storage tanks and contaminated soil on property.
 unknown _____ yes _____ no
- If yes, please explain: _____
11. **Flood Insurance:** Do you have flood insurance on the property? unknown _____ yes _____ no
12. **Mineral Rights:** Do you own the mineral rights? unknown yes _____ no _____

Other Items: Are you aware of any of the following:

1. Features of the property shared in common with the adjoining landowners, such as walls, fences, roads and driveways, or other features whose use or responsibility for maintenance may have an effect on the property? unknown _____ yes _____ no
2. Any encroachments, easements, zoning violations or nonconforming uses? unknown _____ yes _____ no
3. Any "common areas" (facilities like pools, tennis courts, walkways or other areas co-owned with others), or a homeowners' association that has any authority over the property? unknown _____ yes _____ no
4. Structural modifications, alterations or repairs made without necessary permits or licensed contractors? unknown _____ yes _____ no
5. Settling, flooding, drainage, structural or grading problems? unknown _____ yes _____ no
6. Major damage to the property from fire, wind, floods, or landslides? unknown _____ yes _____ no
7. Any underground storage tanks? unknown _____ yes _____ no
8. Farm or farm operation in the vicinity; or proximity to a landfill, airport, shooting range, etc.? unknown _____ yes _____ no
9. Any outstanding utility assessments or fees, including any natural gas main extension surcharge? unknown _____ yes _____ no
10. Any outstanding municipal assessments or fees? unknown _____ yes _____ no
11. Any pending litigation that could affect the property or the Seller's right to convey the property? unknown _____ yes _____ no

If the answer to any of these questions is yes, please explain. Attach additional sheets, if necessary: _____

The Seller has lived in the residence on the property from JUNE 1998 (date) to PRESENT (date).
 The Seller has owned the property since JUNE 1998 (date).

The Seller has indicated above the conditions of all the items based on information known to the Seller. If any changes occur in the structural/mechanical/appliance systems of this property from the date of this form to the date of closing, Seller will immediately disclose the changes to Buyer. In no event shall the parties hold the Broker liable for any representations not directly made by the Broker or Broker's Agent.

Seller certifies that the information in this statement is true and correct to the best of Seller's knowledge as of the date of Seller's signature.

BUYER SHOULD OBTAIN PROFESSIONAL ADVICE AND INSPECTIONS OF THE PROPERTY TO MORE FULLY DETERMINE THE CONDITION OF THE PROPERTY. THESE INSPECTIONS SHOULD TAKE INDOOR AIR AND WATER QUALITY INTO ACCOUNT, AS WELL AS ANY EVIDENCE OF UNUSUALLY HIGH LEVELS OF POTENTIAL ALLERGENS INCLUDING, BUT NOT LIMITED TO, HOUSEHOLD MOLD, MILDEW AND BACTERIA.

BUYERS ARE ADVISED THAT CERTAIN INFORMATION COMPILED PURSUANT TO THE SEX OFFENDERS REGISTRATION ACT, 1994 PA 295, MCL 28.721 TO 28.732 IS AVAILABLE TO THE PUBLIC. BUYERS SEEKING SUCH INFORMATION SHOULD CONTACT THE APPROPRIATE LOCAL LAW ENFORCEMENT AGENCY OR SHERIFF'S DEPARTMENT DIRECTLY.

BUYER IS ADVISED THAT THE STATE EQUALIZED VALUE OF THE PROPERTY, PRINCIPAL RESIDENCE EXEMPTION INFORMATION, AND OTHER REAL PROPERTY TAX INFORMATION IS AVAILABLE FROM THE APPROPRIATE LOCAL ASSESSOR'S OFFICE. BUYER SHOULD NOT ASSUME THAT BUYER'S FUTURE TAX BILLS ON THE PROPERTY WILL BE THE SAME AS THE SELLER'S PRESENT TAX BILLS. UNDER MICHIGAN LAW, REAL PROPERTY OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller [Signature] Date: 10/2/2020
 Seller [Signature] Date: 10-2-2020

Buyer has read and acknowledges receipt of this statement.

Buyer _____ Date: _____ Time _____
 Buyer _____ Date: _____ Time _____

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



LEAD-BASED PAINT DISCLOSURE



PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

RE: THE PROPERTY KNOWN AS 1261 Springwood Court Rochester Hills 48309
(Street) (City) (Zip Code)

THE RESIDENCE AT THIS ADDRESS WAS CONSTRUCTED AFTER JANUARY 1, 1978: (Seller must check one.)
 Yes No Unknown

If Yes is checked, omit the rest of this Disclosure and sign below, otherwise, complete the following portion.

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 particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

1. **Presence of lead-based paint and/or lead-based paint hazards. (Check the appropriate box below.)**
 (Seller must initial) Known lead-based paint and/or lead-based paint hazards are present in the housing. (Explain.)
 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
2. **Records and reports available to the Seller: (Check the appropriate box below.)**
 (Seller must initial) 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.)
 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
3. **Seller acknowledges that agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d.**
 (Seller must initial)

PURCHASER'S ACKNOWLEDGEMENT

4. **Purchaser has received copies of all information listed above and the attached** _____
 (Purchaser must initial)
5. **Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.**
 (Purchaser must initial)
6. **As set forth in the Sales Contract, Purchaser has (Check the appropriate box below):**
 (Purchaser must initial) 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.
 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

REALTOR® ACKNOWLEDGEMENT

7. **Agent has informed Seller of Seller's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.**
 (Agent must initial) CR

CERTIFICATION OF ACCURACY

The following parties have reviewed the information and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

<u>Paul Verheyen</u> (SELLER) Paul Verheyen	<u>10/2/2020</u> (DATE)	_____	(PURCHASER)	_____	(DATE)
<u>Tracy Verheyen</u> (SELLER) Tracy Verheyen	<u>10-2-2020</u> (DATE)	_____	(PURCHASER)	_____	(DATE)
<u>Caron Koteles Riha</u> (AGENT) Caron Koteles Riha	<u>10/2/2020</u> (DATE)	_____	(AGENT)	_____	(DATE)

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
 - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
 - i. Seller's basis for determining the lead-based paint and/or lead-based paint hazards exist;
 - ii. The location of the lead-based paint and/or lead-based paint hazards; and
 - iii. The condition of the painted surfaces.
 - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state.)
 - d. The disclosure must include the government-mandated **Lead Warning Statement**, found on page one of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*. A copy of this pamphlet is available from your REALTOR®.
3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

(Initials) Seller PV, w

(Initials) Purchaser _____ / _____