

729 Renshaw St Rochester, MI

MLS# 2200019541

BED **BATH (FULL/HALF)**
4 4/1

SQ. FT. **ACREAGE**
2700 0.14

COUNTY
Oakland

SCHOOL DISTRICT
Rochester

TAXES (WINTER/SUMMER)
(\$3,386/\$10,728)

YEAR BUILT
2014

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

STYLE
Tudor

WATER
Municipal Water

BASEMENT
Daylight, Finished

HEATING / COOLING
Forced Air, Natural Gas
Ceiling Fan(s), Central Air



Don't Make A Move Without ME!!!

Don't Make A Move Without appreciating this beautifully constructed, quality built newer home within walking distance to Downtown Rochester, and all of the beauty, conveniences, and amenities Rochester has to offer! Wrought Iron front door, wood flooring, RH style fixtures, large square island granite, stainless steel kitchen with high-end appliances, walk-in pantry, spacious main floor laundry/mudroom. Kitchen dining nook leads to sliding glass door out to stunning out historic barn wood pergola, raised paver patio, outdoor brick masonry fireplace, your own putting green, fenced yard, irrigation. Owners' suite offers his and her walk in closets, spacious bath. Large bedrooms, loft, 2 1/2 car att garage. Finished basement, very large recreation space, full wet bar, dishwasher, wine fridges, granite, daylight, table space, well finished but also huge storage space 34x14. Central vac, alarm system, back up sump pump alarm, all appliances included. Taxes currently non-homestead.



Leading
REAL ESTATE COMPANIES
OF THE WORLD



Caron Koteles Riha

Associate Broker

GRI, CRS, ABR

☎ 248-379-6651



✉ caron@caronkoteles.com



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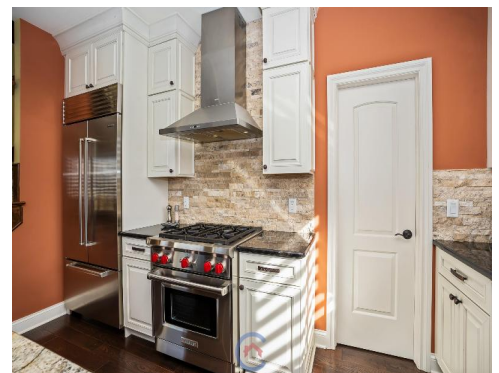
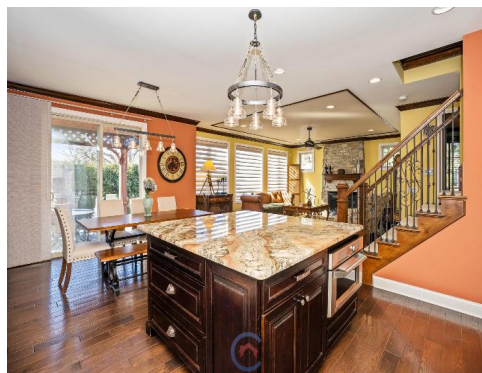
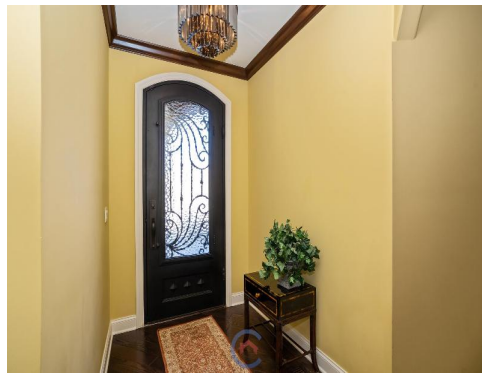
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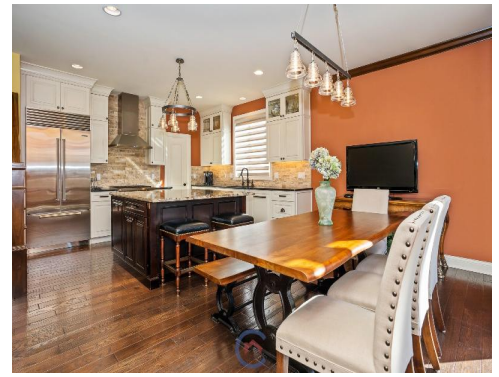
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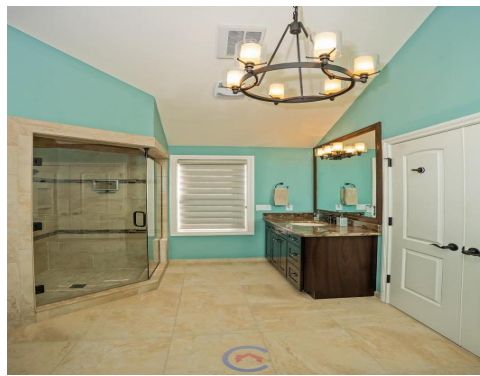
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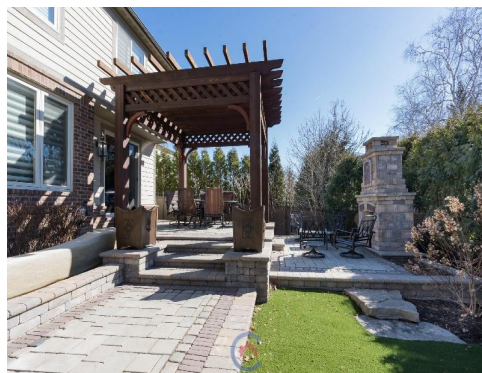
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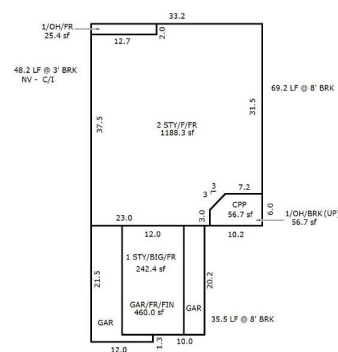
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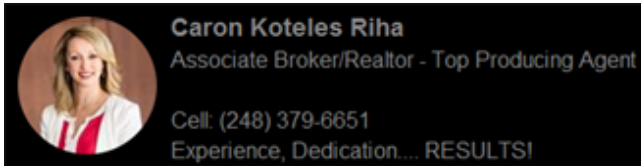


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729 Renshaw Street, Rochester 48307-2659

MLS#: **2200019541** Area: **02152 - Rochester** Trans Type: **Sale** LP: **\$798,000**
 County: **Oakland** School D: **Rochester** OLP: **\$798,000**
 Status: **Active**



Location Information

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

Parking

Garage: **Yes**
 Grg Sz: **2.5 Car**
 Grg Dim:
 Grg Feat: **Attached, Direct Access, Door Opener, Electricity, Side Entrance**

Lot Information

Acreage: **0.14**
 Lot Dim: **50 x 120 x 51 x 120**
 Rd Front Ft: **50**

Location:

S of Walton / W of Main Street

Directions:

Main Street, west on 1st, left on Castell, left on Renshaw (corner of Renshaw and Castell)

Square Footage

Est Fin Abv Gr: **2,700**
 Est Fin Lower: **1,000**
 Est Tot Lower: **1,208**
 Est Tot Finished: **3,700**

Layout

Rooms: **13** Arch Style: **Tudor**
 Beds: **4**
 Baths: **4.1** Arch Level: **2 Story**

Waterfront Information

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

General Information

Year Built: **2014**
 Year Remod:
 Possession: **Close Plus 2 Days**

Features

Pets Allowed: **Yes** Entry Location: **Ground Level**
 Foundation: **Basement** Fndtn Mtrls: **Poured**
 Foundation Feat: **Sump Pump**
 Basement: **Daylight, Finished**
 Exterior Feat: **Awning/Overhang(s), BBQ Grill, Cabana, Chimney Cap(s), Fenced, Gutter Guard System, Outside Lighting**
 Exterior: **Brick, Wood** Construct Feat: **Platted Sub.**
 Site Desc: **Corner Lot, Sprinkler(s)**
 Porch Type: **Patio, Porch - Covered, Terrace** Roof Mtrls: **Asphalt**
 Fireplc Fuel: **Gas, Natural** Fireplace Loc: **Basement, Great Room, Other**
 Appliances: **Bar Fridge, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Plumbed For Ice Maker, Built-In Gas Range, Range Hood, Free-Standing Refrigerator, Stainless Steel Appliance(s), Washer**
 Interior Feat: **Air Cleaner, Carbon Monoxide Alarm(s), Central Vacuum, Egress Window(s), High Spd Internet Avail, Humidifier, Jetted Tub, Programmable Thermostat, Security Alarm (owned), Water Softener (owned), Wet Bar**
 Heat & Fuel: **Natural Gas, Forced Air** Cooling: **Ceiling Fan(s), Central Air**
 Wtr Htr Fuel: **Natural Gas** Road Frontage: **Paved, Pub. Sidewalk**
 Water Source: **Municipal Water** Sewer: **Sewer-Sanitary**

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>
Bath - Full	Basement	7 x 8	Ceramic
Bath - Full	Second	9 x 7	Ceramic
Bath - Master	Second	13 x 8	Ceramic
Bedroom	Second	11 x 19	Carpet
Bedroom - Mstr	Second	15 x 16	Carpet
Great Room	First/Entry	18 x 16	Wood
Kitchen - 2nd	Basement	12 x 9	Ceramic
Library/Study	First/Entry	12 x 10	Carpet
Recreation Room	Basement	34 x 14	Carpet

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Flooring</u>
Bath - Full	Second	7 x 8	Ceramic
Bath - Lav	First/Entry	6 x 6	Wood
Bedroom	Second	10 x 12	Carpet
Bedroom	Second	11 x 15	Carpet
Breakfast Nook/Room	First/Entry	10 x 13	Wood
Kitchen	First/Entry	11 x 13	Wood
Laundry Area/Room	First/Entry	15 x 5	Ceramic
Loft	Second	21 x 9	Carpet
Other	Basement	34 x 13	Concrete

Legal/Tax/Financial

Property ID:	1515256010	Short Sale:	No	Home Warranty:	No	Ownership:	Private - Owned
Tax Summer:	\$10,728	Tax Winter:	\$3,386	Homestead:	No	Oth/Sp Asmnt:	0
SEV:	279,950.00	Taxable Value:	270,680.00	Existing Lease:	No		
Legal Desc:	T3N, R11E, SEC 15 C O RENSHAW ADD PART OF LOTS 4 & 5 BLK 8 BEG AT PT DIST S 83-37-12 W 105.06 FT FROM NE COR OF SD LOT 4, TH S 01-25-02 W 119.89 FT, TH S 83-40-48 W 51.27 FT, TH N 02-00-00 E 120 FT, TH N 83-37-12 E 50.10 FT TO BEG 4-30-12 FR 001 12-18-12 CORR						
Subdivision:	C O RENSHAW ADD - ROCHESTER						
Terms Offered:	Cash, Conventional						

Office Information

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

Remarks

Pub Rmks: **Don't Make A Move Without viewing our VOH video open house option online to view this beautifully constructed, quality built newer home within walking distance to Downtown Rochester, and all of the beauty, conveniences, and amenities Rochester has to offer! Wrought Iron front door, wood flooring, RH style fixtures, large square island granite, stainless steel kitchen with high-end appliances, walk-in pantry, spacious main floor laundry/mudroom. Kitchen dining nook leads to sliding glass door out to stunning historic barn wood pergola, raised paver patio, outdoor brick masonry fireplace, your own putting green, fenced yard, irrigation. Owners' suite offers his and her walk-in closets, spacious bath. Large bedrooms, upstairs loft, 2 1/2 car att garage. Finished basement, very large recreation space, full wet bar, dishwasher, wine fridges, granite, daylight, table space, well finished but also huge storage space 34x14. Central vac, alarm system, all appl included. Taxes non-homestead.**



Seller's Disclosure Statement

H

Property Address: 729 Renshaw Street Rochester 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"/>				Lawn sprinkler system	<input checked="" type="checkbox"/>			
Dishwasher	<input checked="" type="checkbox"/>				Water heater	<input checked="" type="checkbox"/>			
Refrigerator	<input checked="" type="checkbox"/>				Plumbing system	<input checked="" type="checkbox"/>			
Hood/fan	<input checked="" type="checkbox"/>				Water softener/conditioner	<input checked="" type="checkbox"/>			
Disposal	<input checked="" type="checkbox"/>				Well & pump				<input checked="" type="checkbox"/>
TV antenna, TV rotor & controls				<input checked="" type="checkbox"/>	Septic tank & drain field				<input checked="" type="checkbox"/>
Electric System	<input checked="" type="checkbox"/>				Sump pump	<input checked="" type="checkbox"/>			
Garage door opener & remote control	<input checked="" type="checkbox"/>				City water system	<input checked="" type="checkbox"/>			
Alarm system	<input checked="" type="checkbox"/>				City sewer system	<input checked="" type="checkbox"/>			
Intercom				<input checked="" type="checkbox"/>	Central air conditioning	<input checked="" type="checkbox"/>			
Central vacuum	<input checked="" type="checkbox"/>				Central heating system	<input checked="" type="checkbox"/>			
Attic fan				<input checked="" type="checkbox"/>	Wall furnace				<input checked="" type="checkbox"/>
Pool heater, wall liner & equipment				<input checked="" type="checkbox"/>	Humidifier	<input checked="" type="checkbox"/>			
Microwave	<input checked="" type="checkbox"/>				Electronic air filter				<input checked="" type="checkbox"/>
Trash compactor				<input checked="" type="checkbox"/>	Solar heating system				<input checked="" type="checkbox"/>
Ceiling fan	<input checked="" type="checkbox"/>				Fireplace & chimney	<input checked="" type="checkbox"/>			
Sauna/hot tub				<input checked="" type="checkbox"/>	Wood burning system	<input checked="" type="checkbox"/>			
Washer	<input checked="" type="checkbox"/>				Dryer	<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: 5 yrs. yes _____ no
- Well: Type of well (depth/diameter, age and repair history, if known): _____
Has the water been tested? _____
If yes, date of last report/results: N/A yes _____ no

PAGE 1 OF 2

BUYER'S INITIALS [Signature]
SELLER'S INITIALS [Signature]

REO 545 rev. 11/16

39 - RJO - Rochester, 1002 N. Main St. Rochester MI 48307
Phone: (248) 379-6651 Fax: (248) 218-6559

Caron Kotzels Riha

729 Renshaw

Seller's Disclosure Statement

Property Address: 729 Renshaw Street Rochester MICHIGAN
Street City

5. **Septic tanks/drain fields:** Condition, if known: N/A
 6. **Heating system:** Type/approximate age: 5 yrs
 7. **Plumbing system:** Type: copper galvanized other
 Any known problems? NO
 8. **Electrical system:** Any known problems? N/A
 9. **History of infestation, if any:** (termites, carpenter ants, etc.) N/A
 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 Dec. 2018 (date) to Jan 2019 (date) to current (date).
 The Seller has owned the property since Dec. 2018 (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 TAX OBLIGATIONS CAN CHANGE SIGNIFICANTLY WHEN PROPERTY IS TRANSFERRED.

Seller V. Chukh Manu Date: 3/1/20
 Seller Susan Marozona Date: 3/1/20

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 729 Renshaw Street Rochester 48307
(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

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

PURCHASER'S ACKNOWLEDGEMENT

- (Purchaser must initial) 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):**
 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

- CRK 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)

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>V. Maiorana</u> (SELLER) Vincent Maiorana	(DATE)	_____	(PURCHASER)	(DATE)
<u>Susan Maiorana</u> (SELLER) Susan Maiorana	(DATE)	_____	(PURCHASER)	(DATE)
<u>Caron Kotoles Riha</u> (AGENT) Caron Kotoles Riha	(DATE) 2/25/2020	_____	(AGENT)	(DATE)

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

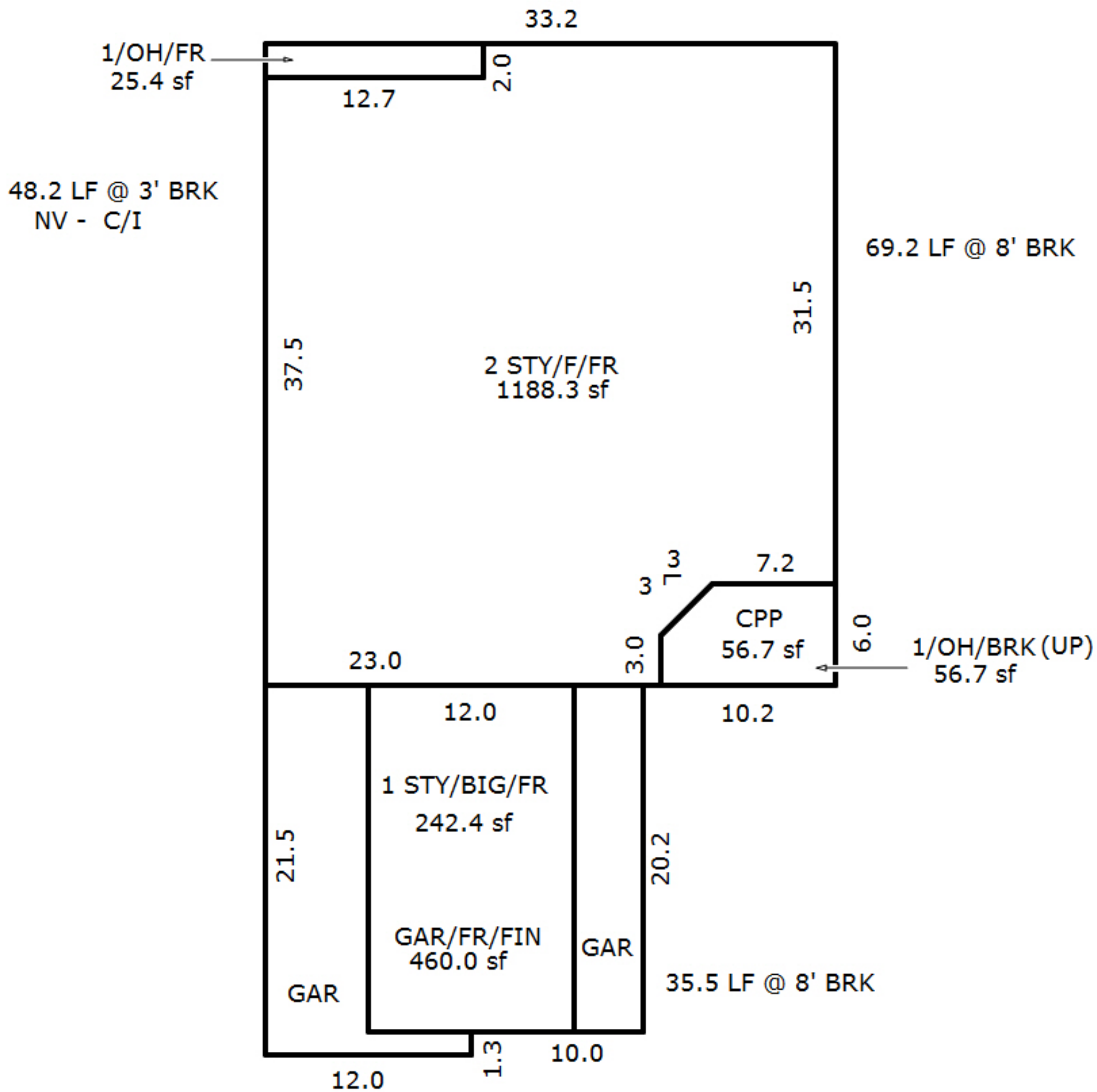
Federal law now imposes the requirements listed below on sellers of residential housing **built prior to 1978**.

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 Van SM

(Initials) Purchaser _____ / _____



Ridge Ct

Renshaw St

Renshaw St

S Castell Ave

50 ft

12... 6021 sqft ... 100 ft

51 ft

