



Cooper & Co. Inc.,
REALTORS®



VERY IMPORTANT DOCUMENT PLEASE READ CAREFULLY

**INFORMATION AND ACKNOWLEDGMENT OF
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS,
TOXIC MOLD/FUNGI/MOISTURE HAZARDS**

Warning Statements

1. 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.
2. Every purchaser of any interest in residential real property on which a residential dwelling was built is notified that said property may or may not present exposure to Toxic Mold and/or other microscopic organisms. Depending on where you live, your risk could be higher on some materials than others. Toxic Mold Poisoning or Stachybotrys can cause, but is not limited to, some or all of the following: nasal and sinus congestion, cough, wheezing or other breathing difficulties, sore/hoarse throat, skin and eye irritation, upper respiratory infections including sinus. The seller of any interest in residential real property is asked to provide the buyer with any information on mold or mold hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known mold or fungi hazards or moisture problems. A risk assessment or inspection for possible hazards or moisture problems is recommended prior to purchase.

Property Address: 200 Zane Court Saraland, AL 36571

Seller's Disclosure (initial a and b below)

(a) ☒ Presence of lead-based paint, mold, fungi, or moisture problems and/or known health and safety hazards: (check 1 or 2 below):

1. ☐ Known lead-based paint, mold, fungi, moisture hazards or other health and safety problems are present in the housing, or on or around the above subject property: Describe

2. ☒ Seller has no knowledge of lead-based paint, mold, fungi or moisture hazards or other known health and safety problems, to include but not limited to prior flooding.

(b) ☒ Records and Reports available to the seller (check 1 or 2 below):

1. ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint, mold, fungi, moisture hazards or other known health and safety problems in the housing or on or around the above subject property. List Documents:

2. ☒ Seller has no reports or records pertaining to lead-based paint, mold, fungi, moisture hazards or other known health and safety problems in the housing, or on or around the above subject property, to include but not limited to prior flooding.

Purchaser's Acknowledgment (initial e, and c and d if applicable)

(c) ☐ Purchaser has received copies of all information listed above.

(d) ☐ Purchaser of a house built prior to 1978 has received pamphlet *Protect Your Family From Lead in Your Home*.

(e) ☐ Purchaser has (check 1 or 2 below):

1. ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint, health and safety problems, mold, toxic mold, fungi, moisture hazards; or
2. ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint, health and safety problems, mold, toxic mold, fungi or moisture hazards.

Agent's Acknowledgment (initial f below)

(f) ☒ Agent has informed the seller of the need for disclosure of known mold/fungi/moisture related information and has informed the seller of the seller's obligation, under 42 U.S.C. 4852 d, regarding lead-based paint and is aware of his/her responsibility to ensure compliance.

The purpose of this document is not to just inform Purchasers, but to encourage them, to conduct their own inspections regarding health and safety problems, above, using appropriate, qualified experts of their choice. Purchaser understands and agrees that there is no additional information, including but not limited to, expressed, written, verbal or other information which will relieve the Purchaser from their obligation to have all inspections actually performed. The following parties have reviewed and understand the information above and certify, to the best of their knowledge, that the above information provided is true and accurate, and that they severally and together do hold harmless Cooper & Co. Inc., REALTORS and their agents regarding lead-based paint and other health and safety issues including but not limited to mold, fungi, or moisture related problems.

REAL ESTATE AGENTS ARE NOT PROFESSIONAL INSPECTORS, AND NO VERBAL STATEMENTS OR COMMENTS SHOULD REPLACE PROFESSIONAL INSPECTOR'S OPINIONS OR REPORTS.

Seller	<u>Matt R</u>	date	<u>5/13/24</u>	Purchaser		Date	
Seller	<u>Alyssa R</u>	date	<u>5/13/24</u>	Purchaser		Date	
Agent	<u>Brandon M</u>	date	<u>5/13/24</u>	Agent		Date	