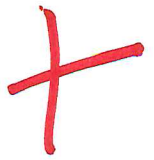


No. 1 Quality Realty



LEAD-BASED PAINT DISCLOSURE FOR RENTAL PROPERTY

Federal law mandates that Lessors of housing constructed prior to 1978 must complete certain Lead-Based Disclosure requirements. These should be completed before the Lessee is bound under the contract to lease.

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Property Address: 36 Seven Sisters (Mobile Hm) Lane CELINA TN 38551

Lessor (Landlord) Disclosure

Lessor to check one box below:

- ☒ Lessor has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the housing.
- ☐ Lessor is aware of the presence of lead-based paint and/or lead-based paint hazards and has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing. List any records, reports and/or additional information, including but not limited to the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces. This requirement includes records or reports regarding common areas. It also includes records or reports of other residential dwellings in multifamily housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole. If no reports or records are available, Lessor shall indicate as such below.

Lessee (Tenant) Acknowledgement

- 1) Lessee has received copies of all records, reports and information listed above (if any), and
- 2) Lessee has read the Lead Warning Statement (above) and understands its contents, and
- 3) Lessee has received the lead hazard information pamphlet "Protect Your Family From Lead in Your Home" (copies available at <http://www.hud.gov> and <http://www.epa.gov>).

Licensee Acknowledgment

Licensees have informed the Lessor of the Lessor's obligations under 42 U.S.C. §4852d as amended and are aware of listing and selling licensees' duty to ensure compliance.

Certification of Accuracy

The Lessors, Lessees, and Licensees have reviewed the above information and certify, to the best of their knowledge, that the information they have provided is true and accurate and that they have received a copy hereof.

The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only as required and do not make either said Licensee a party to the lease agreement between Lessor and Lessee.

The party(ies) below have signed and acknowledge receipt of a copy.

LESSOR Charlie Copeland

LESSOR Vickie Keen

Date 5-21-24 at 8:00 o'clock ☒ am/ ☐ pm

Date 5-21-24 at 8:00 o'clock ☒ am/ ☐ pm

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RF210 – Lead-Based Paint Disclosure for Rental Property, Page 1 of 2

Version 01/01/2024



40 The party(ies) below have signed and acknowledge receipt of a copy.

41 ~~LESSEE~~ Buyer

42 _____
43 _____ at _____ o'clock ☐ am/ ☐ pm
44 Date

~~LESSEE~~ Buyer

_____ at _____ o'clock ☐ am/ ☐ pm
Date

45 The party(ies) below have signed and acknowledge receipt of a copy.

46
47
48 ~~REAL ESTATE LICENSEE FOR LESSOR~~

Debra Dodd

49 5-21-24 at 8 o'clock ☐ am/ ☐ pm
50 Date

51 The party(ies) below have signed and acknowledge receipt of a copy.

52
53 ~~REAL ESTATE LICENSEE FOR LESSEE~~

Debra L. Dodd

54 _____ at _____ o'clock ☐ am/ ☐ pm
55 Date

For Information Purposes Only:

NO. 1 QUALITY REALTY

Listing Company (Company for Lessor)

_____ Selling Company (Company for Lessee)

Debra Dodd

Independent Licensee

Debra

Independent Licensee

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RF210 – Lead-Based Paint Disclosure for Rental Property, Page 2 of 2

Version 01/01/2024