

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT

LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

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.

Property Address: 19326 Old Delta Road

Seller's Disclosure (initial)

BM-SIGNED [Signature] (a) Presence of lead-based paint and/or lead-based paint hazards (check one 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.
(b) Records and Reports available to the seller (check one below):
[] Seller has provided the 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.

Purchaser's Acknowledgment (initial)

[] (c) Purchaser has received copies of all information listed above.
[] (d) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.
(e) Purchaser has (check one below):
[] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial or enter N/A if not applicable)

[] (f) Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
[] (g) Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.1

Certification of Accuracy

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

Seller [Signature: Sellinger]
Seller [Signature: Sellinger]
Seller's Agent [Signature: Eric Holzmüller]
Purchaser []
Purchaser []
Purchaser's Agent []

1 Only required if the purchaser's agent receives compensation from the seller.

(This disclosure form should be attached to the Contract to Purchase.)



PACKAGE CERTIFICATE



LEAD PAINT DISCLOSURE

1 page

Lead-Based Paint Disclosure and Acknowledgement - Purchase Sale (IR 420) (version 1).pdf

1 page

E-SIGN INFO



Status: SENT

Originator: Eric Holzmueller
eholzmueller@trophypa.com
IP: 131.230.79.203
Domain: trophypa.brokermint.com
Date: May 07, 2026 12:26 PM

Package ID: 25936A8B0D69F364B2FD672E945024A2

Time zone: CDT (UTC-5)

Signers:

EH	Eric Holzmueller Listing Agent	eholzmueller@trophypa.com IP: 131.230.79.203	Signed	May 07, 2026 12:27 PM id: 4ca2439be213f9f7aa4dfb1fef1fe4dc	
SE	Suzanne Ellison Seller 1	sesellison1@gmail.com			

HISTORY

May 07, 2026	12:26 PM	EH	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.203	Viewed
May 07, 2026	12:27 PM	EH	Eric Holzmueller	eholzmueller@trophypa.com	IP: 131.230.79.203	Signed

PACKAGE CERTIFICATE

LEAD PAINT DISCLOSURE

2 pages

Lead Paint Disclosure.pdf

2 pages

E-SIGN INFO



Status:

SIGNED

Originator:

Eric Holzmueller
eholzmueller@trophypa.com
IP: 131.230.79.203
Domain: trophypa.brokermint.com
Date: May 08, 2026 03:30 PM

Package ID:

8A404FF96F7B8C30620E3AF7916C513B

Time zone:

CDT (UTC-5)

Signers:

SE

Suzanne Ellison
Suzanne Ellison

sesellison1@gmail.com
IP: 162.72.57.35



Signed

May 10, 2026 05:27 PM

id: 5d4d3654c44cff59ae35cece1ecb9e



HISTORY

May 10, 2026	05:25 PM		Suzanne Ellison	sesellison1@gmail.com	IP: 162.72.57.35	Viewed
May 10, 2026	05:27 PM		Suzanne Ellison	sesellison1@gmail.com	IP: 162.72.57.35	Signed
May 10, 2026	05:27 PM		Package has been fully signed and sealed			Completed