dotloop signature verification: dtlp.us/awJV-TO0t-XvIW

SELLER'S LEAD DISCLOSURE

Rhode Island Association of REALTORS®

Disclosure of Information about Lead-Based Paint and Lead-Based Hazards required by Federal and Rhode Island law.

Property Address: 306 Spring Green Road

Unit # (if applicable)_____, **Town/City** Warwick, **State of Rhode Island, Zip code** 02888

Federal Lead Warning Statement

Federal Law: 42 U.S.C. 4852(d) *"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."*

Rhode Island State Disclosure Requirements

Rhode Island State Law: *216-RICR-50-15-3 Section 3.8 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards requires the Seller of any interest in residential property on which a residential dwelling was built prior to 1978 to disclose to the Buyer any known information on lead-based paint or lead-based hazards in paint, interior dust, soil, or water, or potential lead-based paint or lead-based hazards and their location(s), or potential location(s). Such information includes (1) any records or reports which are in Seller's possession or reasonably obtainable regarding such hazards or potential exposure to such hazards in the property; (2) a copy of any current lead certificate(s) for the dwelling or dwelling unit and common areas; and (3) a chronological listing of all available lead inspection reports and certificates for the property being sold.*

The Seller shall provide Buyer with an Environmental Protection Agency educational pamphlet entitled "Protect Your Family from Lead in Your Home" containing the insert "What You Should Know About the R.I. Lead Law."

Seller's Disclosure *[Seller(s) complete and initial each section below]*

SHL 04/24/23 1:30 PM EDT dotloop verified | MR 04/25/23 10:25 AM EDT dotloop verified (a) Presence of lead in paint, interior dust, soil or water and/or lead-based hazards in paint, interior dust, soil, or water: *(check one below)*

- ☐ Seller discloses that the following known lead-based paint and/or lead-based hazards are present in the housing (explain).
- ☑ Seller has no knowledge of lead-based paint and/or lead-based hazards in the housing.

SHL 04/24/23 1:30 PM EDT dotloop verified | MR 04/25/23 10:25 AM EDT dotloop verified (b) Records and reports available to Seller *(check all that apply below):*

- ☐ Seller has provided Buyer, the Listing Licensee and Cooperating Licensee, if any, with a copy of the most current lead certificate dated: _____.
- ☐ Rhode Island law requires Seller to provide, at no charge, copies of all available reports and certificates to which Seller has access within seven (7) days of a request by Buyer.

  Seller has access to the following reports and records relating to lead:
  (Seller: List in chronological order all available lead inspection reports and certificates for the property being sold.)

  Date of document: *Type of lead certificate or report:*

  Buyer may obtain copies of all such documents by contacting: _____

- ☑ Seller has no lead certificates, reports or records pertaining to lead-based paint and/or lead-based hazards in the dwelling or dwelling unit and common areas for the property being sold.

Copyright© 2018 Rhode Island Association of REALTORS®

This copyright protected form was produced using Instanet Solutions' Instanet Forms service.

InstanetFORMS

dotloop signature verification: dtlp.us/awJV-TO0t-XvIW

Buyer's Acknowledgment *[Buyer(s) initial each section that applies]*

_____ _____ (c) Buyer has received copies of all information listed above.

_____ _____ (d) Buyer has received the pamphlet "Protect Your Family from Lead in Your Home" that includes the R.I. section "What You Should Know About the R.I. Lead Law."

_____ _____ (e) Buyer has *(check one 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 hazards; or
- ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards.

Agent's Acknowledgment *(initial)*

YS 04/24/23 1:22 PM EDT dotloop verified _____ (f) Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and 216-RICR-50-15-3 Section 3.8 of the Rules and Regulations of the R.I. Department of Health and Lead Hazard Mitigation Standards, and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Buyer Date	Samantha H Lipkin — dotloop verified 04/24/23 1:30 PM EDT GDJU-HV6L-WGJY-MC0T Seller Date
Buyer Date	Michael Ricello — dotloop verified 04/25/23 10:25 AM EDT DXRT-Q0GE-YV5E-VBOF Seller Date
Buyer Date	Seller Date
Buyer Date	Seller Date
Cooperating Licensee Date	Yvonne Sousa — dotloop verified 04/24/23 1:22 PM EDT GZBC-K6MN-M9AE-NJNJ Listing Licensee Date

This entire form is licensed for the exclusive use of members in good standing of the Rhode Island Association of REALTORS® and is protected by federal and state copyright law. Unauthorized use of this form is prohibited and can result in civil and criminal penalties. *All rights reserved. Copyright© 2018.*

This copyright protected form was produced using Instanet Solutions' Instanet Forms service.

InstanetFORMS