



Lead-Based Paint and Lead-Based Paint Hazards Disclosure



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 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.

This disclosure is in regard to a residential dwelling commonly known as 18503 E Clairmont Circle Northville Northville (STREET ADDRESS) MI 48168

Seller's Disclosure (initial all paragraphs which apply)

Initial

DS

TT

CT

Seller represents that the housing on the above described property was constructed after 12/31/1977 and thereby is exempt under 42 U.S.C. 4582(d) (the lead paint disclosure regulations)

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Seller has no records or reports of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)

Seller has the following records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing which seller shall provide to purchaser upon receipt of an acceptable "Buy & Sell Agreement". (list documents below)

Seller's Agent's Acknowledgement (initial)

DS

JD

Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582 (d) and is aware of his/her responsibility to ensure compliance.

Purchaser's Acknowledgement (initial all paragraphs which apply)

Purchaser has received copies of all information listed above, if any.

Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home".

Purchaser has (initial only 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 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.

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.

Purchaser

Date

Purchaser

Date

Selling Sales Person

Date

Signed by:

Theodore Toloff

Seller

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5/1/2025 | 08:01

Date

DocuSigned by:

Carol Toloff

Seller

1DB54E9AE3B401...

5/1/2025 | 06:34

Date

DocuSigned by:

Jim DiMora

Seller's Agent

72F41F...

5/1/2025 | 10:23

Date