

**Disclosure Of Information on Lead-Based Paint and Lead-Based Paint Hazards  
(For Sale of Residential Property)**

Property: 34704 Villas Circle #1307 Lewes, DE Seller's Name: David Fees  
Deborah Fees

**Seller Instructions:** Check the box indicating the age of your property and initial. If you checked either box 1 or 3, continue to complete the *Seller's Disclosure* section below and sign this form at the bottom. If you checked box 2, sign below to complete this form.

DJ	DF
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(Check one of the boxes to the right and initial here)

**Year Dwelling Was Constructed:**

- ☐ 1. was constructed prior to January 1, 1978  
☒ 2. was constructed after January 1, 1978 (2004)  
☐ 3. uncertain as to when constructed

**Lead Warning Statement** - Every Purchaser of any interest in residential 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 very 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 Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

**Seller's Disclosure** - Unless box 2 is checked above, each Seller is required to complete sections (a and b) by selecting an answer and then by initialing in each of these two sections (if more than one owner, all owners must select and initial)

(a) Presence of lead-based paint and/or lead-based paint hazards (CHECK ONE BOX BELOW AND INITIAL):

<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> <div style="font-size: 8px;">Select answer and initial</div>	<div style="border: 1px solid black; padding: 5px;"><input type="checkbox"/> Known lead-based paint and/or lead-based paint hazards are present in the housing. (explain)</div> <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 5px;"><input type="checkbox"/> Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.</div>
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(b) Records and reports available to the Seller. (CHECK ONE BOX AND INITIAL):

<div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> <div style="font-size: 8px;">Select answer and initial</div>	<div style="border: 1px solid black; padding: 5px;"><input type="checkbox"/> 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)</div> <div style="border: 1px solid black; height: 30px; margin-top: 5px;"></div> <div style="border: 1px solid black; padding: 5px;"><input type="checkbox"/> Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.</div>
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**Purchaser's Acknowledgement** - Unless box 2 is checked above, all purchaser(s) must initial c, d, e and f

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|-----|---|--|
| (c) | <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> | Purchaser(s) has read the Lead Warning Statement above.  |
| (d) | <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> | Purchaser(s) has received copies of all information listed above.  |
| (e) | <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> | Purchaser(s) has received the pamphlet <i>Protect Your Family From Lead In Your Home</i> .   |
| (f) | <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> | Purchaser(s) has (check one below):  |
|     |   | <input type="checkbox"/> 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. |
|     |   | <input type="checkbox"/> 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 Acknowledgement** - Initial below

- (g) [Signature] The Listing Agent has informed the Seller of the Seller's obligation under 42 U.S.C. 4852(d), and the Seller 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.

<u>Deborah A Fees</u>	<u>2/23/25</u>
Seller	Date
Purchaser	Date
<u>James S. Webb</u>	<u>2/24/25</u>
Agent	Date

<u>David Fees</u>	<u>2/24/25</u>
Seller	Date
Purchaser	Date
Agent	Date