



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IN PURCHASE AND SALE TRANSACTIONS ("LEAD-BASED PAINT EXHIBIT") EXHIBIT " A "



2025 Printing

This Exhibit pertains to that certain Property known as: 304 Fleming Street, Wrens, Georgia 30833

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer 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.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

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

Check box if additional pages of explanations are attached and incorporated herein.

X (ii) 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 [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

X (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment [initial all applicable sections below]:

(c) Buyer has received copies of all information, if any, listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home

(e) Buyer has: [initial (i) or (ii) below]:

(i) Received a ten (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 (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).





ADDITIONAL SIGNATURE PAGE (Brokerage Agreements)



2025 Printing

As part of the Brokerage Agreement dated September 5, 2025, and specifically as referenced in the attached Form: Lead Based Paint Exhibit

Buyer/Tenant Acceptance and Contact Information

3 Buyer's/Tenant's Signature

Print or Type Name Date

Buyer/Tenant Address for Receiving Notice

Buyer/Tenant Phone Number: Cell Home Work

Buyer/Tenant E-mail Address

4 Buyer's/Tenant's Signature

Print or Type Name Date

Buyer/Tenant Address for Receiving Notice

Buyer/Tenant Phone Number: Cell Home Work

Buyer/Tenant E-mail Address

5 Buyer's/Tenant's Signature

Print or Type Name Date

Buyer/Tenant Address for Receiving Notice

Buyer/Tenant Phone Number: Cell Home Work

Buyer/Tenant E-mail Address

Additional Signature Page (F146) is attached.

Seller/Landlord Acceptance and Contact Information

3 Seller's/Landlord's Signature

Jackie N James 09/02/25
Print or Type Name Date

Seller/Landlord Address for Receiving Notice

(796)914-9070
Seller/Landlord Phone Number: Cell Home Work

Seller/Landlord E-mail Address

4 Seller's/Landlord's Signature

Lee N Long 9-5-25
Print or Type Name Date

Seller/Landlord Address for Receiving Notice

(706)556-0637
Seller/Landlord Phone Number: Cell Home Work

Seller/Landlord E-mail Address

5 Seller's/Landlord's Signature

Jessica W Prickett 9/4/25
Print or Type Name Date

Seller/Landlord Address for Receiving Notice

(706)832-0978
Seller/Landlord Phone Number: Cell Home Work

Seller/Landlord E-mail Address

Additional Signature Page (F146) is attached.

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