



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



2025 Printing

This Exhibit pertains to that certain Property known as: 959 Fieldstone Rd., Grovetown, Georgia 30813.

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. 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.

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.

(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):

(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).

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

- (f)  Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.
- (g) _____ Buyer's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance. *[only required if the Buyer's Agent receives compensation from the Seller.]*

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.

1 Buyer's Signature Date

Print or Type Name

2 Buyer's Signature Date

Print or Type Name

Additional Signature Page (F267) is attached.

Buyer's Agent Signature Date

Print or Type Name

Southeastern Residential, LLC.
Buyer Brokerage Firm



1 Seller's Signature Date

Raymond P Phillips
Print or Type Name



2 Seller's Signature Date Aug 08, 2025

Julie Phillips
Print or Type Name

Additional Signature Page (F267) is attached.



Seller's Agent Signature Date

Candace Riddle
Print or Type Name

Southeastern Residential, LLC.
Seller Brokerage Firm



SELLER'S BROKER'S NOTICE TO SELLER OF SELLER'S OBLIGATIONS REGARDING LEAD-BASED PAINT



2025 Printing

RE: Property located at 959 Fieldstone Rd., Grovetown, Ga 30813

("Property"). Candace Riddle, the Seller's Broker or licensee of Seller's Broker on the above-referenced Property, does hereby give notice to the Seller(s) of such Property that if the residential dwelling on the Property was built prior to 1978, Seller(s) must do the following:

1. Disclose to the buyer the presence of known lead-based paint and/or lead-based paint hazards.
2. Provide the buyer with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the residential housing.
3. Provide the buyer with a lead-based paint hazard information pamphlet, in a form approved by the Environmental Protection Agency; and
4. Permit the buyer to have a 10 day period to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

Signature of Seller's Broker or Licensee of Seller's Broker

Candace Riddle

Print Name of Seller's Broker or Licensee of Seller's Broker

Date

PACKAGE CERTIFICATE

959 FIELDSTONE RD. LEAD BASE PAINT EXHIBITS.PDF

3 pages

959 Fieldstone Rd. lead base paint exhibits.pdf

3 pages

E-SIGN INFO



Status:

SIGNED

Originator:

Candace Riddle
candace.riddle@southeastern.company
IP: 164.153.56.232
Domain: my.brookermint.com
Date: Aug 20, 2025 09:52 PM

Package ID:

23B1717263E8517B5FD8DFA20746E781

Time zone:

EDT (UTC-4)

Signers:

CR	Candace Riddle Candace Riddle	candace.riddle@southeastern.company IP: 164.153.56.232	Signed	Aug 20, 2025 09:52 PM id: baed806ef71db1f9e9e01dfb52c64ac7	
JP	Julie Phillips Julie Phillips	jphillips@augusta.edu IP: 108.214.37.14	Signed	Aug 20, 2025 09:56 PM id: a4d58d7d7e5de8b47d7b6c1b6cec698a	
RP	Raymond P Phillips Raymond P Phillips	phillipspaul1979@gmail.com IP: 129.222.253.103	Signed	Aug 20, 2025 09:54 PM id: 5c82c8cd2f7903cbf79551e7c534c4e4	

HISTORY

Aug 20, 2025	09:52 PM	CR	Candace Riddle	candace.riddle@southeastern.company	IP: 164.153.56.232	Viewed
Aug 20, 2025	09:52 PM	CR	Candace Riddle	candace.riddle@southeastern.company	IP: 164.153.56.232	Signed
Aug 20, 2025	09:54 PM	RP	Raymond P Phillips	phillipspaul1979@gmail.com	IP: 129.222.253.103	Viewed
Aug 20, 2025	09:54 PM	RP	Raymond P Phillips	phillipspaul1979@gmail.com	IP: 129.222.253.103	Signed
Aug 20, 2025	09:55 PM	JP	Julie Phillips	jphillips@augusta.edu	IP: 108.214.37.14	Viewed
Aug 20, 2025	09:56 PM	JP	Julie Phillips	jphillips@augusta.edu	IP: 108.214.37.14	Signed
Aug 20, 2025	09:56 PM		Package has been fully signed and sealed			Completed