

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT OF LEAD-BASED PAINT and/or LEAD-BASED PAINT HAZARDS

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.

Property Address: _____

Seller's Disclosure (initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

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

- ☐ 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 (check one below):

- ☐ 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): _____

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

Purchaser's Acknowledgment (initial)

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

_____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

_____ (e) Purchaser has (check one below):

- ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- ☐ 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 Acknowledgment (initial)

_____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

Seller _____ Date _____

Purchaser _____ Date _____

Seller _____ Date _____

Purchaser _____ Date _____

Agent _____ Date _____

Agent _____ Date _____

(This disclosure form should be attached to the Contract to Purchase.)

Edgefield County South Carolina Deeds 16 And 17

T. Felder Dorn



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Table of Contents Edgefield County South Carolina Deeds 16 And 17

1. Understanding the eBook Edgefield County South Carolina Deeds 16 And 17
 - The Rise of Digital Reading Edgefield County South Carolina Deeds 16 And 17
 - Advantages of eBooks Over Traditional Books
2. Identifying Edgefield County South Carolina Deeds 16 And 17
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Edgefield County South Carolina Deeds 16 And 17
 - User-Friendly Interface
4. Exploring eBook Recommendations from Edgefield County South Carolina Deeds 16 And 17
 - Personalized Recommendations
 - Edgefield County South Carolina Deeds 16 And 17 User Reviews and Ratings
 - Edgefield County South Carolina Deeds 16 And 17 and Bestseller Lists
5. Accessing Edgefield County South Carolina Deeds 16 And 17 Free and Paid eBooks
 - Edgefield County South Carolina Deeds 16 And 17 Public Domain eBooks
 - Edgefield County South Carolina Deeds 16 And 17 eBook Subscription Services
 - Edgefield County South Carolina Deeds 16 And 17 Budget-Friendly Options

6. Navigating Edgefield County South Carolina Deeds 16 And 17 eBook Formats
 - ePub, PDF, MOBI, and More
 - Edgefield County South Carolina Deeds 16 And 17 Compatibility with Devices
 - Edgefield County South Carolina Deeds 16 And 17 Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Edgefield County South Carolina Deeds 16 And 17
 - Highlighting and Note-Taking Edgefield County South Carolina Deeds 16 And 17
 - Interactive Elements Edgefield County South Carolina Deeds 16 And 17
8. Staying Engaged with Edgefield County South Carolina Deeds 16 And 17
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Edgefield County South Carolina Deeds 16 And 17
9. Balancing eBooks and Physical Books Edgefield County South Carolina Deeds 16 And 17
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Edgefield County South Carolina Deeds 16 And 17
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Edgefield County South Carolina Deeds 16 And 17
 - Setting Reading Goals Edgefield County South Carolina Deeds 16 And 17
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Edgefield County South Carolina Deeds 16 And 17
 - Fact-Checking eBook Content of Edgefield County South Carolina Deeds 16 And 17
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements

- Interactive and Gamified eBooks

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