



MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE

Property Address: 8500 Geren Rd, 19-1, Silver Spring,, MD 20901

MARYLAND LEAD POISONING PREVENTION PROGRAM DISCLOSURE: Under the Maryland Lead Poisoning Prevention Program (the “Maryland Program”), any leased residential dwelling constructed prior to 1978 is required to be registered with the Maryland Department of the Environment (MDE). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

1. Seller hereby discloses that the Property was constructed prior to 1978;

AND

The Property is or is **not** registered in the Maryland Program (*Seller to initial applicable line*).

2. If the Property was constructed prior to 1978 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer is required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer is responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (*Seller to initial applicable line*) has; or has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

If such event has occurred, Seller (*Seller to initial applicable line*) will; OR will **not** perform the required treatment prior to transfer of title of the Property to **Buyer**.

ACKNOWLEDGEMENT: Buyer acknowledges by Buyer’s initials that Buyer has read and understands the above Paragraphs. (**BUYER**)

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.

<i>Antonio R Chaves</i>	dotloop verified 11/28/21 12:58 PM EST NIP9-5AGN-MQLX-19B9	<input type="checkbox"/>	<input type="checkbox"/>
Seller	Date	Buyer	Date
<i>Yutao Liu</i>	dotloop verified 12/02/21 9:08 PM EST 95BD-PGSV-BZWC-XVZ	<input type="checkbox"/>	<input type="checkbox"/>
Seller	Date	Buyer	Date
<i>James Nellis</i>	dotloop verified 12/15/21 6:32 AM EST IAFX-UEYU-09OS-UVJ7	<input type="checkbox"/>	<input type="checkbox"/>
Seller’s Agent	Date	Buyer’s Agent	Date

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Lead Paint – Federal Disclosure of Lead-Based Paint and Lead-Based Paint Hazards for SALES

(Required for the SALE of all properties in the U.S. with any existing part built prior to 1978)

PROPERTY ADDRESS: 8500 Geren Rd, 19-1, Silver Spring,, MD 20901

There are parts of the property that still exist that were built prior to 1978 OR No parts of the property were built prior to 1978 OR Construction dates are unknown. **If any part of the property was constructed prior to 1978 or if construction dates are unknown, this disclosure is required. If the entire property was built in 1978 or later, this disclosure is not required.**

LEAD WARNING STATEMENT FOR BUYERS: 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.

SELLER'S DISCLOSURE:

(A) Presence of lead-based paint and/or lead-based paint hazard:

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

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:

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

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

BUYER'S ACKNOWLEDGMENT:

(Buyer to initial all lines as appropriate)

(C) Buyer has **read the Lead Warning Statement** above.

(D) Buyer has **read Paragraph B and acknowledges receipt of copies of any information** listed therein, if any.

(E) Buyer has **received the pamphlet Protect Your Family From Lead in Your Home** (required).

(F) Buyer has (check 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; **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: (Agent to initial)

(G) 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 provided by the signatory is true and accurate.

Antonio R Chaves dotloop verified 11/28/21 12:58 PM EST AQ3L-WEBI-2SES-JALT
Seller Date

Yutao Liu dotloop verified 12/02/21 9:08 PM EST OSKL-RWBL-HHOC-JLQB
Seller Date

James Nellis dotloop verified 12/15/21 6:32 AM EST TGMS-ORCG-ZVQF-EIGV
Agent for Seller, if any Date

Buyer Date

Buyer Date

Agent for Buyer, if any Date