

**HN**  
HARRY  
NORMAN  
REALTORS

LUXURY LAKE  
AND MOUNTAIN

822 JOE SPEED | CLAYTON GA  
GAMLS 20159071 | \$365,000



*More Photos and Details at [luxurylakeandmountain.com](http://luxurylakeandmountain.com)*

## Serene Mountain Retreat

This charming 3-bedroom, 2-bathroom single-story home offers 1,458 sq ft of comfortable living space. The welcoming entry leads to a cozy seating room with a fireplace, seamlessly flowing into the spacious living area. Modern lighting graces the kitchen and adjacent dining room. The primary bedroom features a renovated ensuite with a beautifully tiled shower. A standout feature is the expansive screened porch, offering views of the garden and mountains beyond. Recent updates include vinyl flooring, tiled bathrooms, carpeting, and fresh paint, ensuring modern comfort. The property boasts outdoor amenities, including a fire ring, outdoor shed, and ample space for various activities on approximately 0.42 flat acres. With wood siding, cedar shake accents, and a freshly painted metal roof, this home exudes timeless charm. Positioned on elevated terrain with a private driveway, it offers a picturesque setting on Joe Speed Road, inviting residents to embrace the natural beauty of Rabun County mountains. Don't miss the chance to make this property your happy place!

### PROPERTY FEATURES

- 3BR/2Ba
- 4.96 acres
- screened porch
- Fire ring, outdoor shed
- Recent updates



**LUXURY**  
REAL ESTATE  
**LUXURY**  
PORTFOLIO  
INTERNATIONAL  
REAL ESTATE

### ROSA ICELA CARTER

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<b>GAMLS No.:</b>	20159071
<b>Property Type:</b>	Residential
<b>Property Subtype:</b>	Single Family Residence
<b>Address:</b>	822 Joe Speed Road Clayton, GA 30525
<b>Subdivision :</b>	None
<b>Status:</b>	New
<b>Own Condition:</b>	

<b>On Market Date:</b>	11/20/2023
<b>List Price:</b>	\$365,000
<b>LP/SQFT:</b>	\$250
<b>Off Market Date:</b>	
<b>Projected Close:</b>	
<b>Days On Market:</b>	1

#### PROPERTY INFORMATION

<b>County:</b>	Rabun	<b>Total Finished SQFT:</b>	1,458	<b>Year Built:</b>	1976 *
<b>Annual Taxes:</b>	\$1,206	<b>Above Grade Fin. SQFT:</b>	1,458	<b>Constr. Status:</b>	
<b>Tax Year:</b>	2022	<b>Below Grade Fin. SQFT:</b>	0	<b>Prop. Description:</b>	
<b>Ownership:</b>		<b>Below Grade Unfin. SQFT:</b>	0	<b>Waterfront:</b>	0 Ft.
		<b>SQFT Source:</b>	Public Records	<b>Feature Name:</b>	
		<b>Total Acres:</b>	4.960 Acres	<b>Elem:</b>	Rabun County Primary/Elementar
		<b>Total Acres Src:</b>	Public Records	<b>Middle:</b>	Rabun County
				<b>High:</b>	Rabun County

**Remarks:** Welcome to your very own serene mountain retreat! This charming 3/2 single-story home offers 1,458 sq ft of comfortable living space, nestled on a sprawling 4.96-acre property in the heart of Rabun County, Georgia. - Upon entry, you're greeted by a welcoming seating room anchored by a cozy fireplace, providing a seamless introduction to the spacious living room beyond. Modern lighting fixtures charm the kitchen and its adjacent dining room, creating a seamless environment for everyday meals and special gatherings. The primary bedroom boasts a renovated ensuite with a beautifully tiled shower, ensuring privacy and comfort. - A standout feature of this property is the expansive screened porch, adorned with custom art on its concrete floor and providing views of the garden and mountain just beyond. This inviting space is ideal for savoring morning coffee, relishing serene evenings with a good book, or transforming into a versatile space that can cater to your desires, whether it's an art studio, kids' playroom, yoga sanctuary, or any other activity you envision. - For those who love outdoor entertaining, there's ample space to sit around the fire ring or under the shade of mature trees. The property also boasts an array of plants and flowers, introducing vibrant colors and a touch of nature to your surroundings. An outdoor shed provides additional storage space for gardening tools or can serve as a versatile workshop area. - This home's recent updates include vinyl flooring, tiled bathrooms, carpeting, and freshly painted walls, ensuring it's move-in ready and providing a sense of modern comfort. - The home, positioned on elevated terrain, is accessed via a private driveway that gracefully encircles the house. You'll also find a generous carport, ideal for accommodating your RV and conveniently storing all your outdoor equipment and toys. Approximately 0.42 acres of the property are flat and at street level, offering potential for various outdoor activities, additional entertainment area, and parking. - The combination of wood siding, cedar shake accents, and a freshly painted metal roof infuse this home with timeless charm and distinctive character. - The location on Joe Speed Road meanders around and over Warwoman Creek, providing a picturesque setting and an immersion in the natural beauty surrounding you. - This property is more than just a home; it's an opportunity to embrace the beauty of the Rabun County mountains and enjoy a lifestyle of comfort, serenity, and natural wonder. - Don't miss your chance to make this your happy place!

**Directions:** From HWY 441 turn on Warwoman Rd., in approximately 1 mile turn RIGHT on Joe Speed. The driveway is on the right.

#### INTERIOR

<b>Bedrooms:</b>	Up: 0 Mid: 3 Low: 0 Tot: 3	<b>Heating:</b>	Central
<b>Full Baths:</b>	Up: 0 Mid: 2 Low: 0 Tot: 2	<b>Interior:</b>	Pulldown Attic Stairs, Tile Bath
<b>Half Baths:</b>	Up: 0 Mid: 0 Low: 0 Tot: 0	<b>Kitchen Equip:</b>	Electric Water Heater, Gas Water Heater, Dryer, Washer, Dishwasher, Oven/Range (Combo), Refrigerator
<b>Basement:</b>	None	<b>Laundry:</b>	Other
<b>Cooling:</b>	Central Air, Attic Fan	<b>Rooms:</b>	
<b>Energy:</b>	Electric Water Heater, Gas Water Heater, Dryer, Washer, Dishwasher, Oven/Range (Combo), Refrigerator		
<b>Fireplaces:</b>	1		
<b>FP Features:</b>	Living Room		

#### EXTERIOR

<b>Stories:</b>	One	<b>Amenities:</b>	None
<b>Style:</b>	Bungalow/Cottage	<b>Lot Description:</b>	Private, Sloped
<b>Construction:</b>	Wood Siding	<b>Parking:</b>	0
<b>Exterior:</b>	Garden	<b>Roof:</b>	Metal
<b>Waterfront:</b>		<b>Water Source:</b>	Private, Well
		<b>Sewer:</b>	Private Sewer, Septic Tank

#### OTHER INFORMATION

<b>Association Fees:</b>	\$0	<b>Home Warranty:</b>	No
<b>Fees Include:</b>	None	<b>Possession:</b>	Close Of Escrow
		<b>Possible Financing:</b>	



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Information is provided by Georgia MLS and is deemed reliable but not guaranteed.







# SELLER'S PROPERTY DISCLOSURE STATEMENT

## EXHIBIT " \_\_\_\_\_ "



2023 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of \_\_\_\_\_ for the Property (known as or located at: 822 Joe Speed Rd Clayton, Georgia, 30525). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

**A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.**

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers;
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

**B. HOW THIS STATEMENT SHOULD BE USED BY BUYER.** Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property recently, Seller's knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual knowledge and belief of all Sellers of the Property.

**C. SELLER DISCLOSURES.**

1. <b>GENERAL:</b>	YES	NO
(a) What year was the main residential dwelling constructed? <u>1974</u>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Is the Property vacant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how long has it been since the Property has been occupied? <u>1 Month</u>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Is the Property or any portion thereof leased?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

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2. <b>COVENANTS, FEES, and ASSESSMENTS:</b>	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Is the Property part of a condominium or community in which there is a community association? <b>IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXPLANATION:**

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3. <b>LEAD-BASED PAINT:</b>	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? <b>IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		X
(b) Have any structural reinforcements or supports been added?	X	
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		X
(d) Has any work been done where a required building permit was not obtained?		X
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		X
(f) Have any notices alleging such violations been received?		X
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		X
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		X

**EXPLANATION:**  
 Added 'sister' floor joist when new floors were installed 2022.

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		X
(b) Date of last HVAC system(s) service: _____ December 2022		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		X
(d) Is any portion of the heating and cooling system in need of repair or replacement?		X
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		X
(f) Are any fireplaces decorative only or in need of repair?		X
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		X
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		X

**EXPLANATION:**

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): _____ Over 6 _____ years		
(b) What is the drinking water source: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____ N/A		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		X
(e) What is the sewer system: <input type="checkbox"/> public <input type="checkbox"/> private <input checked="" type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____ 3		
(g) Is the main dwelling served by a sewage pump?		X
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		X
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		X
(j) Is there presently any polybutylene plumbing, other than the primary service line?		X
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		X

**EXPLANATION:**

7. <b>ROOFS, GUTTERS, and DOWNSPOUTS:</b>	YES	NO
(a) Approximate age of roof on main dwelling: <u>Over 6</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		XX
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		XX

**EXPLANATION:**

Metal Roof

8. <b>FLOODING, DRAINING, MOISTURE, and SPRINGS:</b>	YES	NO
(a) Is there now or has there been any water intrusion in the basement, crawl space or other parts of any dwelling or garage or damage therefrom?		X
(b) Have any repairs been made to control water intrusion in the basement, crawl space, or other parts of any dwelling or garage?		XX
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		XXX
(d) Has there ever been any flooding?		XXXX
(e) Are there any streams that do not flow year round or underground springs?		XXXXX
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		XXXXX

**EXPLANATION:**

9. <b>SOIL AND BOUNDARIES:</b>	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		XX
(b) Is there now or has there ever been any visible soil settlement or movement?		XX
(c) Are there presently any encroachments, unrecorded easements or boundary line disputes with a neighboring property owner?		XXX
(d) Do any of the improvements encroach onto a neighboring property?		XXXX
(e) Is there a shared driveway, alleyway, or private road servicing the Property?		XXXX

**EXPLANATION:**

10. <b>TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:</b>	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		X
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		XX
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		XX
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		

**EXPLANATION:**

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<b>XX</b>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<b>XX</b>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<b>X</b>
<b>EXPLANATION:</b>		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<b>X</b>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<b>XX</b>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<b>XX</b>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<b>XX</b>
(e) Is the Property subject to a threatened or pending condemnation action?		<b>XX</b>
(f) How many insurance claims have been filed during Seller's ownership? _____ None _____		
<b>EXPLANATION:</b>		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<b>X</b>
<b>EXPLANATION:</b>		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<b>XX</b>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<b>XX</b>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>		





**D. FIXTURES CHECKLIST**

**Directions on HOW TO USE:** It is often unclear what constitutes a fixture which remains with the Property versus personal property which does not remain with the Property. **To avoid disputes, Seller shall have the right to remove all items on the checklist below that are left blank. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY.** All items remaining with Property shall include remotes and/or all accessories necessary for use. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller may remove all Refrigerators on the Property. This checklist is intended to supersede the common law of fixtures with regard to the items below. The common law of fixtures shall apply to all items not on this checklist. Seller shall remove all items left blank below prior to closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall remain liable for the cost of Buyer having to dispose of such items provided that Buyer disposes of them within 30 days after Closing. In removing items, Seller shall use reasonable care to prevent and repair damage to the area where the item was removed.

Items identified as remaining with the Property shall mean those specific items as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property. This section entitled "Fixtures Checklist" shall survive Closing.

**Appliances**

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Stove
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

**Home Media**

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

**Interior Fixtures**

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
  - Wall Mirrors
  - Vanity (hanging)
- Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

**Landscaping / Yard**

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

**Recreation**

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

**Safety**

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

**Systems**

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

**Other**

- Screen Porch
- Cement Patio
- \_\_\_\_\_
- \_\_\_\_\_

**Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

**Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

**RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

**1 Buyer's Signature**

Print or Type Name

Date

**2 Buyer's Signature**

Print or Type Name

Date

Additional Signature Page (F267) is attached.

**SELLER'S REPRESENTATION REGARDING THIS STATEMENT**

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property

**1 Seller's Signature**

**John Bonin**

Print or Type Name

November 13, 2023

Date

**2 Seller's Signature**

Print or Type Name

Date

Additional Signature Page (F267) is attached.



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



2023 Printing

This Exhibit pertains to that certain Property known as: 822 Joe Speed Rd, Clayton, Georgia 30525.

**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) JB 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) JB 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) RIC 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.

**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

John Bonin \_\_\_\_\_ **Nov 13, 2023**  
**1 Seller's Signature**                      Date

\_\_\_\_\_  
John Bonin  
Print or Type Name

\_\_\_\_\_  
**2 Buyer's Signature**                      Date

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
**2 Seller's Signature**                      Date

\_\_\_\_\_  
Print or Type Name

**Additional Signature Page (F267) is attached.**

**Additional Signature Page (F267) is attached.**

\_\_\_\_\_  
**Buyer's Agent Signature**                      Date

\_\_\_\_\_  
Print or Type Name

\_\_\_\_\_  
Buyer Brokerage Firm

Rosa Icela Carter \_\_\_\_\_ **Nov 17, 2023**  
**Seller's Agent Signature**                      Date

\_\_\_\_\_  
Rosa Icela Carter  
Print or Type Name

\_\_\_\_\_  
Harry Norman Realtors Luxury lake And Mountain  
Seller Brokerage Firm