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Iris Inc Realty

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

Georgia REALTORS®

**2026 Printing**

This Exhibit pertains to that certain Property known as: 52 Clark Circle, Lexington, Georgia 30648.

**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) RH 04/06/26 10:22 AM EDT dotloop verified TW 04/13/26 7:41 AM EDT dotloop verified B 04/06/26 10:30 PM EDT dotloop verified 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) RH 04/06/26 10:22 AM EDT dotloop verified TW 04/06/26 7:41 AM EDT dotloop verified B 04/06/26 10:30 PM EDT dotloop verified 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).

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**Agents' Acknowledgment**.

(f) _____ _____ Seller's Agent has informed the Seller of the Seller's obligations under federal law (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 federal law (42 U.S.C. § 4852(d)) and is aware of his/her responsibility to ensure compliance. *[required if the Buyer's Agent receives compensation from the Seller either directly or indirectly through a cooperative brokerage agreement with Seller's Broker.]*

**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 | Ross Holcomb dotloop verified 04/06/26 10:22 AM EDT OUCQ-OHXP-J2D1-OF6T **1 Seller's Signature** Date |
| Print or Type Name | Ross Holcomb Print or Type Name |
| **2 Buyer's Signature** Date | Tommy Wheless dotloop verified 04/06/26 7:43 AM EDT G088-XWPB-XJ82-JO96 **2 Seller's Signature** Date |
| Print or Type Name | Tommy Wheless Print or Type Name |
| ☐ **Additional Signature Page (F267) is attached.** | ☑ **Additional Signature Page (F267) is attached.** |
| **Buyer's Agent Signature** Date | **Seller's Agent Signature** Date |
| Print or Type Name | Brandon Colquitt Print or Type Name |
| Buyer Brokerage Firm | Iris Inc Realty Seller Brokerage Firm |

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# ADDITIONAL SIGNATURE PAGE
**(Buyers and Sellers)**

Georgia REALTORS®

**2026 Printing**

As part of the Agreement with an ☐ Offer Date **OR** ☐ Binding Agreement Date of _____ for the purchase and sale of that certain property known as: 52 Clark Circle Lexington, Georgia, 30648;

And specifically as referenced in the attached Form: F316 - Lead Based Paint Exhibit;

## Buyer Acceptance and Contact Information

**3 Buyer's Signature**

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

**4 Buyer's Signature**

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

**5 Buyer's Signature**

Print or Type Name Date

Buyer's Address for Receiving Notice

Buyer's Phone Number: ☐ Cell ☐ Home ☐ Work

Buyer's Email Address

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

## Seller Acceptance and Contact Information

**3 Seller's Signature** Tony Smith dotloop verified 04/05/26 10:30 PM EDT 9XLZ-FVQF-HHUB-63CJ

Tony Smith
Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

sandstrucking37@yahoo.com
Seller's Email Address

**4 Seller's Signature**

Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's Email Address

**5 Seller's Signature**

Print or Type Name Date

Seller's Address for Receiving Notice

Seller's Phone Number: ☐ Cell ☐ Home ☐ Work

Seller's Email Address

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

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