

5498 Versailles Road 23± acres | Fayette County \$2,995,000

Offered Exclusively By:

KIRKPATRICK & CO.

Zach Davis | Principal Broker +1 .859.576.8195 www.kirkfarms.com zach@kirkfarms.com





Magnificently nestled behind mature trees (and directly across the road from Sheikh Hamdan bin Rashid Al Maktoum's Shadwell Farm) this estate property offers exquisite accommodations for both you and your bloodstock.

Sited with privacy in mind, the well-constructed French revival-style home has four bedrooms (including a first-floor primary bedroom), four full baths, and one half-bath. This includes a fabulous second-story apartment (accessed from its own entrance) complete with kitchenette. A second well-built and classically designed home (previous personal residence of local homebuilder Robert Wyse) is 4BR/3.5BA.

The 10-stall stone barn - one of the finest I've ever had the privilege to market - has vaulted ceilings, skylights, and a design focused on equine safety & health. Also: four fields, one paddock, & four-bay equipment building.

All of this & more is secured behind two tree-lined, gated entrances (from two roads!), less than 2-miles from Keeneland Race Course & the airport!





























































































































All of the information contained herein is deemed reliable but is not warranted; all figures, facts and boundaries are believed to be accurate but independent verification is strongly advised. Square footage measurements & school district information is believed to be accurate but independent verification is strongly advised. The listing broker or broker associates recommend interested parties, prior to closing, perform a complete property inspection (including but not limited to environmental assessments and percolation tests as may be necessary for BUYER'S intended use of the property) have the land surveyed by a licensed surveyor, the title searched and inspected by an attorney and any and all legal questions or concerns directed to legal counsel. The broker or broker associates will not advise on matters outside the scope of their real estate license.

File No. 2020336 SKETCH ADDENDUM Intended User Property Address 5498 Versailles Road $\mathsf{Zip}\;\mathsf{Code}\quad 40510$ KY City Lexington County Fayette State Zach Davis c/o Kirkpatrick & Co 6.0'4.0' 2.74 Walk In ^{ℵi}5.0' 19 4.0' is 7.2' Closet 7.2'% 14.4' 3.4 Furn 10.3 Dwn Bath Walk In 5.9 Bedroom Closet 19.5 10.8' 0 Living Kitchen 20.1 23.2' Hall Bath Room LC Closet Bedroon Bath 6.0 5.5 7.1 4.5' 23.0'E 3.0 4.7 Closet 5.4' 4 12.3 Bedroom 13.1 3 9.4 loset Dwn 16.7 17.5 JA, 5 64.0 Covered Deck 8.5 19.3' ô 12.7' ô Sunroom Dining Master Living 29.0 Den Bedroom Room Room Kitchen 1/2Bth Master io 6 Up Bath Walk In 4.1 Entry 1/2Bth 6.8 Closet 12.3 28.2 Covered Porch Up Garage 13.5 200 17.5 AREA CALCULATIONS SUMMARY AREA CALCULATIONS BREAKDOWN Code GLA1 Perimeter 267.6 Height x 10.5 x Description Factor **Net Size Net Totals** Width = 2843.6 First floor 9.0 =94.5 First floor 1.0 281.4 67.2 200.0 First floor 1.0 3125.0 0.5 x 28.3 x 14.1 = GLA2 Second floor 1.0 1248.8 263.1 0.5 x 6.3 x 3.2 = 9.9 Second floor 1.0 1010.3 170.4 2259.1 28.3 x 4.5 = 126.0 791.7 733.1 402.7 236.7 GAR Garage 1.0 112.8 791.7 32.7 x 12.3 = 185.0 9.0 = P/P 1.0 26.3 x Deck 816.8 30.8 = Porch 1611.2 19.3 x 1.9 = 36.7 20.2 x 1.9 = 38.5 9.5 x 4.1 = 39.0 10.5 @ 190° = Curve 48.5 15.5 x Second floor 0.3 = 4.6 3.2 x 3.0 =9.6 5.4 x 4.7 = 25.4 4.0 x 2.5 = 10.0 0.5 x 2.8 Net LIVABLE (rounded) 5,384 44 addl items 60 total items (rounded) 5,384

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File No. 2020336

SKETCH ADDENDUM Intended User Property Address 5498 Versailles Road City Lexington County Fayette State KY Zip Code 40510 Client Zach Davis c/o Kirkpatrick & Co

17.0 47.0 Master Bath Bedroom Dwn 26.4 Closet So LC Bedroom Bath Stall Stall 22.0 Dining Stall Stall ci 12.1' Room Living Room 20.1 Garage Kitchen Utility Stall Stall Porch 22.0' 12.2 Bedroom 12.1 Tack 5.6' clos Office Room 4.0 Garage Stall Stall Carport 32.0 32.0 Unfinished Basement Stall Stall 30.0

	AKDOWN	BRE	ATIONS	A CALCUL	ARE		IARY	ONS SUMM	CULATI	AREA CAL	
Area	Width =	×	Height	Base x	Name	Net Totals	Perimeter	Net Size	Factor	Description	Code
133.2	11.1 =	×	12.0		First floor - 2nd H	1506.1	200.8	1506.1	1.0	First floor - 2nd	GLA1
543.8	20.6 =	X	26,4				146.8	1240.8	1.0	Second floor - 2n	GLA2
32.9	5.3 =	×	6.2			1548.8	71.0	308.0	1.0	Second floor - 2n	
271.	9.5 =	x	28.6			792.0	112.8	792.0	1.0	Unfinished Bsmt-	BSMT
375.2	16.9 =	X	22.2			1.00	84.2	442.2	1.0	Garage	GAR
83.2	4.0 =	×	20.8			100	152.8	1420.8	1.0	Carport	
36.9	4.1 =	X	9.0			2362.2	95.2	499.2	1.0	Detached Garage	
29.2	85° =	@	14.8	Curve		4087.4	266.0	4087.4	1.0	Barn	OTH
1240.8	26.4 =	×	47.0		Second floor - 2n		38.0	84.0	1.0	Porch - 2nd Hous	P/P
204.0	12.0 =	x	17.0		Second floor - 2n	281.2	56.8	197.2	1.0	Porch - 2nd Hous	
104.0	6.5 =	X	16.0			-11					
						3,055	(rounded)			Net LIVABLE	
3,05	(rounded)				11 total items	77.77					

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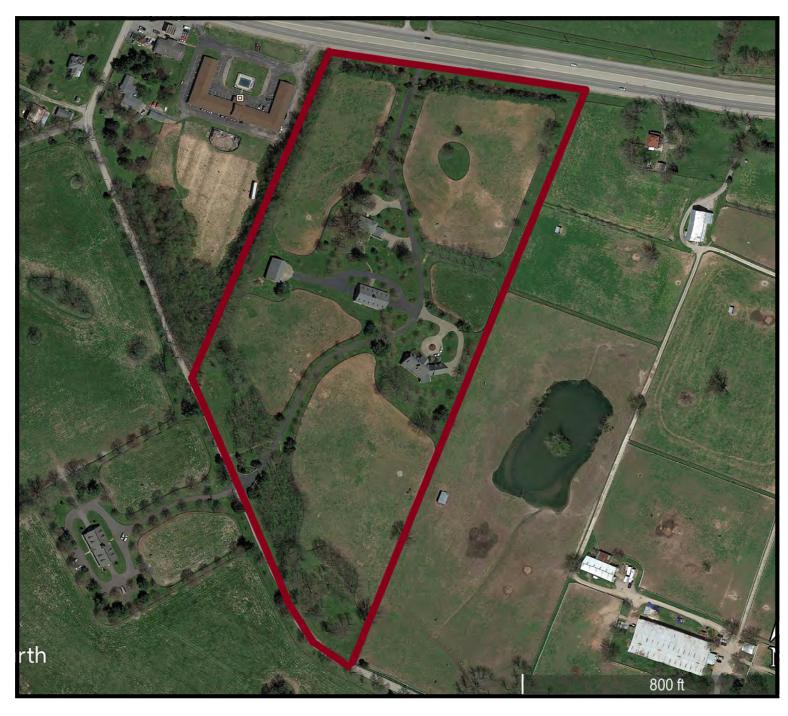




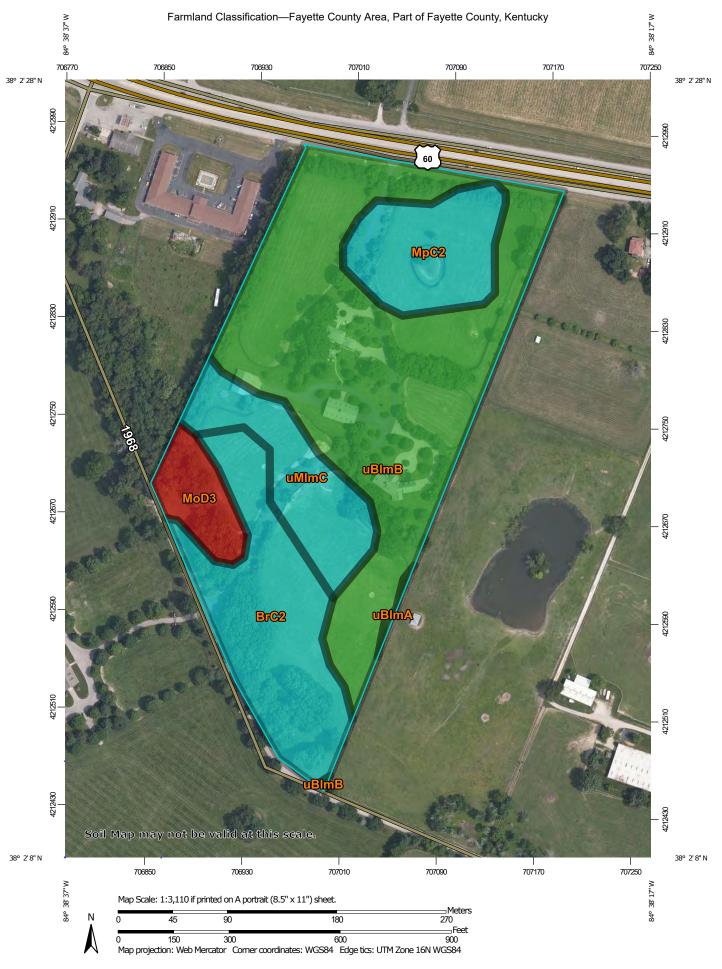








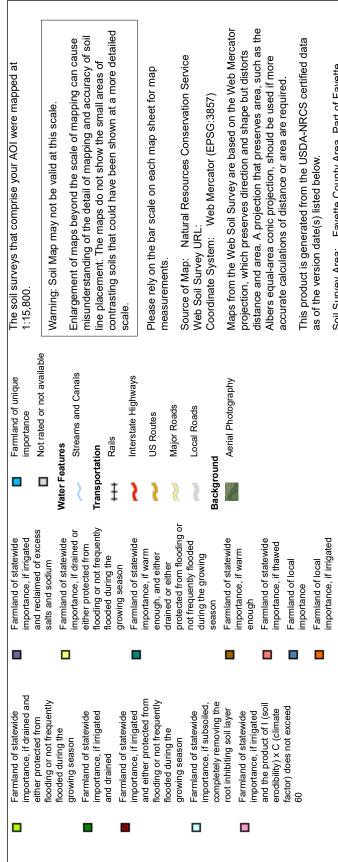
Property boundaries are only approximations and do not represent actual property lines. This is for illustration purposes only.



				Μ	MAP LEGEND					
Area of Int	Area of Interest (AOI)		Prime farmland if		Farmland of statewide		Farmland of statewide		Farmland of unique	
	Area of Interest (AOI)		removing the root		either protected from		and reclaimed of excess		Not rated or not	
SOIIS			Prime farmland if irrigated		flooded during the		Saits and sounding	:	available	
SOII RAI	Soli Rating Polygons		and the product of I (soil		growing season		importance, if drained or	Soil Rati	Soil Rating Lines	
	Not prime farmiand		erodibility) x C (climate		Farmland of statewide		either protected from	}	Not prime farmland	
	All areas are prime farmland		tactor) does not exceed 60		importance, if irrigated and drained		flooding or not frequently flooded during the	}	All areas are prime	
	Prime farmland if drained		Prime farmland if irrigated		Farmland of statewide		growing season	1	railliallu Prime farmland if	
	Drimo formland if		and reclaimed of excess salts and sodium		importance, if irrigated and either protected from		Farmland of statewide importance if warm	•	drained	
	protected from flooding or		Farmland of statewide		flooding or not frequently		enough, and either	}	Prime farmland if	
	not frequently flooded]	importance		Tlooded during the		drained or either protected from flooding or		or not frequently flooded	
	season		Farmland of statewide		Farmland of statewide		not frequently flooded		during the growing	
	Prime farmland if irrigated		Farmland of statewide		importance, if subsoiled,		during the growing season	,	season Prime farmland if	
	Prime farmland if drained		importance, if protected		root inhibiting soil layer		Farmland of statewide	1	irrigated	
]	and either protected from		from flooding or not		Farmland of statewide]	importance, if warm	}	Prime farmland if	
	flooding or not trequently		the growing season]	importance, if irrigated		enough		drained and either	
	growing season				and the product of I (soil erodibility) x C (climate		Farmland of statewide importance, if thawed		protected from flooding or not frequently flooded	
	Prime farmland if irrigated and drained		importance, if irrigated		factor) does not exceed 60		Farmland of local		during the growing season	
	Prime farmland if irrigated						Importance Earmland of local	}	Prime farmland if	
	and either protected from						importance, if irrigated		irrigated and drained	
	flooding or not frequently							}	Prime farmland if	
	nooded dufing the								irrigated and either	
									or not frequently flooded	
									during the growing	
									season	



Prime farmland if subsoiled, completely removing the root inhibiting soil layer	Prime famland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Prime famland if irrigated and reclaimed of excess salts and sodium Farmland of statewide importance Farmland of statewide importance, if drained importance, if drained	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if irrigated
Farmland of unique importance Not rated or not available	Soil Rating Points Not prime farmland All areas are prime farmland	Prime farmland if drained Prime farmland if protected from flooding or not frequently flooded during the growing season Prime farmland if irrigated	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season Prime farmland if irrigated and drained Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
? ?	Soil Rat	• • •	
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium	Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the	growing season Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing	season Farmland of statewide importance, if warm enough Farmland of statewide importance, if thawed Farmland of local importance Farmland of local importance, if irrigated
}	}	}	5 5 5 5
Farmland of statewide importance, if drained and either protected from flooding or not frequently	flooded during the growing season Farmland of statewide importance, if irrigated and drained	Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if subsoiled,	completely removing the root inhibiting soil layer Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
1	}	3	3
Prime farmland if subsoiled, completely removing the root inhibiting soil layer	Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60	Prime farmland if irrigated and reclaimed of excess salts and sodium Farmland of statewide importance irranland of statewide importance, if drained	Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season Farmland of statewide importance, if irrigated
>	}	2 2 2	}



Fayette County Area, Part of Fayette Soil Survey Area: County, Kentucky

Survey Area Data: Version 17, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger. Date(s) aerial images were photographed: Jun 4, 2019—Aug 8, 2019 The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrC2	Braxton silt loam, 6 to 12 percent slopes, eroded (maury)	Farmland of statewide importance	4.9	20.6%
MoD3	McAfee silty clay, 12 to 20 percent slopes, severely eroded	Not prime farmland	1.2	5.2%
MpC2	McAfee silty clay loam, 6 to 12 percent slopes, eroded	Farmland of statewide importance	2.7	11.3%
uBlmA	Bluegrass-Maury silt loams, 0 to 2 percent slopes	All areas are prime farmland	0.1	0.2%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	12.2	51.7%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	2.6	11.1%
Totals for Area of Inter	rest		23.6	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property	Address

5498 Versailles Road - Main Residence

City	State	Zip
Lexington	KY	40510

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

1. P	RELIMINARY DISCLOSURES	N/A	YES/	NO	UN- KNOWN
a.	Have you ever lived in the house?		V		
b.	List the date (month / year) you purchased the house. boile 2003				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: individual			,	
d.	To the best of your knowledge, has the house been used as a rental?			T	
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?			Ø	
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?			V	
	Explain:				

Page 1 of 5

KREC Form 402 12/2019

Selle Initials

Date/Time

Buyer Initials

nitials Date/Time

_	OUSE SYSTEMS				
AATIC	ether or not they have been corrected, state whether there have been problems affecting:	NI/A	VEC	NO	UN-
a.	Plumbing	N/A	YES	NO,	KNOV
b.	Electrical system	Н	H	V,	F
c.	Appliances		ă	d	
d.	Ceiling and attic fans	H		T.	
e.	Security system	₫',	H		
f.	Sump pump	V			Ē
g.	Chimneys, fireplaces, inserts			V	
h.	Pool, hot tub, sauna	Ø			
i.	Sprinkler system	V	-	H	Ē
į.	Heating system age of system: 17 us		ö		Ē
k.		H			
I.	Cooling/air conditioning system age of system: 17 urs. Water heater age of system: 12 urs. Water heater age of system: 12 urs.				F
	se explain any deficiencies noted in this Section:	_			_
B. Bl	JILDING STRUCTURE	N/A	YES	NO	KNOV
a.	Whether or not they have been corrected, state whether there have been problems affecting:				
	1) The foundation or slab			4	
	2) The structure or exterior veneer				
	3) The floors and walls			V	
	4) The doors and windows				
b.	1) To the best of your knowledge, has the basement ever leaked?	V			E
	2) When was the last time the basement leaked?				
	3) Have you ever had any repairs done to the basement?	V			
	4) If you have had basement leaks repaired, when was the repair done?				
	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an experience of the basement presently leaks, how often does it leak?	extreme	ely hea	vy rain,	, etc
	Explain:				
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?	V			
i	Are you aware of any damage to wood due to moisture or rot?				
j.	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,				Е
	fungi, etc.)?				-
k.	Are you aware of any damage due to wood infestation?			V	
_	1) Has the house or any other improvement been treated for wood infestation?				
	2) If yes, by whom?		-		
	3) Is there a warranty?				
leas	e explain any deficiencies noted in this Section:				
				- 9	
. RC		N/A	YES	NO	UN
a.	How old is the roof covering? (write the age of the roof if known)				
b.	Has the roof leaked at any time since you have owned or lived at the property?		8	2	
	To the best of your knowledge, has the roof leaked at any time before you owned or lived at the property? When was the last time the confeed at the property?				
u.	When was the last time the opticaked? Have you ever had any species gone to the roof?				

f.	PERTY ADDRESS: 5498 Versailles Road - Main Residence Have you ever had the roof replaced?		П	N	П
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	v rain	etc.i	
-	Explain:	y near	y runn,	ccc.,	
L	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing			1	
h.	the entire roof covering? If so, when?	Ш	Ц	V	
Plea	se explain any deficiencies noted in this Section:			- 4-	
		+			
_				V	
5. L/	AND / DRAINAGE	N/A	YES	NO	UN- KNOW
a.	Whether or not they have been corrected, state whether there have been problems affecting:	1.		-	
	1) Soil stability			V	
	2) Drainage, flooding, or grading			V	
	3) Erosion			V	
	4) Outbuildings or unattached structures			V	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood				П
ν,	insurance for federally backed mortgages?	ч			
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining				
-	this property?		_	18.4	_
Plea	se explain any deficiencies noted in this Section.				
6 P	DUNDARIES	****	VEC		UN
а.	Have you ever had a staked or pinned survey of the property performed?	N/A	YES	NO	KNOV
	Are you in possession of a copy of any survey of the property?				+
C.	Are the boundaries marked in any way?	무			-
υ.				-	سا
d.	Do you know the boundaries?	П			
u.	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?	П	П	N	
-	Explain:			•	_
7. W	ATER	N/A	YES	NO	UN
а.	Source of water supply: LEXINGTON WATER COMPANY	INJA	165	110	KNOW
b.	Are you aware of below normal water supply or water pressure?		П		
C.	Has your water ever been tested? If so, attach the results or explain.	Ī	d		
	Explain:				_
8. SE	WER SYSTEM	N/A	YES	NO	UN-
a.	Property is serviced by:	,,,,,,			KNOW
	Category I: Public Municipal Treatment Facility			W	
	2. Category II: Private Treatment Facility	ō		·	Ē
	3. Category III: Subdivision Package Plant				
	Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				Ē
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal	ö	V		
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system				F
	7. Category VII: No Treatment/Unknown		-		F
b.	Name of Servicer: LEX - ROOTER (last emptied Nov, 2010) For properties with Category IV, V, or VI systems				
IJ.	Date of last inspection (sewer):				_
		_			
_	Date of last inspection (septic): Are you aware of any problems with the sewer system?			12	
C. Pleas	e explain any deficiencies noted in this Section:		Ц	V	
icas	c explain any deficiences noted in this section.	_		- 2	
300 i	3 of 5				
age.					

9. C					
	CONSTRUCTION / REMODELING	N/A	YES	NO	KN
a.	Have there been any additions, structural modifications, or other alterations made?			W	[
b.	If so, were all necessary permits and government approvals obtained?	TH'			[
	Explain;				
10.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	KN
a.	1) Is the property subject to rules or regulations of a HOA?			V	[
	2) If yes, what is the yearly assessment?				
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:				
b.	Is the property a condominium?			V	[
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c.	Are you aware of any condition that may result in an increase in taxes or assessments?	M			[
d.	Are any features of the property shared in common with adjoining landowners, such as walls,	W			[
u.	fences, driveways, etc.?	м	ш	ш	
e.	Are there any pet or rental restrictions?				
	Explain:				
11.	HAZARDOUS CONDITIONS	N/A	YES	NO	KN
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or	П	V		1
(342)	abandoned wells on the property? (clstern in other house)				
b,	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste, water contamination, asbestos, the use of urea formaldehyde, etc.)			V	1
	LEAD BASED PAINT DISCLOSURE REQUIREMENT				
ve	ry purchaser of any interest in residential real property on which a residential dwelling was built p	rior to 1	978 is	notifie	d tl
such	h property may present exposure to lead from lead-based paint, which may cause certain health ris	ks.			
c.	Was this house built before 1978?			V	-
d.	Are you aware of the existence of lead-based paint in or on this house?				[
	RADON DISCLOSURE REQUIREMENT				
	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficie	nt guant			oce
าคล	Ith risks, including lung capear. The Kentucky Department for Bublic Health recommends rades too				
	Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon test				
isit	chfs.ky.gov and search "radon."				
	chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas?	ting. For		inform	atio
isit e.	this.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results?	ting. For	more	inform	atio
isit	1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed?	ting. For	more	inform	atio
isit e.	chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly?	ting. For	more	inform	ati
f.	chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	ting. For	more	MUST to pro	ma
f.	chfs.ky.gov and search "radon." 1) Are you aware of any testing for radon gas? 2) If yes, what were the results? 1) Is there a radon mitigation system installed? 2) If yes, is it functioning properly? METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT roperty owner who chooses NOT to decontaminate a property used in the production of methaten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 4	ting. For	more	inform D MUST	atio
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	historic places? de disclosed to the Buyer? h additional sheets, as necessary.	N/A D	vn to m	of my / or ee / us prid
Explain: f. Are you aware of the existence of mold or other fungi on the g. Has this house ever had pets living in it? Explain: h. Is this house in a historic district or listed on any registry of the control of the property that that should be a bout the property that that should be a build be a bout the property that that should be a build be a bout the property that that should be a build be a buil	historic places? The disclosed to the Buyer? The additional sheets, as necessary. The isclosed above is complete and accurate in writing of any changes that become in writing of any changes that the writing of any changes the writing of any changes that the writing of any changes that the writing of any changes	N/A	YES D	NO KNO
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A. SELLER(S) CERTIFICATION (CHOOSE ONE) As Seller(s) I/ we hereby certify that the information disposed and belief. I/ we agree to immediately notify Buyer o closing.	isclosed above is complete and accurring writing of any changes that become	N/A	YES	NO KNO
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2 / Com				+-
			Dat	ite
As seller(s) I / we hereby certify that my / our Real Esta	X			
as completed this form with information provided by me / us a he above-named agent harmless for any representations that a	at my / our direction and request.		ther ag	
	Seller Signature	WIEII KKS S		te.
	X			
		-	_	
As Seller(s) I / we refuse to complete this form and ackn		t will so ir	nform t	he Buyer.
	Seller Signature		Dat	te
	X			
The Seller(s) refuse(s) to complete this form or to ackno	owlodgo such rofusal			
	Broker / Agent Signature		Dat	to
	X X		Dai	ite
	^[
The Buyer(s) hereby certifies they have received a	copy of this Seller's Disclosure of P	roperty fo	orm	
			-	141
	Buyer Signature		Dat	te
P =	X			
age 5 of 5				

KENTUCKY REAL ESTATE COMMISSION

Public Protection Cabinet Mayo-Underwood Building 500 Mero Street 2NE09 Frankfort, Kentucky 40601 (502) 564-7760

SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is not required for:

- 1. Residential purchases of new construction homes if a warranty is provided;
- 2. Sales of real estate at auction; or
- 3. A court supervised foreclosure

As a Seller, you are asked to disclose what you know about the property you are selling. Your answers to the questions in this form must be based on the best of your knowledge of the property you are selling, however and whenever you gained that knowledge. Please take your time to answer these questions accurately and completely.

Property Address

5498 Versailles Road - Secondary Residence

City	State	Zip
Lexington	KY	40510

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the "seller's disclosure of conditions" relevant to the listed property. This disclosure is based on the Seller's knowledge of the property's condition and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller or real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. Unless otherwise advised, the Seller does not possess any expertise in construction, architecture, engineering, or any other specific areas related to the construction or condition of the property or the improvements on it. Unless otherwise advised, the Seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. The Buyer is encouraged to obtain his or her own professional inspections of this property.

INSTRUCTIONS TO THE SELLER(S): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If an item does not apply to your property, mark "not applicable." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify your agent or any potential buyer of the change in writing.

SELLER'S DISCLOSURE: As Seller(s), I / we disclose the following information regarding the property. This information is true and accurate to the best of my / our knowledge as of the date signed. Seller(s) authorize(s) the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Answer all questions to the best of your knowledge. Attach additional sheets as necessary.

-					
1. PRELIMINARY DISCLOSURES			YES	NO	KNOWN
a.	Have you ever lived in the house?			V	
b.	List the date (month / year) you purchased the house. 1002				
c.	Do you own the property as (an) individual(s) or as representative(s) of a company?				
	Explain: individual				
d.	To the best of your knowledge, has the house been used as a rental?			D'	
e.	To the best of your knowledge, has this house ever been vacant (not lived-in) for more than three (3) consecutive months?				
f.	To the best of your knowledge, has this house ever been used for anything other than a residence?				
	Explain:				

Page 1 of 5

KREC Form 402 12/201

Date/Time



Date/Time

э ц	OUSE SYSTEMS		_	_	
_	ether or not they have been corrected, state whether there have been problems affecting:	N/A	YES	NO	UI
a.	Plumbing	IN/A		NO	KNO
b.	Electrical system			E	NE.
c.	Appliances		ä		Ē
d.	Ceiling and attic fans	H	d	2	Ė
e.	Security system	Ħ	H		E
f.	Sump pump	Ø			Ė
g.	Chimneys, fireplaces, inserts		H		Ē
h.	Pool, hot tub, sauna	V	H		Ė
i.	Sprinkler system	V	H	-	Ė
i.	Heating system age of system: NEW 9/1020		H		Ė
k.	Cooling/air conditioning system age of system: NEW 9/2020	H	ö		I
1	Water heater age of system: NEW 9/1010	H	Ö	V	Ė
دما(se explain any deficiencies noted in this Section:	ш			- 1
iea	se explain any deficiencies noted in this section;				
					_
_					
	UILDING STRUCTURE	N/A	YES	NO	KN
a.	Whether or not they have been corrected, state whether there have been problems affecting:	_	_		_
	1) The foundation or slab			V	
_	2) The structure or exterior veneer			0	
	3) The floors and walls			~	_[
	4) The doors and windows				_[
b.	1) To the best of your knowledge, has the basement ever leaked?				- [
	2) When was the last time the basement leaked?	_	_	-	
_	3) Have you ever had any repairs done to the basement?				L
-	4) If you have had basement leaks repaired, when was the repair done?		E. C.		
-	5) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an explain.	extreme	ely nea	vy rain	, et
	Explain:				_
h.	Have you experienced, or are you aware of, any water or drainage problems in the crawl space?		ᆜ	4	L
í.	Are you aware of any damage to wood due to moisture or rot?				
je	Are you aware of any present or past wood infestation (e.g. termites, borers, carpenter ants,			V	I
le .	fungi, etc.)?				-
k.	Are you aware of any damage due to wood infestation? 1) Has the house or any other improvement been treated for wood infestation?	-	-		
-				V	Ļ
	2) If yes, by whom?				
	3) Is there a warranty?				
lea:	se explain any deficiencies noted in this Section:				
				•	
. RC	OOF	N/A	YES	NO.	U
a.	How old is the roof covering? (write the age of the roof if known)				KNC
o.	Has the roof leaked at any time since you have owned or lived at the property?	H			i
,	To the best of your knowledge, has the roof leaked at any time before you owned or lived at	12.1		10- N	
C _j	the property?			V	
J.	When was the last time the roof leaked?				
<u>.</u>	Have you ever had any square done to the roof?			Ø	r

l

f.	Have you ever had the roof replaced?			P	Ε
	If so, when?				
g.	If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extreme	ly heav	y rain,	etc.)	
	Explain:				
h	Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? If so, when?			9	E
Plea	se explain any deficiencies noted in this Section;				
				•	
E 1/	AND / DRAINAGE	NI/A	VEC	NO	UI
_		N/A	YES	NO	KNO
a.	Whether or not they have been corrected, state whether there have been problems affecting:				Ī
	1) Soil stability				
	2) Drainage, flooding, or grading	므			
	3) Erosion		무	V	_[
_	4) Outbuildings or unattached structures			V	
b.	Is the house located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?				[
	If so, what is the flood zone?				
c.	Is there a retention / detention basin, pond, lake, creek, spring, or water shed on or adjoining			U	٦
	this property?		794		
Plea	se explain any deficiencies noted in this Section:				
5. B(DUNDARIES	N/A	YES	NO	KN
a.	Have you ever had a staked or pinned survey of the property performed?		V		I
b.	Are you in possession of a copy of any survey of the property?		V		- [
C,	Are the boundaries marked in any way?		-		I
	Explain: line fences established previously				
d.	Do you know the boundaries?				I
	Explain:				
e.	Are there any encroachments or unrecorded easements relating to the property?			P.	[
	Explain:				
7. W	ATER	N/A	YES	NQ	KN
a.	Source of water supply: LEXING TON WITTER COMPANY				
b.	Are you aware of below normal water supply or water pressure?			4	[
C.	Has your water ever been tested? If so, attach the results or explain.		D)		
	Explain:				
B. SE	WER SYSTEM	N/A	YES	NO	KN
a.	Property is serviced by:		_		
	1. Category I: Public Municipal Treatment Facility	Ш		V	_ [
	2. Category II: Private Treatment Facility				
	3. Category III: Subdivision Package Plant			2	
	4. Category IV: Single Home Aerobic Treatment System (HOME PACKAGE PLANT)				[
	5. Category V: Septic Tank with drain field, lagoon, wetland, or other onsite dispersal		V		[
	6. Category VI: Septic Tank with dispersal to an offsite, multi-property cluster treatment system			*	
	7. Category VII: No Treatment/Unknown	V			
	Name of Servicer:				
b.	For properties with Category IV, V, or VI systems				
	Date of last inspection (sewer):			-2	
	Date of last inspection (septic): Date last cleaned (septic):	202	D		
c.	Are you aware of any problems with the sewer system?				[
Pleas	se explain any deficiencies noted in this Section:			A	
	3 of 5				

		_			_
9. C	ONSTRUCTION / REMODELING	N/A	YES	NO	UN-
a.	Have there been any additions, structural modifications, or other alterations made?		W		KNOW
b.	If so, were all necessary permits and government approvals obtained?	ā	W	ā	Ē
υ.	Explain:				
10.	HOMEOWNER'S ASSOCIATION (HOA)	N/A	YES	NO	UN
a.	1) Is the property subject to rules or regulations of a HOA?	П		W	KNOW
	2) If yes, what is the yearly assessment?	_	_		
	3) HOA Name:				
	HOA Primary Contact Name:				
	HOA Primary Contact Phone No.:			- 4	
b.	Is the property a condominium?			•	
	If yes, you must also complete KREC Form 404, the Condominium Seller's Certificate				
c.	Are you aware of any condition that may result in an increase in taxes or assessments?			Ø	
	Are any features of the property shared in common with adjoining landowners, such as walls,				_
d.	fences, driveways, etc.?			Q'	L
e.	Are there any pet or rental restrictions?				
	Explain:				
11 .	HAZARDOUS CONDITIONS	N/A	YES	NO	KNO
a.	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns, or				Г
u.	abandoned wells on the property? (CISTERN UNDER garage -unused)			ш	
b.	Are you aware of any other environmental hazards? (e.g., carbon monoxide, hazardous waste,				Г
	water contamination, asbestos, the use of urea formaldehyde, etc.) LEAD BASED PAINT DISCLOSURE REQUIREMENT				
such	ry purchaser of any interest in residential real property on which a residential dwelling was built print property may present exposure to lead from lead-based paint, which may cause certain health risk				
C.	Was this house built before 1978?	片			÷
d.	Are you aware of the existence of lead-based paint in or on this house? RADON DISCLOSURE REQUIREMENT	ш		IN	
Radi	on is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficien	t auar	atitios r	nav nr	000
	Ith risks, including lung cancer. The Kentucky Department for Public Health recommends radon testi	•	-		
	chfs.ky.gov and search "radon."				
e.					E
	2) If yes, what were the results?				
_	1) Is there a radon mitigation system installed?		ō		Ē
f.	2) If yes, is it functioning properly?				Ē
f.	METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT				
f.	roperty owner who chooses NOT to decontaminate a property used in the production of methal				mak
		mphet	amine I	MUST	
A pr	ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47				P C 1
A pr					PCI
A pr	ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47				
A pr writt	ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010.	7:200.	Failure	to pro	Е
A pr writt	ten disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47 lose methamphetamine contamination is a Class D Felony under KRS 224.99-010. 1) Is the property currently contaminated by the production of methamphetamine?			to pro	
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e.	Has this house ever been dama	aged by fire or other disa	ster?	
	Explain:			
f.	Are you aware of the existence	e of mold or other fungi o	on the property?	
g.	Has this house ever had pets li			
	Explain: ONE			
h.	Is this house in a historic distric	ct or listed on any registr	y of historic places?	
.3.	ADDITIONAL INFORMATION			N/A YES NO KNO
	you know anything else about th			
f ye	es, please provide details in the s	pace provided, below. A	ttach additional sheets, as necessary.	
				•
			,	
4.	SELLER(S) CERTIFICATION (CHOOS	SE ONE)		
4.			an disclosed should be semplete and se	
1	As Seller(s) I / we hereby co	ertify that the information	on disclosed above is complete and ac	ccurate to the best of my / o
1	As Seller(s) I / we hereby co	ertify that the information	on disclosed above is complete and ac uyer in writing of any changes that be	ccurate to the best of my / o
10	As Seller(s) I / we hereby co wledge and belief. I / we agree	ertify that the information	on disclosed above is complete and ac uyer in writing of any changes that be	ccurate to the best of my / o ecome known to me / us pri
10	As Seller(s) I / we hereby co wledge and belief. I / we agree losing.	ertify that the information to immediately notify B	uyer in writing of any changes that be	ecome known to me / us pri
10	As Seller(s) I / we hereby co wledge and belief. I / we agree	ertify that the information	yer in writing of any changes that be Seller Signature	ccurate to the best of my / o ecome known to me / us pri Date
no ci	As Seller(s) I / we hereby co wledge and belief. I / we agree losing.	ertify that the information to immediately notify B	yer in writing of any changes that be Seller Signature	ecome known to me / us pri
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SELLER'S REAL PROPERTY HISTORY - FARM PROPERTY

For use only by members of the Lexington-Bluegrass Association of REALTORS®

PF	OPERTY ADDRESS: 5498 Versailles Road, Lexington, KY 40510		ATE:	
PI	ease answer all questions. Mark yes or no to all questions. If answer is yes, please ex	plain in it Yes	em #13. No	Unknown
1.	MAIN RESIDENCE - HOUSE SYSTEMS	165	NO	OHKHOWH
	Are you aware of any problems affecting:			
	(a) Electrical wiring		W	
	(b) Air Conditioning		V	
	(c) Plumbing/Septic			
	(d) Heating	₽	V	
	(e) Pool/Hot tubs/Sauna		Д,	
	(f) Appliances	₩	<u> </u>	
2	(g) Doors and windows	11	V	ᄔ
۷.	MAIN RESIDENCE – FOUNDATION (a) Are you aware of any problems concerning the basement?	П		
	(b) Are you aware of any problems concerning the basement: (b) Are you aware of any problems concerning sliding, settling, movement	11	121	ш.
	upheaval, or earth stability?			
	(c) Are you aware of any defects or problems relating to the foundation?	計	12	Ħ
3.			142	
	(a) Has the roof ever leaked?	П		
	(b) Has the roof ever been repaired?			
	(c) Do you know of any problems with the roof		V	豆
4.	MAIN RESIDENCE - ALE/LEAD-BASED PAINT	_	_/	
	(a) Was residence built before 1978?		V	
	(If yes, seller may not accept and buyer should not present an offer to purchase			
	contract that does not include a "Disclosure of Information and Acknowledgem	ent		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the			
5.	EPA pamphlet "Protest Your Family From Lead in Your Home".) DRAINAGE			
٦.	(a) Is this property located in a flood plain zone?		V	
	(b) Has the property ever had a drainage, flooding or grading problem?	Ħ		붐
6.	BOUNDARIES			
	(a) Have you ever had a survey of your property?	V.		
	(b) Do you know the boundaries of your property?	A A A		
	(c) Are the boundaries of your property marked in any way?	W		一
	(d) Are you aware of any encroachments, recorded or unrecorded easements			
	relating to this property?		N	
	(e) Is there any common fencing? If yes, explain any agreement and common	-		_
	maintenance		4	井
7	(f) Any improvements shared in common with adjoining or adjacent properties? HOMEOWNER'S ASSOCIATION		IN	44
٠.	(a) Is the property subject to rules or regulations of any homeowner's association?		12	
	If yes, please supply copy of rules and regulations.			
8.				
	(a) Are all the improvements connected to a public water system?			
	(b) IF NOT, please state your water sources and explain.	Rentalities		
	(c) Has your water system ever gone dry? If yes, explain			
	(d) Are you aware of any problems with your water lines and/or waterers?			
_	(e) Is your water supply shared with anyone else?	П	M	
9.	AUXILIARY HOUSES			
	(a) Are you aware of any problems affecting any of the mechanical systems, structur	eп		_
	Or roof on any of the auxiliary houses?	岩	<u> </u>	+
	(b) Were any auxiliary houses built before 1978?			
	contract that does not include a "Disclosure of Information and Acknowledgeme	nt		
	of Lead-Based Paint and/or Hazards" addendum acknowledging receipt of the	-11L		
	EPA pamphlet "Protest Your Family From Lead in Your Home".)			
10	BARNS/OUTBUILDINGS			
	(a) Are you aware of any problems affecting any of the mechanical systems,		1	
	Structure, or roof on any of the barns or outbuildings?		W	

	Yes	No	Unknown
11. UTILITIES (a) Are you aware of the location of the following underground utilities?			
1) Water lines			П
2) Electric lines		Ħ	H
3) Natural Gas/Propane			W
4) Telephone lines	V		
5) Septic/Field lines	V	\Box	
(b) If you answered yes to any of the above, can you furnish a diagram of same?12. MISCELLANEOUS			, D
(a) To your knowledge, does the property have any ureaformaldehyde or asbestos materials used in construction?			
(b) Do you know of any violations of local, state or federal government laws or			
regulations relating to this property?		W.	
(c) Are you aware of any Radon test being performed on this property?	宣	W	一
(d) Are you aware of any existing or threatened legal action affecting this property?			
(f) Are there any assessments other than property assessments that apply to this			
property?	井	1	븓
(g) Are you aware of any damage due to wood infestation?(h) Have the house and/or other improvements ever been treated for wood		IM	\perp
	П		
(i) Are you aware of any underground storage tanks?	뭄	=	+
(j) Are you aware of any past or present chemical contamination to the soil	-Ц		
and/or water on this property?		V	
(k) Are you aware of any dumps on the property, present or past?			$\overline{\Box}$
(I) Are any sink holes being used as a dump?			
(m) To your knowledge, has the property been used for anything besides	П		
agricultural purposes?(n) Are there any leases on the property (e.g. tobacco, mineral, timber, etc.)?	井		₩
(o) Have you ever had a soil analysis done?	+		븀
If yes, by whom and when.			
(p) Are you aware of any other fact, conditions or circumstances which may affect		1	
the desirability of this property?	П	P	Д
(q) Are you aware of any cemeteries, burial grounds or burial sites located on			_
or within the boundaries of this property?			\Box
13. If the answer was "yes" to any of the above questions, please explain.			
	à!		
5 0			
THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. TI	LIC INEOD	MATIONI	r C
PROVIDED BY THE SELLER FOR THE BENEFIT OF THE PROSPECTIVE BUYER(S). THIS INF	ODMATION	MATION I N IS RELI	EVED TO
BE ACCURATE BUT NOT WARBANTED BY ANY REALTOR. 4:300M	OKHATIO	1 15 DELI	LVLD IO
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BELLER DATE TIME SELLER	DATE	§	TIME
THE THIS FORM IS BLANK THE BROKER A SENTIS STONATURE RELIGING CONSTITUTES NOT	aa		
IF THIS FORM IS BLANK, THE BROKER/AGENT'S SIGNATURE BELOW CONSTITUTES NOTI SELLER HAS DECLINED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS	CE TO THE	FROTER I	HAT THE
SELECTIAS DECEMBED TO PROVIDE THE INFORMATION NECESSARY TO COMPLETE THIS	FURM		
BROKER/AGENT: DATE:	TIME		
Section 1 Section 1 Section 2 Sectio			
I (WE) ACKNOWLEDGE THAT I (WE) HAVE RECEIVED A COPY OF THE "SELLER'S REAL PR	OPERTY H	ISTORY".	
RIIVED DATE TIME BUVEN	5.4-		T1115
BUYER DATE TIME BUYER	DATE		TIME

If you have specific questions please consult an attorney. The Lexington-Bluegrass Association of Realtors disclaims any and all liability that my result from your use of this form.

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS 2250 Regency Road 276-3503

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT

For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: 12/09/2020	CONTRACT DATE:	CONTRACT #
PROPERTY ADDRESS: 5498 Versai	illes Road, Lexington, Kentucky 40510	
exposure to lead from lead-based paint that may permanent neurological damage, including lear poses a particular risk to pregnant women The	place young children at risk of developing lead pois ning disabilities, reduced intelligence quotient, beha seller of any interest in residential real property is r spections in the seller's possession and notify the buy	t prior to 1978 is notified that such property may present soning. Lead poisoning in young children may produce wioral problems, and impaired memory. Lead poisoning also required to provide the buyer with any information on lead- yer of any known lead-based paint hazards. A risk assessmen
Seller's Disclosure (Initial)		
	I paint and/or lead-based paint hazards (che	
Rilowii lead-based	paint and/or paint hazards are present in the	e nousing. (explain):
Seller has no know	ledge of lead-based paint and/or lead-based	paint hazards in the housing.
(b) Records and Reports a	vailable to the seller (check one below):	
		nd reports pertaining to lead-based paint and/or
lead-based ha	zards in the housing (list documents below	/);
Saller has no range	ts or records pertaining to lead-based and/o	
(d) Purchaser has received (e) Purchaser has (check o Requested opportu based hazards contract.)	unity to conduct a risk assessment or inspect a under the same terms and conditions as "C	Lead in Your Home tion for the presence of lead-based paint or lead- other Inspections". (See the offer to purchase etion for the presence of lead-based paint and/or
Agent's Acknowledgment (Initial) (f) Agent has informed the to entire compliance.	e seller of the seller's obligations under 42 t	U.S.C. 4852d and is aware of his/her responsibility
Certification of Accuracy The following parties have reviewed have provided is roughly and accurate. Seller	the information above and certify, to the be	est of their knowledge, that the information they
III (MVIII)		
Seller	Buyer	