CENTURY 21 Crest Realty

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

Georgia REALTORS®

2026 Printing

This Exhibit pertains to that certain Property known as: 805 Bedell Ave, Woodbine, Georgia 31569.

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) BM-SIGNED 172c7... 06/24/26 10:04 AM EDT _____ 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) BM-SIGNED 172c7... 06/24/26 10:04 AM EDT _____ 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 (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and / or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and / or lead-based paint hazards in the housing.

(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	 **1 Seller's Signature**	Aug 24, 2026 Date
Print or Type Name		Julian Baros Print or Type Name	
2 Buyer's Signature	Date	**2 Seller's Signature**	Date
Print or Type Name		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**	Aug 24, 2026 Date
Print or Type Name		Sarah Wood Print or Type Name	
Century 21 Crest Realty Buyer Brokerage Firm		Century 21 Crest Realty Seller Brokerage Firm	

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CENTURY 21 Crest Realty

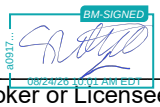
SELLER'S BROKER'S NOTICE TO SELLER OF SELLER'S OBLIGATIONS REGARDING LEAD-BASED PAINT

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RE: Property located at 805 Bedell Ave, Woodbine, GA 31569 ("Property"). Sarah Wood, the Seller's Broker or licensee of Seller's Broker on the above-referenced Property, does hereby give notice to the Seller(s) of such Property that if the residential dwelling on the Property was built prior to 1978, Seller(s) must do the following:

1. Disclose to the buyer the presence of known lead-based paint and/or lead-based paint hazards.
2. Provide the buyer with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the residential housing.
3. Provide the buyer with a lead-based paint hazard information pamphlet, in a form approved by the Environmental Protection Agency; and
4. Permit the buyer to have a 10 day period to conduct a risk assessment or inspection for the presence of lead-based paint hazards.



Signature of Seller's Broker or Licensee of Seller's Broker

Sarah Wood

Print Name of Seller's Broker or Licensee of Seller's Broker

Aug 24, 2026

Date

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PACKAGE CERTIFICATE

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DISCLOSURES

3 pages

F316 Lead-Based Paint Exhibit - Selling.pdf	2 pages
F318 Seller's Broker's Notice To Seller Of Seller's Obligations Regarding Lead-Based Paint.pdf	1 page

E-SIGN INFO

Status:	SIGNED
Package ID:	D527695B7B491C8586BA44C75470B778
Time zone:	EDT (UTC-4)

Originator:
Sarah Wood
woodliketosell@gmail.com
IP: 73.224.113.85
Domain: my.brokermint.com
Date: Aug 24, 2026 10:00 AM

Signers:

SW	Sarah Wood Listing agent	woodliketosell@gmail.com IP: 73.224.113.85	Signed	Aug 24, 2026 10:01 AM id: a09174023830e64d8162cc3757a0f885	BM-SIGNED a0917... 08/24/26 10:01 AM EDT
JB	Julian Baros Seller #1	julianbaros@aol.com IP: 76.130.33.131	Signed	Aug 24, 2026 10:05 AM id: f38ec7ec2389fda86f6ab22afdbb1b52	BM-SIGNED f38ec... 08/24/26 10:04 AM EDT

HISTORY

Aug 24, 2026	10:00 AM	SW	Sarah Wood	woodliketosell@gmail.com	IP: 73.224.113.85	Viewed
Aug 24, 2026	10:01 AM	SW	Sarah Wood	woodliketosell@gmail.com	IP: 73.224.113.85	Signed
Aug 24, 2026	10:03 AM	JB	Julian Baros	julianbaros@aol.com	IP: 76.130.33.131	Viewed
Aug 24, 2026	10:05 AM	JB	Julian Baros	julianbaros@aol.com	IP: 76.130.33.131	Signed
Aug 24, 2026	10:05 AM		Package has been fully signed and sealed			Completed