

Average Utilities

Utility	Company	Average Amount
Gas		$
Electric	Duke Energy	$ 170/month
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

Authentisign ID: A145AFDE-E2AB-F111-9B33-000D3A4FF82A

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient 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. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial) **Initial:** BP MH

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Explain: _____

__X__ Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

_____ Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below
List: _____

__X__ Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial) **Initial:** _____ _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

_____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

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Agent's Acknowledgment (initial)

__CM__ Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Becky Pitts	09/09/26	Mike Howard	09/09/26
Seller's Signature	*Date*	*Seller's Signature*	*Date*
Agent's Signature	*Date*	*Agent's Signature*	*Date*
Purchaser's Signature	*Date*	*Purchaser's Signature*	*Date*

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Metzger Property Services, LLC (MPS, LLC)
Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, **Chad Metzger** represent,
(MPS, LLC Owner/Agent)

The Owner: **X** The Purchaser: _____ *(check which applies)*

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Authentisign
Becky Pitts 09/09/26
Owner *Date*

Authentisign
Mike Howard 09/09/26
Owner *Date*

Owner *Date*

Owner *Date*

Purchaser *Date*

Purchaser *Date*