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INDIANA ASSOCIATION OF REALTORS®, INC.

LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

PROPERTY ADDRESS: 7420 Cape Cod Circle, Indianapolis, 46250

LEAD WARNING STATEMENT

Every buyer 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 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-based paint hazards: ***(check (i) or (ii) below)***

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): ____________

(ii) X 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: ***(check (i) or (ii) below)***

(i) X Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales Disclosure* form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below): ____________

(ii) _____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT *(initial)*

(c.) ________ Buyer has received copies of all information listed above.

(d.) ________ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) ________ Buyer has ***(check (i) or (ii) below):***

(i) _____ received a 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;

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.

BROKER'S ACKNOWLEDGMENT *(initial)*

(f.) JK Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. **(NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)**

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.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

Robert R. Goodrich	02/25/14		
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
Robert R. Goodrich			
PRINTED		PRINTED	
Carolyn M Goodrich	02/25/14		
SELLER'S SIGNATURE	DATE	BUYER'S SIGNATURE	DATE
Carolyn M. Goodrich			
PRINTED		PRINTED	
[illegible signature]	2/25/14		
LISTING BROKER	DATE	SELLING BROKER	DATE

FACTORY DIRECT SINCE 1953

Champion®

WINDOWS • SIDING • PATIO ROOMS

8461 Castlewood Drive • Indianapolis, IN 46250
317-579-6300 • 1-800-866-6301

To ______________________________ Date ______________________________

______________________________ E-mail ______________________________

City ______________ State ______ Zip ________ Home Phone ______________ Cell Phone ______________

Business (Mr. / Mrs.) ______________________________

LEAD SAFE WORK PRACTICES ADDENDUM

The buyer agrees that Champion will perform the EPA required lead test when the job is measured to determine whether Lead Safe Work Practices are required to be followed during the installation of the product. If the EPA required lead test is positive;

(1) Champion will follow the EPA's recommended Lead Safe Work Practices during installation.

(2) The buyer agrees to pay Champion an additional $29.00 per __________ for a total of __________, which will be in addition to the Total Price* set forth on the contract. The additional amount shall be paid in cash upon installation/delivery.

(3) ____

____

____

____

X ______________________________ X ______________________________

Buyer's Signature 5/21/10 Buyer's Signature

FORM #CW24-0310-IN

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Occupant Confirmation

Pamphlet Receipt

☒ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of the lead hazard exposure from renovation activity to be performed in my dwelling unit. I received th pamphlet before the work began.

Owner-occupant Opt-out Acknowledgment

☐ (A) I confirm that I own and live in this property, that no child under the age of 6 resides here, th pregnant woman resides here, and that this property is not a child-occupied facility.

Note: A child resides in the primary residence of his or her custodial parents, legal guardians, foste parents, or informal caretaker if the child lives and sleeps most of the time at the caretaker's reside

Note: A child-occupied facility is a pre-1978 building visited regularly by the same child, under 6 ye of age, on at least two different days within any week, for at least 3 hours each day, provided that tl visits total at least 60 hours annually.

If Box A is checked, check either Box B and Box C, but not both.

☒ (B) I request that the renovation firm use the lead-safe work practices required by EPA's Renova Repair, and Painting Rule; or

☐ (C) I understand that the firm performing the renovation will not be required to use the lead-safe practices required by EPA's Renovation, Repair, and Painting Rule.

____

Printed Name of Owner-occupant

__________________________ ____________________

Signature of Owner-occupant Signature Date

Renovator's Self Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signatu not obtainable, you may check the appropriate box below.

☐ **Declined** - I certify that I have made a good faith effort to deliver the lead hazard information pamp to the rental dwelling unit listed below at the date and time indicated and that the occupant decline sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit wi the occupant.

☐ **Unavailable for signature** - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the rental dwelling unit listed below and that the occupant was unavailable sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door or by (fill in how pamphlet was left.) ____________________

__________________________ ____________________

Printed Name of Person Certifying Delivery Attempted Delivery Date

____

Signature of Person Certifying Lead Pamphlet Delivery

____

____

Unit Address

OMB Approval No. 2502-0265

A. Settlement Statement	B. Type of Loan
	1-5. Loan Type
	6. File Number
	7. Loan Number
	8. Mortgage Insurance Case Number

CHICAGO TITLE

Preliminary HUD-1 Sheet

Estimated Closing Statement

Prepared by: Kim Carpenter Century 21 Scheetz

C. Note : This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown, items marked "(POC)" were paid outside this closing;they are shown here for informational purposes and are not included in the totals.

D. Name of Buyer:

E. Name of Seller: Bob & Carolyn Goodrich 7420 Cape Cod Circle
Indianapolis, IN 46250

F. Name of Lender:

Estimate Only
PAYOFFS, JUDGMENTS, LIENS, BACK TAXES

G. Property Location: 7420 Cape Cod Circle
Indianapolis, Indiana 46250 (Marion County)

H. Settlement Agent: Chicago Title Company

Place of Settlement Address:

I.
Settlement Date: 03/31/2014
Print Date: 02/21/2014 9:50 AM
Disbursement Date:

J. Summary of Borrower's Transaction		K. Summary of Seller's Transaction	
100. Gross Amount Due From Borrower		**400. Gross Amount Due To Seller**	
101. Contract Sales Price	210,000.00	401. Contract Sales Price	210,000.00
102. Personal Property		402. Personal Property	
103. Settlement charges to borrower (line 1400)	-	403. Total Deposits	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		**Adjustments for items paid by seller in advance**	
106. City/town taxes		406. City/town taxes	
107. County taxes		407. County taxes	
108. Assessments		408 Assessments	
109. $0.00 Homeowner's Assoc. Due - Prorated	-	409. $0.00 Homeowner's Assoc. Due - Prorated	-
110. Homeowners Association -Transfer Fee		410.	
111.		411.	
112.		412.	
113.		413.	
114.		414	
115.		415.	
120. Gross Amount Due From Borrower	**210,000.00**	**420. Gross Amount Due To Seller**	**210,000.00**
200. Amounts Paid By Or In Behalf of Borrower		**500. Reductions In Amount Due to Seller**	
201. Deposit or earnest money Paid	1,000.00	501. Excess deposit (see instructions)	
202. Principal amount of new loan(s)	-	502. Settlement charges (line 1400)	15,609.00
203. Existing loan(s) taken subject		503. Existing loan(s) taken subject	
204.		504. Payoff First Mortgage to	-
205. Funds transferred from 2nd Mtg		505. Payoff Second Mortgage to	-
206.		506. Payoff Third Mortgage to	-
207.		507.	
208.		508.	
209		509.	
Adjustments for items unpaid by seller		**Adjustments for items unpaid by seller**	
210. City/town taxes		510. City/town taxes	
211. County Taxes ($835.00) from 1/1/13 to 03/31/14	2,077.21	511. County Taxes ($835.00) from 1/1/13 to 03/31/14	2,077.21

212. Assessments		512. Assessments	
213. Seller Paid Closing Cost	-	513. Seller Paid Closing Cost	-
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. Total Paid By/For Borrower	**3,077.21**	**520. Total Reduction Amount Due Seller**	**17,686.21**
300. Cash At Settlement From/To Borrower		**600. Cash At Settlement To/From Seller**	
301. Gross amount due from Borrower (line 120)	**210,000.00**	**601. Gross amount due to Seller (line 420)**	**210,000.00**
302. Less amounts paid by/for Borrower (line 220)	**3,077.21**	**602. Less reductions in amounts due Seller (line 520)**	**17,686.21**
303. Cash FROM Buyer	**206,922.79**	**603. Cash TO Seller**	**192,313.79**

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:______________________________ Date:____________

File No. 7420 Cape Cod Circle

Settlement Charges	Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
00. Total Sales/Broker's Commission based on price $210,000.00 at 6.500% = $13,650.00		
Division of Commission (line 700) as follows		
01. Century 21 Scheetz $5,300.00 ($1000.00 earnest deposit held by Century 21 Scheetz)		
02. TBD $7,350.00		
03. Commission paid at Settlement		13,650.00
04		
00. Items Payable in Connection with Loan		
01.		
02.		
03.		
04.		
05.		
06.		
07.		
08.		
09.		
10.		
11.		
12.		
13.		
14.		
upplemental Summary		
00. Items Required by Lender to be Paid in Advance		
01.		
02.		
03.		
04.		
05.		
uppl Supplemental Summary		
000. Reserves Deposited with Lender		
001.		
002.		
003.		
004.		
005.		
006.		
007.		
008. Aggregate Accounting Adjustment		
100. Title Charges		
101. Title Services and lender's title insurance		130.00
102. Settlement or closing fee $300.00		350.00 *
103. Owner's title insurance $210,000.00		795.00
104. Lender's title insurance $0,000.00 Premium: $195.00		
109.		
200. Government Recording and Transfer Charges		
201. *Recording fees: Deed $ Mortgage $ Release $		
202. City/county tax/stamps:		
203. State tax/stamps:		
204. Sales Disclosure Filing and Processing Fee to Marion County		
205.		
206.		
300. Additional Settlement Charges		
304.		
302.		
303.		
304.		
305. Home Warranty		480.00 *
306. 0		-
307. Brokerage Commission Fee		179.00
308. CPL		25.00 *
309. 0		-
310. 0		-

Estimate Only

Payoffs, Judgments, Liens, Back Taxes on Title Not Included.

1311.		
1312.		
Supplemental Summary		
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)	**-**	**15,609.00**

Robert R. Goodrich 2/27/14

Carolyn M. Goodrich 2/27/14