

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND LEAD-BASED PAINT HAZARDS

THIS LEAD PAINT DISCLOSURE ATTACHMENT (“LPDA”) is annexed to a contract dated September 19, 2019, between **Franklin Savings Bank**, a banking institution duly organized under the laws of the State of New Hampshire, having an address of 387 Central Street, Franklin, New Hampshire, 03235, and holder of that certain mortgage deed from **Karen A. Hildreth F/K/A Karen A. Domenech** (the “Mortgagor”) to Franklin Savings Bank dated March 23, 2007 and recorded in the Merrimack County Registry of Deeds at Book 2974, Page 1861 (the “Mortgage”), as Seller, pursuant to a foreclosure sale held this day with respect to the Mortgage, and _____, _____duly organized under the laws of the State of New Hampshire, having an address of _____, _____, New Hampshire _____, as Purchaser, relating to real estate located at 700 Central Street, Franklin, Merrimack County, New Hampshire.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built before 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 before 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.

If checked, the following explanation is provided:

- (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 Landlord (Check (i) or (ii) below):

(i) _____ Seller has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

If checked, the following documents were provided:

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

PURCHASER'S ACKNOWLEDGEMENT - BY PURCHASER'S EXECUTION BELOW, PURCHASER ACKNOWLEDGES THAT:

(c) *Purchaser has read the Lead Warning Statement above and understands its contents, and has received copies of all information listed above.*

(d) *Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.*

(e) *Purchaser has either:*

_____ *(i) received a 10-day opportunity (or other mutually agreed-upon period) to conduct a risk assessment or inspection of the housing 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.*

AGENT'S ACKNOWLEDGEMENT - BY AGENT'S EXECUTION BELOW, AGENT ACKNOWLEDGES THAT:

(f) *Agent has informed the Seller of the Seller's obligations under 42 U.S.C. §4852d and is aware of his/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 they have provided is true and accurate.

SELLER (By Foreclosure):

FRANKLIN SAVINGS BANK

Witness

By: _____
Brian Slipp,
Its Assistant Vice President

PURCHASER:

Witness

By: _____
Name:
Title:

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