

Purchaser

Metzger Property Services, LLC Agency Disclosure Form

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 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 and Michigan law.

Agency Disclosure Statement

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

Metzger Property Services, LLC and	Chad Metzger (MPS, LLC Agent)	represent,
The Owner: X	The Purchaser:	(check which applies)
If dual and or limited agent representation occurs, owner, said agent must give signed documentation conceding their knowledge of such transaction.	where the broker and or a of such an agreement sig	agent is representing both the purchaser and the gned by both the purchaser and the owner
Your signature below confirms that you have receivervices, LLC's Agency Disclosure Form and that purchase real estate.	ved, read and understand this information was pro	the information within Metzger Property vided to you before signing a contract to
Downer J. Brumfield Owner JOB Date 10/18	Owner	Date
10/10/		

Purchaser

Date

Date



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.

Che	closure (initially)		Initial:	
	ck below which best applie			
I.	Presence of lead-based			
	Explain:		paint hazards are present in the housing	
<u>X</u>	Seller has no knowledge	ge of lead-based pair	nt or lead-based paint hazards in the hou	using
II.	and/or lead-based pain List:	e purchaser with all a t hazards. Please lis		
X	Seller has no reports or	r records pertaining	to lead-based paint & hazards in the ho	using.
Purchaser's III. IV. V.	Purchaser has: (check Received a 10-day opp inspection for the present	I copies of all inform the pamphlet "Prote which applies) cortunity, or mutually ence of lead-based p	Initial: action listed above ect Your Family from Lead in Your Ho y agreed upon time period, to conduct a aint &/or hazards or have ssessment or inspection for the presence	risk assessment or
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