

Property Address/ Description: 1108 Victoria Ave, Dothan, AL 36303

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

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 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 (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii) JGEG 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):

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

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

Purchaser's Acknowledgment

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

(e) Purchaser has (initial (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.

Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) DR _____ Seller's 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.

(g) _____ Purchaser's 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.¹

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.

<u>John Gibson III</u>	<u>04/30/2026</u>		
Seller	Date	Purchaser	Date
<u>Emily Gibson</u>	<u>04/30/2026</u>		
Seller	Date	Purchaser	Date
<u>David Ridley</u>	<u>04/30/2026</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.

Hello,
This is your Net Sheet!

> Sales Price \$369,900

The amount you're selling this property for.

> Closing Costs \$22,444

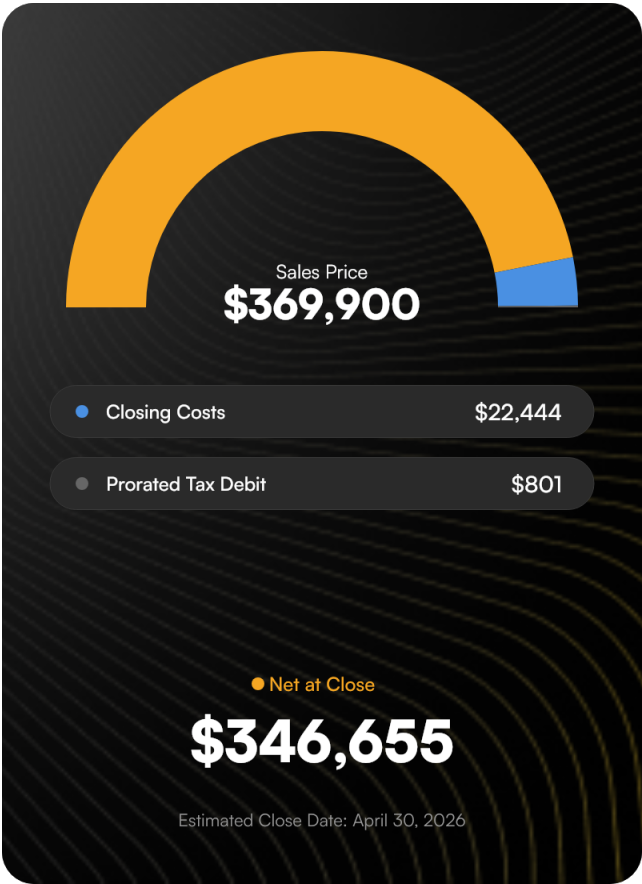
The fees you'll pay to sell your home.

> Prorated Tax Debit \$801

Your share of property taxes owed through closing.

> Net at Close \$346,655

After subtracting fees and outstanding balance, this is what you keep after selling.



This Estimated Closing Statement / Net Sheet is for informational purposes only. All amounts are estimates based on information available at preparation and may change without notice. Actual costs, credits, prorations, loan terms, taxes, commissions, title and escrow fees, transfer charges, interest, and other expenses may vary at closing. This is not a final settlement statement, Closing Disclosure, or guarantee of net proceeds or cash to close. Final figures will be determined by the lender, escrow holder, title company, and other parties. Neither the preparer nor brokerage guarantees accuracy or completeness. Clients should verify all amounts with their lender, escrow officer, title company, and tax advisor before closing.

Emily Gibson

John Gibson III

Signature: [Client Name]

David Ridley

David Ridley

04/30/2026, 11:36:07 AM CDT

04/30/2026, 11:35:56 AM CDT

Date

Net Sheet

Total Closing Costs

\$23,245

These fees are taken out of your sale amount at closing.

> Taxes	\$1,171	> Other Fees	\$22,444
Transfer taxes and prorated tax adjustments.		Commissions, concessions, and miscellaneous expenses.	
> Transfer Tax	\$370	> Seller Agent Fee	\$12,947
		Commission for seller's real estate agent.	
> Prorated Tax Debit	\$801	> Buyer Agent Fee	\$9,248
Your share of property taxes owed through closing.		Commission for buyer's real estate agent.	
		> Transaction Admin Fee	\$250

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