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NEW JERSEY REALTORS®

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

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.

II. PROPERTY ADDRESS: 95 Maple Street, Bergenfield, NJ 07621

III. SELLER'S DISCLOSURE (initial) (**To be completed and signed at time of listing**)

GD CD (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

___ 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 and/or lead-based paint hazards in the housing.

GD CD (b) Records and Reports available to the seller (check one below):

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

___ Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which seller has provided to its listing agent, and has directed its listing agent to provide purchaser or purchaser's agent with these records and reports **prior to seller accepting any offer to purchase** (list documents below):

_____

_____

GD CD (c) **If there is any change in the above information prior to seller accepting an offer from the purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.**

IV. SELLER'S CERTIFICATION OF ACCURACY

Seller(s) have reviewed the Seller's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Seller Gary Dermakardijian 09/25/2026 Date _____ Seller Christine Dermakardijian 09/25/2026 Date _____

Gary Dermakardijian **Christine Dermakardijian**

Seller _____ Date _____ Seller _____ Date _____

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she 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.

Listing Agent Allison Berkowitz Stacy Esser 09/26/2026 Date 09/26/26

Allison Berkowitz

VI. PURCHASER'S ACKNOWLEDGMENT (initial) (**The Seller's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to purchaser signing this Disclosure.**)

_____ (a) Purchaser has received copies of all information listed in Section III above.

_____ (b) Purchaser has received the pamphlet Protect Your Family From Lead in Your Home.

Keller Williams Town Life Realty, 82 North Summit St. Tenafly NJ 07670 Phone: Fax: 95 Maple Street
Allison Berkowitz

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_____ (c) Purchaser has (check one below):

☒ 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

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

VII. PURCHASER'S CERTIFICATION OF ACCURACY

Purchaser(s) have reviewed the Purchaser's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser _____ Date _____ Purchaser _____ Date _____

Purchaser _____ Date _____ Purchaser _____ Date _____

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY

Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b).

Selling/Buyer's Agent _____ Date _____

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