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 owner.

Metzger Proper	ty Services, LLC, <u>Chad Met</u>	zger repr (MPS, LLC Owner/Agent)	resent,
	The Owner: X	The Purchaser: (check w	phich applies)
owner, said agent must conceding their knowled	give signed documentation or older of such transaction. Onfirms that you have receive	nere the broker and or agent is repre f such an agreement signed by both ed, read and understand the informat his information was provided to you	the purchaser and the owner
Authentision Brent Eckerley	04/12/25		
Owner	Date	Owner	Date
Owner	Date	Owner	Date

Date

Purchaser

the

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.

Seller's Disclosure (initial) Check below which best applies: I. Presence of lead-based paint and or lead-based hazards: Known lead-based paint and/or lead-based paint hazards are present Explain: X Seller has no knowledge of lead-based paint or lead-based paint haz II. Reports & Records available to the seller Seller has provided the purchaser with all available records & report and/or lead-based paint hazards. Please list below	ards in the housing as pertaining to lead-based paint
I. Presence of lead-based paint and or lead-based hazards: Known lead-based paint and/or lead-based paint hazards are present Explain: Seller has no knowledge of lead-based paint or lead-based paint haz II. Reports & Records available to the seller Seller has provided the purchaser with all available records & report	ards in the housing as pertaining to lead-based paint
Known lead-based paint and/or lead-based paint hazards are present Explain: Seller has no knowledge of lead-based paint or lead-based paint haz II. Reports & Records available to the seller Seller has provided the purchaser with all available records & report	ards in the housing as pertaining to lead-based paint
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Seller has provided the purchaser with all available records & repor	
List:X Seller has no reports or records pertaining to lead-based paint & haz	
X Seller has no reports or records pertaining to lead-based paint & haz	ards in the housing.
Purchaser's Acknowledgement (initial) Initial:	
III. Purchaser has received copies of all information listed above	
IV. Purchaser has received the pamphlet "Protect Your Family from Le	nd in Your Home"
V. Purchaser has: (check which applies)	
Received a 10-day opportunity, or mutually agreed upon time period	
inspection for the presence of lead-based paint &/or hazards or have	
Waived the opportunity to conduct a risk assessment or inspection f	or the presence of lead-based paint
&/or lead-based paint hazards	
Agent's Acknowledgment (initial)	
Agent s Acknowledgment (initial) Agent has informed the seller of the seller's obligation under 42 U.S responsibility to ensure compliance.	S.C. 4852(d) and is aware of his or her
Certification of Accuracy The following parties have reviewed the information above and certify to the best of provided is true and accurate.	their knowledge that the information
Brent Echerley 04/12/25	
Seller's Signature Date Seller's Signature	Date
Elast ?	
Agent's Signature Date Agent's Signature	Date
Purchaser's Signature Date Purchaser's Signa Purchaser's Signa	ture Date