

# 200 MORGAN STREET

## Versailles, Kentucky



The Thornton House is a traditional Federal-style house that was built in 1821. Originally the center of a thriving hemp farm, the main house and remaining out-buildings from the same era are now a charming estate in the heart of Versailles.

*Offered Exclusively By*



[www.kyhorsefarms.com](http://www.kyhorsefarms.com)

518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

## **MAIN RESIDENCE**

Renovated to meet the needs of a modern family, with meticulous detail to persevering the spirit and feel of the 19<sup>th</sup> century, many features of the home from its younger days remain. Such features include random-width hardwood floors, exposed beams, carpenter locks and ornate molding and woodwork. It even has a staircase salvaged from Buena Vista, Mary Todd Lincoln's family summer home.

Stepping between white columns and onto the front porch from Morgan Street, you are immediately reminded of the historical significance of the property thanks to the Bluegrass Trust Building plaque that flanks the left side of the door. The main entrance has a fanlight with sidelights and double Christian cross doors that open to the home's front foyer.

Once inside, the warmth, grace and history of this property is immediately evident. Soaring ceilings, wainscoting, crown molding and a significant chandelier greet you.



The library, with oversized fireplace, marble hearth and built-in bookcase with cabinets below can be accessed from both the front foyer and the side foyer. The room fills its inhabitants with a feeling of a time-gone-by sophistication and charm.



Across the foyer from the library is the formal living room. The centerpiece of this room is a delightful fireplace trimmed in antique blue Dutch tile. Tall windows, built-in cabinets and chair railing add to the room's appeal.



Straight ahead of the foyer is a double-width center hallway that accesses a second foyer leading to the side entrance to the house.



Both rustic and refined, the family room off the back center hallway is a cozy retreat at the center of the home. Plantation shutters and a decorative fireplace round out this room, along with the ground floor entrance to the home's four-person elevator which ascends to one of the two upstairs areas in the house.





The formal dining room, accessed from the center hall or from the second foyer, is an impressive space with room for a table for ten. It boasts yet another oversized fireplace, chair railing, unique molding and woodwork, and a brass 10-light chandelier.

A floor-to-ceiling china closet flanks one side of the fireplace, and a pass-through door to the original kitchen, now used as a breakfast room is on the other.



Straight back off the center hallway is a light-filled sunroom with brick flooring, built-in cabinets and wet bar. The tongue and groove ceiling is painted white, adding even more brightness to the space. This is the perfect spot for a morning tea nook, or even a workspace.



Moving through the sunroom and to the right takes you into the original kitchen space with a vast stone and brick 'cooking' fireplace and a remarkable wood beam and plaster ceiling. Now it is used as a breakfast room, with an abundance of historic ambiance.



The newer kitchen has the charm of the past, but all of the convenience of the most modern of kitchens. Just a few of its features include cabinet front, sub-zero drawers for both refrigeration and freezing, hide-away spice racks and an oversized appliance cabinet.

- Custom floor
- Double porcelain sink
- Disposal
- Wolf 4-burner surface unit
- GE Profile convection oven
- GE Profile dishwasher
- Track lighting
- Ceiling fan
- Pendant lighting over sink



From the family room, a small hallway takes you to a full bath on the right, linen closet on the left, and the master suite straight ahead.

The hall bath delivers its own dose of charm with an ornate soaker claw-foot tub, solid wood vanity and built-in corner cabinets.



The master suite has its own street-front entrance. A sizeable room with a press closet, hardwoods and a fire-place, it also has a stairway that leads to a bedroom above this portion of the home.



A large master bathroom is handicap accessible. It has the convenience of bar-height countertops, a walk-in shower with vintage inspired black and white tile, and a separate makeup vanity. Built-in storage cabinets line the walls of the bathroom and lead to the home's laundry area. Off the bathroom suite is a walk-in closet with plenty of space for a modern wardrobe.



Off the master bedroom is the home's second sunporch. A light-soaked room, it is a happy and lush escape. The perfect spot to relax and recharge while overlooking the property's impressive courtyard.



Above the master suite is the second of two upstairs spaces. Accessible from the master bedroom, this area has a large dormered bedroom with built-in drawers and cabinets, wherever feasible. The pitched roof and walk-in closet make this a darling child's room or creative workspace.





A quick ride in the elevator off the family room takes you to the second floor above the central part of the house. Here you will find one large and one smaller bedroom connected by a long hallway, lined with built-in cabinets. The larger bedroom has an abundance of windows and closets. The second bedroom provides access to a floored attic for storage. This portion of the house also features a recently remodeled bathroom with a glass shower and beautiful tile and fixtures. A quaint pediment room sits above the porch, which is original to the home.



The exterior spaces on the property are every bit as charming and impressive as the interior. A vast, two-tiered brick courtyard is the perfect spot for year-round entertaining. Mature trees provide ample shade in the warm summer months, and a built-in fire pit provides warmth in the winter. A brick privacy fence, and tall hedges ensures privacy and serenity. The landscaping is immaculate. There is a gated driveway that enters the property behind the courtyard and leads to brick-paved off-street parking for up to four vehicles.



The courtyard contains two separate brick outbuildings built in the 1800's. A 'Hemp House' gives a glimpse into the production process of the original hemp farming operation. A small rustic guest house features a living area and half bath with second floor sleeping quarters.

And finally, a two car garage lines the Locust Street side of the house, with a floored storage and/or workshop space above it.





*Information contained herein is believed to be accurate but is not warranted*

Price: \$795,000.



Agents:  
Bill G. Bell—859-621-0607  
Muffy Lyster—859-229-1804

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518 East Main Street ♦ Lexington, Kentucky 40508 ♦ (859) 255-3657

Additional Property Information:

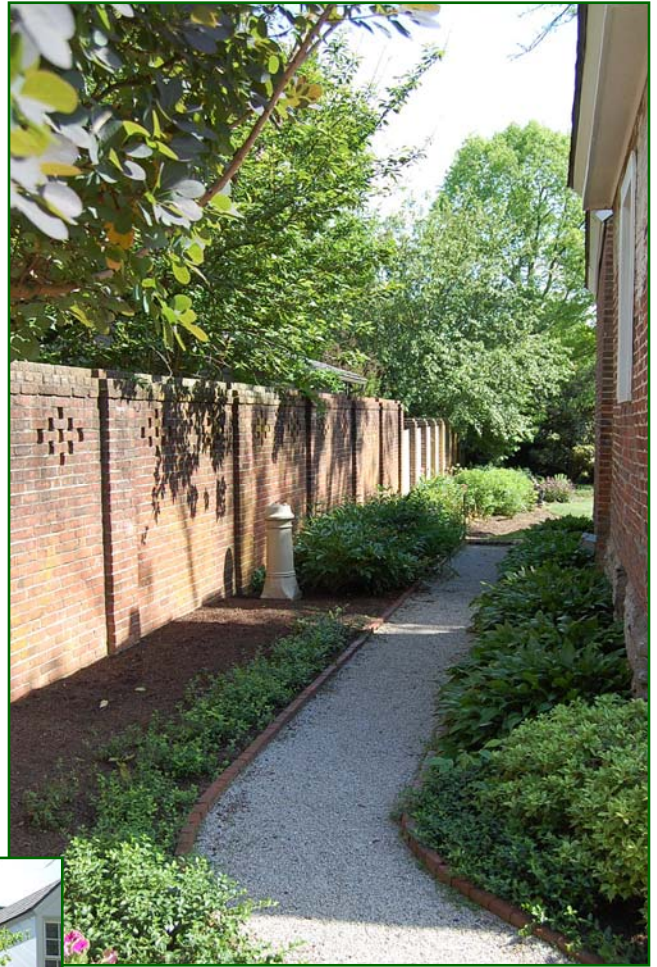
- 5,110 +/- square feet of living area
- 2 hot water heaters located under the house—  
1 electric for the kitchen and second floor; 1  
gas for the master bath and laundry
- Electric air-conditioning
- 3 heat pumps—1 for upstairs, 1 for the master  
bedroom area, and 1 for the remainder of the  
house
- Electric gated entrance to off-street parking

Reserved:

- Refrigerator in garage

Negotiable Items:

- Patio urns
- Washer and dryer



PROPERTY ADDRESS: 200 Morgan Street, Versailles, KY 40383

## SELLER'S DISCLOSURE OF PROPERTY CONDITION

This form applies to residential real estate sales and purchases. This form is **not required** for:

1. Residential purchases of new construction homes if a written warranty is provided;
2. Sales of real estate at auction; or
3. A court supervised foreclosure.

The information in this form is based upon the undersigned's observation and knowledge about the property during the period beginning on the date of his or her purchase of the property on 01/12/2017, and ending on 5/25/18.  
(Date of purchase) (Date of this form)

PROPERTY ADDRESS: 200 Morgan Street, Versailles, KY 40383

PURPOSE OF DISCLOSURE FORM: Completion of this form shall satisfy the requirements of KRS 324.360 that mandates the seller's disclosure of information about the property he or she is about to sell. This disclosure is based solely on the seller's observation and knowledge of the property's condition and the improvements thereon. This disclosure form shall not be a warranty by the seller or seller's real estate agent and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the seller. Unless otherwise advised, the seller does not possess any expertise in construction, architectural, engineering, or any other specific areas related to the construction or condition of the improvements on the property. Other than having lived at or owned the property, the seller possesses no greater knowledge than that which could be obtained upon a careful inspection of the property by the potential buyer. Unless otherwise advised, the seller has not conducted any inspection of generally inaccessible areas such as the foundation or roof. It is not a warranty of any kind by the seller or by any real estate agent representing any seller in this transaction. It is not a substitute for any inspections. The purchaser is encouraged to obtain his or her own professional inspections.

INSTRUCTIONS TO THE SELLER: (1) Complete all numbered items. (2) Report all known conditions affecting the property. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself or sign the authorization at the end of this form to authorize the real estate agent to complete this form on your behalf in accordance with KRS 324.360(9). (5) If some items do not apply to your property, mark "not applicable." (6) If you do not know the answer to a question, mark "unknown."

SELLER'S DISCLOSURE: As seller, I/we disclose the following information regarding the property. This information is true and accurate to the best of my/our knowledge as of the date signed. Seller authorizes the real estate agent to provide a copy of this statement to any person or entity in connection with actual or anticipated sale of the property or as otherwise provided by law. The following information is not the representation of the real estate agent.

Please answer all questions. If the answer is yes, please explain. If additional space is needed, use the reverse side or make attachments.

### 1. HOUSE SYSTEMS

Any past or current problems affecting:

- |                                   | N/A                                 | YES                                 | NO                                  | UNKNOWN                  |
|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| (a) Plumbing                      | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| (b) Electrical system             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Appliances                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) Floors and walls              | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Doors and windows             | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) Ceiling and attic fans        | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (g) Security system               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (h) Sump pump                     | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Chimneys, fireplaces, inserts | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| (j) Pool, hot tub, sauna          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| (k) Sprinkler system              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| (l) Heating                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (m) Cooling/air conditioning      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (n) Water heater                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Explain: upstairs shower leaked into foyer ceiling

### 2. FOUNDATION/STRUCTURE/BASEMENT

- |  | N/A                      | YES                      | NO                                  | UNKNOWN                  |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| (a) Any defects or problems, current or past, to the foundation or slab?               | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Any defects or problems, current or past, to the structure or exterior veneer?     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Explain:   |                          |                          |                                     |                          |
| (c) Has the basement leaked at any time since you have owned or lived at the property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (d) When was the last time the basement leaked?  |                          |                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Have you ever had any repairs done to the basement?                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (f) If you have had basement leaks repaired, when was the repair performed?            |                          |                          |                                     |                          |

Explain:

Initials (Seller)

ESS  
05/25

Date/Time

7:50 pm

Initials (Buyer)

Date/Time

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(g) If the basement presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.)

(h) Have you experienced, or are you aware of, any water or drainage problems with regard to the crawl space?

☐ ☐ ☒ ☐

### 3. ROOF

N/A YES NO UNKNOWN

(a) Age of the roof covering? don't know

(b) 1. Has the roof leaked at any time since you have owned or lived at the property?..... ☐ ☐ ☒ ☐

2. When was the last time the roof leaked?

(c) 1. Have you ever had any repairs done to the roof? ..... ☐ ☒ ☐ ☐

2. If you have ever had the roof repaired, when was the repair performed? 2017

(d) 1. Have you ever had the roof replaced? ..... ☐ ☐ ☒ ☐

2. If you have had the roof replaced, when was the replacement performed? 2017

(e) If the roof presently leaks, how often does it leak? (e.g., every time it rains, only after an extremely heavy rain, etc.) doesn't leak

(f) 1. Have you ever had roof repairs that involved placing shingles on the roof instead of replacing the entire roof covering? ☒ ☐ ☐

2. If yes, when was the repair performed? no - repair next to dormer

Explain:

### 4. LAND/DRAINAGE

N/A YES NO UNKNOWN

(a) Any soil stability problems?..... ☐ ☐ ☒ ☐

(b) Has the property ever had a drainage, flooding, or grading problem?..... ☐ ☐ ☒ ☐

(c) Is the residence located within a Special Flood Hazard Area (SFHA) mandating the purchase of flood insurance for federally backed mortgages?..... ☐ ☐ ☒ ☐

If yes, what is the flood zone?

(d) Is there a retention/detention basin, pond, lake, creek, spring, or water shed on or adjoining this property? ..... ☐ ☐ ☒ ☐

Explain:

### 5. BOUNDARIES

N/A YES NO UNKNOWN

(a) 1. Have you ever received a staked or pinned survey of the property?..... ☐ ☐ ☒ ☐

2. Are the boundaries marked in any way?..... ☐ ☐ ☒ ☐

3. Do you know the boundaries? If yes, provide description below..... ☐ ☐ ☒ ☐

Explain:

(b) Are there any encroachments or unrecorded easements relating to the property of which you are aware? ..... ☐ ☐ ☒ ☐

Explain: don't know

### 6. WATER

N/A YES NO UNKNOWN

(a) 1. Source of water supply city

2. Are you aware of below normal water supply or water pressure? ..... ☐ ☐ ☒ ☐

(b) Is there a water purification system or softener remaining with the house?..... ☐ ☐ ☒ ☐

(c) Has your water ever been tested? If yes, provide results below..... ☒ ☐ ☐ ☒

Explain:

### 7. SEWER SYSTEM

N/A YES NO UNKNOWN

(a) Property is serviced by:

1. Category I. Public Municipal Treatment Facility..... ☐ ☒ ☐ ☐

2. Category II. Private Treatment Facility..... ☐ ☐ ☐ ☐

3. Category III. Subdivision Package Plant..... ☐ ☐ ☐ ☐

4. Category IV. Single Home Aerobic Treatment System ("Home Package Plant")..... ☐ ☐ ☐ ☐

5. Category V. Septic Tank with drain field, lagoon, wetland, other onsite dispersal..... ☐ ☐ ☐ ☐

6. Category VI. Septic Tank with dispersal to an offsite, multi-property cluster treatment system..... ☐ ☐ ☐ ☒

7. Category VII. No Treatment/Unknown..... ☐ ☐ ☐ ☐

Name of Servicer (if known):

(b) For properties with Category IV, V, or VI systems:

Date of last inspection (sewer):

Date of last inspection (septic): Date last cleaned (septic):

(c) Are you aware of any problems with the sewer system?..... ☒ ☐ ☐ ☐

Explain:

Initials (Seller)

255

Date/Time

05/25/2018  
07:00 PM

Initials (Buyer)

Date/Time

PROPERTY ADDRESS: 200 Morgan Street, Versailles, KY 40383

8.	CONSTRUCTION/REMODELING	N/A	YES	NO	UNKNOWN
(a)	Have there been any additions, structural modifications, or other alterations made?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Were all necessary permits and government approvals obtained? <i>Yes</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Explain: <i>Remodeled 2nd floor bath Phase 1</i>				

9.	HOMEOWNER'S ASSOCIATION	N/A	YES	NO	UNKNOWN
(a)	1. Is the property subject to rules or regulations of a homeowner's association?.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. If yes, what is the yearly assessment? \$ _____				
	3. Homeowner's Association Name: _____				
	HOA Primary Contact Name: _____				
	HOA Primary Contact Phone No. _____				
(b)	Are you aware of any condition that may result in an increase in taxes or assessments?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c)	Are any features of the property shared in common with adjoining landowners such as: walls, fences, driveways, etc?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Explain: <i>brick wall - belongs to me</i>				

10.	MISCELLANEOUS	N/A	YES	NO	UNKNOWN
(a)	Was this house built before 1978? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b)	Are you aware of any use of urea formaldehyde, asbestos materials, or lead based paint in or on this home?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c)	1. Are you aware of any testing for radon gas?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	2. Results, if tested <i>ADT test unit</i>				
(d)	Are you aware of any underground storage tanks, old septic tanks, field lines, cisterns or abandoned wells on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e)	Are there any other environmental hazards known to seller? (e.g., carbon monoxide, hazardous waste, water contamination or methamphetamine contamination).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**METHAMPHETAMINE CONTAMINATION DISCLOSURE REQUIREMENT**

A property owner who chooses **NOT** to decontaminate a property used in the production of methamphetamine **MUST** make written disclosure of methamphetamine contamination pursuant to KRS 224.1-410(10) and 902 KAR 47:200. Failure to properly disclose methamphetamine contamination is a Class D Felony under KRS 224.99-010.

(f)	Are you aware of any present or past wood infestation (e.g., termites, borers, carpenter ants, fungi, etc.)?..... <i>Robin</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(g)	Are you aware of any damage due to wood infestation?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h)	1. Has the house or other improvements ever been treated for wood infestation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. If yes, when, by whom, and any warranties? <i>Terminix - contract in place</i>				
(i)	Are you aware of any existing or threatened legal action affecting this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(j)	Are there any assessments other than property assessments that apply to this property (e.g., sewer assessments)?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(k)	Are you aware of any violations of local, state, or federal laws, codes, or ordinances relating to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(l)	Are you aware of any other conditions that are defective with regard to this property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(m)	Are there any environmental hazards known to seller? E.g., methamphetamine contamination? .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(n)	Are there any warranties to be passed on? <i>Terminix</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(o)	Has this house ever been damaged by fire or other disaster (e.g., tornado, hail, etc.)? If yes, please explain: .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(p)	Are you aware of the existence of mold or other fungi on the property?.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(q)	Has this house ever had pets living in it? .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	If yes, Explain <i>Cats &amp; dogs</i>				
(r)	Is the property in a historic district?.....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Initials (Seller)

*ESS*

Date/Time

*05/25/18*

Initials (Buyer)

Date/Time

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*7:10 pm*

PROPERTY ADDRESS: 200 Morgan Street, Versailles, KY 40383

SPACE FOR ADDITIONAL INFORMATION

Brick & wooden fence belong to the this property.

Seller states that the information contained in this Disclosure of Property Condition Form is complete and accurate to the best of his/her/their knowledge and belief. Seller agrees to immediately notify Buyer of any changes that may become known to Seller prior to closing by providing a written addendum hereto.

Seller: Elizabeth Santos Date: 05/25/18

Seller: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
THE REAL ESTATE AGENT NAMED HERE, \_\_\_\_\_ HAS BEEN REQUESTED BY THE OWNER TO COMPLETE THIS FORM AND HAS DONE SO. SELLER HEREBY AGREES TO HOLD HARMLESS THE NAMED REAL ESTATE AGENT FOR ANY REPRESENTATIONS THAT APPEAR ON THIS FORM IN ACCORDANCE WITH KRS 324.360(9).

Seller: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER REFUSES TO COMPLETE THIS FORM AND ACKNOWLEDGES THAT THE REAL ESTATE AGENT SHALL SO INFORM THE BUYER.

Seller: \_\_\_\_\_  
Date: \_\_\_\_\_

Seller: \_\_\_\_\_  
Date: \_\_\_\_\_

\*\*\*\*\*  
THE SELLER HAS REFUSED TO COMPLETE THIS FORM AND HAS REFUSED TO ACKNOWLEDGE HIS FAILURE TO COMPLETE THE FORM

Broker/Real estate agent: \_\_\_\_\_

Date: \_\_\_\_\_

THE BUYER ACKNOWLEDGES RECEIPT OF THIS FORM.

Buyer: \_\_\_\_\_  
Date: \_\_\_\_\_

Buyer: \_\_\_\_\_  
Date: \_\_\_\_\_

THIS FORM PROVIDES THE MINIMUM DISCLOSURES REQUIRED BY LAW. SELLER MAY DISCLOSE ADDITIONAL INFORMATION NOT REQUESTED ON THIS FORM AND MAY RESPOND TO ADDITIONAL INQUIRIES OF THE BUYER.

Initials (Seller) \_\_\_\_\_  
Date/Time \_\_\_\_\_

Initials (Buyer) \_\_\_\_\_  
Date/Time \_\_\_\_\_

LEXINGTON-BLUEGRASS ASSOCIATION OF REALTORS  
2250 Regency Road 276-3503

**ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT**  
For use only by members of the Lexington-Bluegrass Association of Realtors

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

TODAY'S DATE: 05/25/2018 CONTRACT DATE: \_\_\_\_\_ CONTRACT # \_\_\_\_\_

PROPERTY ADDRESS: 200 Morgan St., Versailles, KY 40383

**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 (Initial)**

ESS (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain):  
☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

ESS (b) Records and Reports available to the seller (check one below):  
☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below):  
☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

**Purchaser's Acknowledgment (Initial)**


 (c) Purchaser 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 (check one below):  
☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)  
☐ 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)**

SS (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 Elizabeth S. Sarter Buyer \_\_\_\_\_  
 Seller 03/51/pm 05/25/18 Buyer \_\_\_\_\_  
 Agent Bill Bell Agent \_\_\_\_\_  
dotloop verified 05/25/18 9:07AM EDT OJWA-DNAS-DBGE-2685