

101 S. Hanover Ave., #9E



KIRKPATRICK & CO.

Ashland Park, Lexington-Fayette County, Kentucky

An ideal pied-a-terre, #9E in luxurious Hanover Towers offers exceptional accommodations with a location at the height of convenience. Overlooking the Downtown skyline from 9-stories above East Main Street, #9E provides views that can only be obtained from the penthouse floor, and, at that rate, from only the half of the penthouse floor on the Downtown side of the building. Featuring one bedroom & one bath, #9E boasts appx. 745 Sq.Ft., updated kitchen and bath, and instant rooftop-terrace access, all on the premier 9th floor of Hanover Towers. Visitors to Hanover Towers will be charmed by the marble-floored lobby, rooftop terrace and hospitable doormen. Over the past decade, the unit-owners have updated the heating & air systems, roof, landscaping & all exterior windows. These expenditures, along with its the superb location, make Hanover Towers an elegant & desirable destination.

**NB: The monthly rent covers water, electric, gas, security.
PER THE HOA, NO PETS ARE PERMITTED.**

\$1,150/Month



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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: 05/04/2018 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 101 South Hanover Avenue, No. 9E, Lexington, Kentucky 40502

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)

RKC/LMC

(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):

[Empty box for explanation]

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

RKC/LMC

(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):

[Empty box for list of documents]

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)

ZAD
05/04/18

(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 CRIS/SAFE 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 [Signature]

Buyer _____

Seller [Signature]

Buyer _____

Agent Zachary A. Davis
dotloop verified
05/04/18 7:51AM EDT
GWDR-LIHG-CFMF-REWX

Agent _____