

**LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE OF INFORMATION FOR RESIDENTIAL SALES**

PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all Sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d), which went into effect in 1996.

PROPERTY ADDRESS: _____

The residence at this address was constructed **after** January 1, 1978: (Seller must initial one.)
_____ Yes _____ No _____ Unknown

(If yes is initialed, omit the rest of this Disclosure and sign below, otherwise, complete the following Seller's portion and sign below.)

LEAD WARNING STATEMENT

Every Purchaser of any interest in residential real estate 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 Purchaser with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Purchaser 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)

- _____ seller must initial
- 1. Presence of lead-based paint and/or lead-based paint hazards (check a or b below):**
(a) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ seller must initial
- 2. Records and reports available to the Seller (check a or b below):**
(a) 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).

(b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- _____ seller must initial
- 3. Seller acknowledges that Agents have informed Seller of Seller's obligation under 42 U.S.C. 4852d, as printed on the back of this form.**

PURCHASER'S ACKNOWLEDGMENT (Initial)

- _____ purchaser must initial
- 4. Purchaser has received copies of all information listed above, if any.**
- _____ purchaser must initial
- 5. Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.**
- _____ purchaser must initial
- 6. As set forth in the Offer to Purchase, Purchaser has (check a or b below):**
(a) 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
(b) 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)

agent must initial

7. Agent has informed the Seller of the Seller's obligation 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 and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

| | | | | | |
|-----------------|---------------|---------------|--------------------|---------------|---------------|
| _____ Seller | _____ Date | _____ Time | _____ Purchaser | _____ Date | _____ Time |
| _____ Seller | _____ Date | _____ Time | _____ Purchaser | _____ Date | _____ Time |
| _____ Agent | _____ Date | _____ Time | _____ Agent | _____ Date | _____ Time |

rev 08/97

RESPONSIBILITIES OF SELLERS UNDER RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT

Federal law now imposes the requirements listed below on Sellers of residential housing **built prior to 1978.**

1. Seller's must disclose the presence of any lead-based paint hazards actually known to the Seller. This disclosure must be made prior to the Sellers' acceptance of the Purchasers' offer. An offer may not be accepted until after the disclosure requirements are satisfied and the Purchasers have had an opportunity to review the disclosure language, and to amend their offer, if they wish.

a. If the Sellers are aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following.

i. The Sellers' basis for determining that lead-based paint and/or lead-based paint hazards exist;

ii. The location of the lead-based paint and/or lead-based paint hazards; and

iii. The condition of the painted surfaces.

b. If a lead-based paint hazard is not known to the Seller, the disclosure must include a statement disclaiming such knowledge.

c. The Sellers must provide a list of any records and reports available to the Sellers pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to the Purchasers. (If no such records or reports exist, the disclosure statement should affirmatively so state.)

d. The disclosure must include the government-mandated Lead Warning Statement, found on the front side of this form.

2. Sellers must provide Purchasers with a copy of the federal pamphlet entitled Protect Your Family From Lead In Your Home. A copy of this pamphlet is available from your Realtor®.

3. Sellers must permit a Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before the Purchasers become obligated under the Purchase Agreement.

A civil fine of \$10,000 may be levied against any Seller or real estate Agent who fails to live up to the obligations imposed by this law.