



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 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 Sellers' portion and sign below)

LEAD WARNING STATEMENT

Every Buyer 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 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)

- _____ **1. Presence of lead-based paint and/or lead-based paint hazards (check a or b below):**
(seller must initial) (a) Known lead-based paint and/or lead-based paint hazards are present in the housing
(b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ **2. Records and reports available to the Seller (check a or b below):**
(seller must initial) (a) Seller has provided the Buyer 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.
- _____ **3. Seller acknowledges that Agents have informed Seller of Seller's obligation under 42 U.S.C 4852d, as printed on page 2 of this form.**
(seller must initial)

(Initials) Seller _____ / _____

(Initials) Buyer _____ / _____

Property Address: _____

BUYER'S ACKNOWLEDGEMENT (Initial)

(Buyer must initial) 4. Buyer has received copies of all information listed above and the attached _____

(Buyer must initial) 5. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(Buyer must initial) 6. As set forth in the Offer to Purchase, Buyer 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.

REAL ESTATE ONE, INC. AGENT'S ACKNOWLEDGEMENT (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

Buyer Date Time

Seller Date Time

Buyer Date Time

Agent Date Time

Agent Date Time

Property Address: _____

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. Sellers 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 Buyers' offer. An offer may not be accepted until after the disclosure requirements are satisfied and the Buyers 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 Buyers. (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 Buyers with a copy of the federal pamphlet entitled *Protect Your Family From Lead In Your Home*.

3. Sellers must permit a Buyer 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 Buyers 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.

(Initials) Seller _____ / _____

(Initials) Buyer _____ / _____