
LEAD-BASED PAINT AND LEAD-BASED 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 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 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 (explain).

- (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 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.
- _____ **3. Seller acknowledges that Agents have informed Seller of Seller's obligation under 42. U.S.C 4852d.**
(Initial)

PURCHASER'S ACKNOWLEDGEMENT (*Initial*)

- _____ **4. Purchaser has received copies of all information listed above and the attached _____.**
(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.

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