

LEAD PAINT DISCLOSURE FOR HOME SALES

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 re: _____

(a) Presence of lead-based paint and/or lead-based paint hazards:

_____ Seller has knowledge of the following lead-based paint and/or lead-based paint hazards are present in the housing:

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

(b) Records and reports available to the Buyer:

_____ 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 as follows:

_____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Copies of documents:

_____ Buyer has received copies of all documents referenced in section a and b above.

(d) Pamphlet:

_____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Inspection:

_____ Buyer has been given an opportunity to conduct a risk assessment or inspection of the presence of lead based paint or lead based paint hazards.

_____ Buyer waived the opportunity to conduct a risk assessment or inspection of the presence of lead based paint or lead based paint hazards.

Agent's Acknowledgment

(f) Acknowledgement:

_____ Agent has disclosed, on behalf of the seller, any knowledge in the possession of the seller regarding the presence of lead-based paint and/or lead-based paint hazards and has furnished the lessee with copies of all documents and pamphlets referenced in section c and d above pursuant to 42 U.S.C. 4852(d).

Certification of Accuracy

The parties have reviewed the information above and certify as indicated by their initials above and dated signature below, to the best of their knowledge and belief, that the information provided by the signatory is true and accurate.

For the Seller(s):

For the Buyers(s):

Husband

Husband

Wife

Wife

Seller's Agent

Buyer's Agent