

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FEDERAL LEAD WARNING STATEMENT

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint & that exposure to lead from lead-based paint, paint chips or lead-paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems & impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-based paint hazards & to provide the buyer/tenant with any information in lead-based paint hazards from risk assessments or inspections in the seller's possession. A **tenant** must receive a federally approved pamphlet on lead-poisoning prevention. It is recommended that a **buyer** conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (initial (1) or (2) below):
(1) ____/____ Known lead-based paint and/or lead based hazards are present in the housing (explain):

- (2) ____/____ Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records & reports available to the seller (initial (1) or (2) below):

- (1) ____/____ Seller/Landlord has provided the purchaser/tenant with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

- (2) ____/____ Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgement (initial)

- (c) ____/____ Buyer/Tenant has received copies of all information listed in section (b) (1) above, if any.

- (d) ____/____ Buyer/Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*.

- (e) **Buyer** has (initial (1) or (2) below):

- (1) ____/____ 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 hazards; or

- (2) ____/____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based hazards.

Agent's Acknowledgement (initial)

- (f) ____ Agent has informed the Seller/Landlord of the Seller/Landlord's obligations under 42 U.S.C. 4852(d) & is aware of his/her responsibility to ensure 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 & accurate,

Seller/Landlord Date

Buyer/Tenant Date

Seller/Landlord Date

Buyer/Tenant Date

Seller's/Landlord's Agent Date

Buyer's/Seller's Agent Date