



LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A copy of the completed
 2 Addendum may be treated as an original.

LEAD WARNING STATEMENT

4 *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
 5 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
 6 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
 7 reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to
 8 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
 9 lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known
 10 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 11 purchase.*

12 **PROPERTY ADDRESS** _____

13 **ADDENDUM TO REAL ESTATE SALE AGREEMENT NO.** _____

SELLER'S DISCLOSURE

- 14 1. Presence of lead-based paint and/or lead-based paint hazards (**check either (a) or (b) below**):
- 15 (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (**explain**).
 16 _____
 17 _____
 18 _____
- 19 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- 20 2. Records and reports available to the Seller (**check either (a) or (b) below**):
- 21 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-
 22 based paint hazards in the housing (**list documents below**):
 23 _____
 24 _____
 25 _____
- 26 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (Initial below):

- 27 1. _____ Buyer has received copies of all information listed at 2(a) above.
- 28 2. _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- 29 3. Buyer has (**check either (a) or (b) below**):
- 30 (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale
 31 Agreement, received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
 32 the presence of lead-based paint and/or lead-based paint hazards; or
- 33 (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
 34 lead-based paint hazards.

LISTING LICENSEE'S ACKNOWLEDGMENT (Initial below):

35 _____ Licensee has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to
 36 ensure compliance.
 37

RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD

38 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is
 39 accepted by Seller unless waived pursuant to Section 3, Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right
 40 to cancel the Real Estate Sale Agreement within ten (10) calendar days which shall commence when Buyer and Seller sign this Disclosure
 41 Addendum, by Buyer giving written notice of cancellation to Seller or Seller's agent. Upon such cancellation, all earnest money deposit(s)
 42 shall be promptly refunded to Buyer and this transaction shall be terminated.
 43

CERTIFICATION OF ACCURACY

44 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they
 45 have provided is true and accurate.

46 Buyer _____ Date _____ ← Seller _____ Date _____ ←

47 Buyer _____ Date _____ ← Seller _____ Date _____ ←

48 Selling Licensee _____ Listing Licensee _____

49 Selling Firm _____ Listing Firm _____

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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