

LEAD-BASED PAINT DISCLOSURE
(on sale of real estate)

NOTE: For use on the sale of any residential property which was constructed pre-1978.

1. Lead Warning Statement

- 1.1 Every buyer 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.
- 1.2 The seller of any interest in residential 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.
- 1.3 A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Items left blank or unchecked are not applicable.

2. Seller's Certification

- 2.1 Presence of lead-based paint and/or lead-based paint hazards:
 - a. Are known to be present in the housing as explained: _____
 - b. Are not known to Seller to be present in the housing.
- 2.2 Records and reports available to the seller:
 - a. Seller has provided the buyer with all available records and reports listed below pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____
 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Date: _____, 20____. Seller: _____

Date: _____, 20____. Seller: _____

3. Buyer's Acknowledgement

- 3.1 Buyer has received:
 - a. Copies of all information listed above.
 - b. The pamphlet *Protect Your Family From Lead in Your Home*.
- 3.2 Buyer:
 - a. Will receive a 10-day or _____ day opportunity from acceptance of the purchase offer to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - b. Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- 3.3 I acknowledge that I have read and understood the attached lead warning statement in Section 1 of this form and received all information noted in Section 2 of this form.

Date: _____, 20____. Buyer: _____

Date: _____, 20____. Buyer: _____

4. Broker's Certification (When Applicable)

- 4.1 Broker certifies to have informed the seller of his/her obligation under 42 U.S.C. §4852(d) to disclose to the buyers and agent all information known to the seller regarding the presence of lead-based paint and lead-based paint hazards within this target housing and that all information known to the agent regarding the presence of lead-based paint and lead-based paint hazards within this target housing has been disclosed to the buyer.
- 4.2 Broker further certifies that the buyer received the lead hazard information pamphlet *Protect Your Family From Lead in Your Home* and that the buyer has or will be given a 10 calendar day period (unless otherwise agreed in writing) to conduct a risk assessment or inspection for the presence of lead-based paint before becoming obligated under the contract to purchase housing.

Date: _____, 20____, Broker: _____