

Reference _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1 **Lead Warning Statement**

2 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to
3 1978 is notified that such property may present exposure to lead from lead-based paint that may place
4 young children at risk of developing lead poisoning. Lead poisoning in young children may produce
5 permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral
6 problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The
7 seller of any interest in residential real property is required to provide the buyer with any information on lead-
8 based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of
9 any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint
10 hazards is recommended prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

13 (i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
14 (explain)
15 _____

16 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
17 housing.

18 (b) Records and reports available to the seller (check (i) or (ii) below):

19 (i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-
20 based paint and/or lead-based paint hazards in the housing (list documents below).
21 _____

22 (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint
23 hazards in the housing.

24 **Purchaser's Acknowledgment (initial)**

25 (c) _____ Purchaser has received copies of all information listed above.

26 (d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

27 (e) Purchaser has (check (i) or (ii) below):

28 (i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
29 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

30 (ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of
31 lead-based paint and/or lead-based paint hazards.

32 **Agent's or Transaction Broker's Acknowledgment (initial)**

33 (f) _____ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C.
34 4852d and is aware of his/her responsibility to ensure compliance.

35 **Certification of Accuracy**

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

38 Dean Shotsman 10/06/2023
39 Seller Dean Shotsman Date Purchaser Date

40 Sharon Shotsman 10/05/2023
41 Seller Sharon Shotsman Date Purchaser Date

42 Debra Schilling Smith 10/05/2023
43 Agent or Transaction Broker Date Agent or Transaction Broker Date

44 Property Address: 500 W. Webster Ave. Ava MO 65608

45 Listing No.: _____