Form 22J Lead Based Paint Disclosure Rev. 7/23 Page 1 of 2

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

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Date

Seller Initials

Date

Seller Initials

etween		("Buyer"
	Buyer	Buyer
nd ^l	Kevin J. Palmer	Manuela Ayla Palmer("Seller"
-	Seller	Seller
oncernir	132 2nd Street, Diamond, WA	(tile Floperty)
	Address	Cily State Zip
ead Wa	rning Statement	
Even	v nurchaser of any interest in resid	dential real property on which a residential dwelling was built prior to 1978 is
notifie	ed that such property may presen	nt exposure to lead from lead-based paint that may place young children a
risk o	f developing lead poisoning. Lead	d poisoning in young children may produce permanent neurological damage
		d intelligence quotient, behavioral problems and impaired memory. Lead
poiso	ning also poses a particular risk t	to pregnant women. The seller of any interest in residential real property is
requi	red to provide the buyer with a	any information on lead-based paint hazards from risk assessments o
inspe	ctions in the seller's possession	n and notify the buyer of any known lead-based paint hazards. A risk
asses	ssment or inspection for possible l	lead-based paint hazards is recommended prior to purchase.
OTE: Ir	the event of pre-closing possess	sion of more than 100 days by Buyer, the term Buyer also means Tenant.
	-	
allar's [Disclosure	
		r lead-based paint hazards (check one below):
• • • • • • • • • • • • • • • • • • • •		
u	Known lead-based paint and/or le	ead-based paint hazards are present in the housing (explain).
D	Seller has no knowledge of lead-b	based paint and/or lead-based paint hazards in the housing.
` '	cords and reports available to the	·
		h all available records and reports pertaining to lead-based paint and/or lead
	based paint hazards in the housin	ng (list documents below).
4/		
4	Seller has no reports or records pe	ertaining to lead-based paint and/or lead-based paint hazards in the housing
	s reviewed the information above nation provided by Seller are true	e and certifies, to the best of Seller's knowledge, that the statements made
na mion	riador bisvided by Seller are true	s and accurate.
	1 100	
11-11	6-10-25	JULIANULU WY ON CUS W
Selfer		Date Seller Date
		·

Date

Buyer Initials

Buyer Initials

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Continued

Buyer's Acknowledgme	ent					31		
(c) Buyer has received	d the above Seller's Di	sclosure and	all documents (if an	y)	Buyer Initials	32		
(d) Buyer has received	d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home. Buyer Initials Buyer Initials							
(e) Buyer has (check o	one below):					34		
Waived the open and/or lead-ba	pportunity to conduct a sed paint hazards.	ı risk assess	ment or inspection	for the presence of		35 36		
Accepted an o and/or lead-ba	Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on the following terms and conditions:							
This Agreemer based paint ar expense. (Intac	pector at Buyer's	39 40 41						
disapproval of receiving this	This contingency shall conclusively be deemed satisfied (waived) unless Buyer gives written notice of disapproval of the risk assessment or inspection to Seller within (10 days if not filled in) after receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections needed and must include a copy of the inspection and/or risk assessment report.							
Seller may, at Seller's option, within days (3 days if not filled in) after Seller's receipt of Buy disapproval notice, give written notice that Seller will correct the conditions identified by Buyer. If Se agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's expense protout to the Closing Date, and Seller shall provide Buyer with certification from a risk assessor or insperdemonstrating that the condition(s) has been remedied prior to the Closing Date. In lieu of correction, parties may agree on any other remedy for the disapproved condition(s), including but not limited adjustments to the Purchase Price. If an agreement on non-repair remedies is secured in writing before expiration of the time period set forth in this subparagraph, then this contingency will be deemed satisfie								
If Seller does not give notice that Seller will correct the conditions identified in Buyer's risk assessment inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give notice of termination of this Agreement within days (3 days if not filled in) after expiration of the time limit or delivery of Seller's notice pursuant to the preceding paragraph, whichever occurs first. The Earnest Money shall then be returned to Buyer and the parties shall have no further obligations to each other Buyer's failure to give a written notice of termination means that Buyer will be required to purchase the Property without Seller having corrected the conditions identified in Buyer's risk assessment or inspection and without any alternative remedy for those conditions.								
Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the statements made by Buyer are true and accurate.								
Buyer		Date	Buyer		Date	64		
Brokers' Acknowledgment Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility to ensure compliance.								
Buyer Broker		Date	Listing Broker	Ellig	Colo Z4	68		
Buyer Initials Date	Buyer Initials Date		Seller Initials Di	ate Seller Initials	s Date			

Seller Initials

Date

Seller Initials

Date