

NEW MEXICO ASSOCIATION OF REALTORS® — 2025 ADDENDUM NO. ____ LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT



⚠ATTENTION BUYER/SELLER ⚠

Federal law requires Seller to provide to Buyer all disclosures set forth in this Addendum AND to receive acknowledgment from Buyer that Buyer has received these disclosures PRIOR TO full execution of the Purchase Agreement. Further, Buyer shall not be obligated to purchase the Property unless Buyer has been provided an opportunity to inspect the Property as set forth in this Addendum. Click here for the Lead Base Paint Brochure

Th	ns Addendum is part of the Purchase agreement dated,	,,	
Re	elating to the following Property:		
	64 State Rd 514	Los Ojos	NM 87551
	dress (Street, City, State, Zip Code)		
	13 T: 29N R: 03E 0.37 AC NW 1/4 BK/PG 153/805,160/184,165	5/429,166/767,226/159-160,5	531/6408-6409,5
or	see metes and bounds or other legal description attached as Exhibit _ew Mexico.	,Rio Arriba	County(ies),
1	LEAD WARNING STATEMENT.		
1.	Every Buyer of any interest in residential real property on which a re that such property may present exposure to lead from lead-based developing lead poisoning. Lead poisoning in young children may plearning disabilities, reduced intelligence quotient, behavioral proposes a particular risk to pregnant women. The Seller of any interest the Buyer with any information on lead-based paint hazards from possession and notify the Buyer of any known lead-based paint hazards is recommended prior to purchase.	d paint that may place young produce permanent neurologica blems, and impaired memory. I st in residential real property is m risk assessments or inspect	children at risk of al damage, including Lead poisoning also required to provide ions in the Seller's
2.	SELLER'S DISCLOSURE.		
	A. Presence of lead-based paint and/or lead-based paint hazards (in	nitial (i) or (ii) below as applic	able):
	i. Known lead-based paint and/or lead-based paint hazards are p	present in the housing (explain)	: SELLER(S)
	ii. Seller has no knowledge of lead-based paint and/or lead-base	ed paint hazards in the housing.	seller(s)KPAP
	 B. Records and reports available to the Seller (initial (i) or (ii) belowater. i. Seller has provided Buyer with all available records and report paint and/or lead-based paint hazards in the housing (list does not be a selected from the lead-based paint hazards). 	rts pertaining to lead-based	SELLER(S)
	ii. Seller has no reports or records pertaining to lead-based pa paint hazards in the housing.	uint and/or lead-based	SELLER(S) KP AP
3.	BUYER'S ACKNOWLEDGEMENT. (both A and B should be in	nitialed)	
	A. Buyer has received the Lead-Based Paint Warning Statement see Based Paint Disclosures referenced in Paragraph 2(A) and if ap Seller's Disclosures referenced in Paragraph 2(B).		
	B. Buyer has received the pamphlet "Protect Your Family from Le	ead in Your Home."	BUYER(S)

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4. BUYER'S RIGHTS. (initial A or B below as applicable):

- A. Buyer has received a ten (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 paint hazards; *OR*BUYER(S)
- **B.** Buyer has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

 BUYER(S)______

ATTENTION BUYER/SELLER

Both the Seller's Broker and the Buyer's Broker (if compensated by the Seller or Seller's Broker) are considered the "agents" under the Regulations and are required to certify as follows and sign this form, regardless of their brokerage relationships. Therefore, both the Seller and Buyer's brokers should initial below UNLESS the Buyer's Broker is being compensated entirely by the Buyer.

5. BROKER'S CERTIFICATION. (both A and B should be initialed):

- A. Agent has informed Seller of Seller's obligations under Sec. 42 U.S.C.A. 4852d to:
 - 1) Provide Buyer with the federally approved pamphlet, "Protect Your Family from Lead in Your Home:"
 - 2) Complete this Lead-based Paint Addendum before giving it to Buyer;
 - 3) Disclose any known lead-based paint or lead-based paint hazards in the Property;
 - 4) Deliver to Buyer a list of and copies of all records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property;
 - 5) Provide Buyer with a ten-day (10) period (or other period mutually agreed in writing by Buyer and Seller) to have the Property inspected;
 - 6) Retain a completed copy of this Addendum for at least three (3) years following the closing of the sale.

BUYER BROKER(S)	SELLER BROKER(S)
B. Agent is aware of Agent's duty to ensure compliance with the requireme	nts of Sec. 42 U.S.C.A.4852d.
BUYER BROKER(S)	SELLER BROKER(S)

Warning

Provisions of this form are required by Federal Regulations and should not be revised.



Each of the following parties has reviewed the information above and certifies, to the best of his or her knowledge, that the information provided by that party is true and accurate.



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BUYER(S)

Buyer Signature	Printed Name		Date	Time
Buyer Signature	Printed Name		Date	Time
Authentision	SELLER(S)			
Karlee Phippen	Karlee Phippen		06/13/2025	12:42 PM
Seller Signature	Printed Name		Date	Time
Austin Phippen	Austin Phippen		06/13/2025	8:37 PM
Seller Signature	Printed Name		Date	Time
Authentision Melissa J Clark Broker Signature	SELLER'S BROK Melissa J Clark Printed Name	ŒR(S)	06/09/25	Time
broker Signature	Printed Name		Date	Time
Melissa Cl		1943	8	
Qualifying Broker's Name and NMREC License No				
United Country N New Mexico RE	(505) 756-2063		nmranchpropert	y@gmail.com
Brokerage Firm Name	Office Phone	Cell Phone	Email Address	
PO Box 245	Chama	NM 87520	Broker X is □is no	t a REALTOR®
Brokerage Address (Street, City, State, Zip Code)	BUYER'S BROK	ER(S)		
Broker Signature	Printed Name		Date	Time
Qualifying Broker's Name and NMREC License No.				
Brokerage Firm Name	Office Phone	Cell Phone	Email Address	
-			Broker □is □is no	t a REALTOR®
Brokerage Address (Street, City, State, Zip Code)			- L	