



NEW MEXICO ASSOCIATION OF REALTORS® — 2026

ADDENDUM NO. ONE



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

This Addendum is part of the Purchase Agreement dated, _____,
Relating to the following Property:

11 Private Drive 1787 Chama NM 87520
Address (Street, City, State, Zip Code)

S: 08 T: 30N R: 04E 14.46 AC. 050305

Legal Description

or see metes and bounds or other legal description attached as Exhibit _____, Rio Arriba County(ies),
New Mexico.

1. LEAD WARNING STATEMENT.

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. The Seller of any interest in residential real 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. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. SELLER'S DISCLOSURE.

A. Presence of lead-based paint and/or lead-based paint hazards (*initial (i) or (ii) below as applicable*):

i. Known lead-based paint and/or lead-based paint hazards are present in the housing (*explain*): SELLER(S) _____

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

B. Records and reports available to the Seller (*initial (i) or (ii) below as applicable*):

i. Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*):

SELLER(S) GW

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

SELLER(S) GW

3. BUYER'S ACKNOWLEDGEMENT. (*both A and B should be initialed*)

A. Buyer has received the Lead-Based Paint Warning Statement set forth in Paragraph 1 above, the Seller's Lead-Based Paint Disclosures referenced in Paragraph 2(A) and if applicable, the records and reports accompanying Seller's Disclosures referenced in Paragraph 2(B).

BUYER(S) _____

B. Buyer has received the pamphlet "Protect Your Family from Lead 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) MC

B. Agent is aware of Agent's duty to ensure compliance with the requirements of Sec. 42 U.S.C.A. 4852d.

BUYER BROKER(S) _____ SELLER BROKER(S) MC

Warning

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

 CERTIFICATION

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.



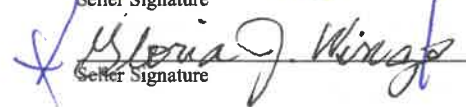
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BUYER(S)

Buyer Signature	Printed Name	Date	Time
Buyer Signature	Printed Name	Date	Time

SELLER(S)

	Turner A Wingo	8.1.24	
Seller Signature	Printed Name	Date	Time
	Gloria Word-Wingo	8-1-26	
Seller Signature	Printed Name	Date	Time

If additional signature lines are needed, please use NMAR Form 1150 – Signature Addendum

SELLER'S BROKER(S)

			Date	Time
Seller's Broker Signature				
United Country N New Mexico RE	20039314	nmranchproperty@gmail.com		
Seller's Brokerage Firm	Seller's Broker's Qualifying Broker's Name and NMREC License No.	Seller's Broker's Email Address		
Melissa J Clark	575-756-2196	505-429-9091		
Seller's Broker Name	Seller's Broker's Team Name	Office Phone	Seller's Broker's Cell Phone	
PO Box 245	Chama	NM	87520	
Seller's Brokerage Address	City	State	Zip Code	Broker ☒ is ☐ is not a REALTOR®

BUYER'S BROKER(S)

Buyer's Broker Signature			Date	Time
Buyer's Brokerage Firm	Buyer's Broker's Qualifying Broker's Name and NMREC License No.	Buyer's Broker's Email Address		
Buyer's Broker Name	Buyer's Broker's Team Name	Office Phone	Buyer's Broker's Cell Phone	
Buyer's Brokerage Address	City	State	Zip Co	Broker ☐ is ☐ is not a REALTOR®



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WIRE FRAUD ADVISORY



ATTENTION BUYERS AND SELLERS: WIRE FRAUD ALERT



- Criminals are hacking email accounts of real estate Brokers, title companies, settlement attorneys and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal.
- The emails look legitimate, but they are not.
- Buyer and Seller are advised not to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number.
- Buyer and Seller should NOT send personal information such as social security numbers, bank account numbers and credit card numbers except through secured email or personal delivery to the intended recipient.

BUYER AND SELLER ARE ADVISED TO:

- Never wire funds without personally speaking with the intended recipient of the wire to confirm the routing number and account number.
- Verify that the contact information for the wire transfer recipient is legitimate. Buyer and seller should each call using a phone number that has been independently obtained, not the phone number contained in the email containing the wiring instructions.
- Never send personal information such as social security numbers, bank account numbers and credit card numbers, unless it is through secured/encrypted email or personal delivery to the intended recipient.
- Take steps to secure the system you are using with your email account such as using strong passwords and secure Wi-Fi.
- If you believe you have received questionable or suspicious wire transfer instructions, **IMMEDIATELY NOTIFY** your bank, the escrow agent, and your real estate broker.

If you suspect that you have been victimized by wire fraud, immediately contact the Albuquerque, New Mexico FBI field office at: (505) 889-1300 or <https://www.fbi.gov/contact-us/field-offices/albuquerque>

By signing below, you acknowledge that you have read, understood and received a copy of this Wire Fraud Advisory.

BUYER(S) or SELLER(S)

Buyer/Seller Signature

Printed Name

Date

Time

Buyer/Seller Signature

Printed Name

Date

Time

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