

INFORMATION ON LEAD-BASED PAINT AND LEAD BASED PAINT HAZARDS

SELLER'S DISCLOSURE for property at _____

Lead Warning Statement

Every purchaser 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.

Seller's Disclosure

(a) _____ Presence of lead-based paint and/or lead based paint hazards (check one below):

(initial)

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) _____ Records and reports available to the seller (check one below):

(initial)

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

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

Purchaser's Acknowledgement

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

(initial)

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

(initial)

(e) _____ Purchaser has (check one below):

(initial)

Received a 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--

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

LESSOR'S DISCLOSURE for property at _____

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure

(a) _____ Presence of lead-based-paint or lead-based paint hazards (check one below):
(initial)

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) _____ Records and reports available to the lessor (check one below):
(initial)

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below)

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

Lessee's Acknowledgement

(c) _____ Lessee has received copies of all information listed above.
(initial)

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

Salesperson's Acknowledgement (initial)

_____ Licensee has informed the seller/lessor of his or her obligations under 42 U.S.C. 4852d and
(initial) licensee is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Purchaser/Lessee Date

Seller/Lessor Date

Purchaser/Lessee Date

Seller/Lessor Date

Salesperson Date

Salesperson Date