

Lead-Based Paint Disclosure



1 **Property Address:**
2 335 RAILROAD AVE

PLAINS MT 59859

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

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking
13 the appropriate boxes as follows:

14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
15 Seller knows that lead-based paint and/or lead-based paint hazards are present in
16 the property (explain):
17 _____
18 _____

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

21 (b) Records and Reports available to the Seller (check one below):
22 Seller has provided the Buyer with all available records and reports pertaining to lead-
23 based paint and/or lead-based paint hazards in the property. Those reports and records
24 are itemized as follows:
25 _____
26 _____

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

29 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

30 (c) _____ Buyer has received copies of all information listed in item (b), if any.

31 (d) _____ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."

32 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the
33 Buy-Sell Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.

34 (e) _____ Buyer has (check one below):

35 Received a 10 day opportunity (or other mutually agreed upon period) to conduct a risk
36 assessment or inspection of the presence of lead-based paint hazards (in which event the parties
37 have entered a Lead-Based Paint Contingency Addendum); or
38 _____

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

41 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any
42 Broker/Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

43 (f) _____ Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d)
44 and is aware of his/her responsibility to ensure compliance.

45 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the
46 information, which they have provided is true and accurate.

47 Robert Worrall 7/3/17
48 Seller ROBERT WORRALL Date Buyer _____ Date _____

49 Heather Worrall 7-3-17
50 Seller HEATHER WORRALL Date Buyer _____ Date _____

51 [Signature] 7/3/17
52 Seller Broker/Salesperson Date Buyer Broker/Salesperson _____ Date _____
53 Theresa Mondale (if no listing Broker/Salesperson)

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and
holidays. Any performance which is required to be completed on a Saturday, Sunday or a holiday can be performed on the next business day.

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