

# LEAD PAINT DISCLOSURE

1. **CONTRACT CONTINGENCY.** Pursuant to Federal Regulations, the provisions of this Rider must be satisfied before the Purchaser is obligated under the Contract.
2. **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.
3. **LEAD HAZARD INFORMATION PAMPHLET.** Seller shall deliver to Purchaser an EPA approved lead-hazard information pamphlet (For example, *Protect Your Family From Lead in Your Home*). Intact lead-based paint that is in good condition is not necessarily a hazard.
4. **SELLER'S DISCLOSURE.** *(Check all applicable boxes.)*

**(A) Presence of Lead-Based Paint and/or Lead-Based Paint Hazards.** *(Check either (1) or (2) below.)*

- (1) Hazards Known.** Attached hereto is a statement signed by Seller disclosing the presence of known lead-based paint and/or lead-based paint hazards at the Property, including but not limited to the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards and the condition of the painted surfaces.
- (2) Hazards Unknown.** Seller has no actual knowledge of the presence of lead-based paint and/or lead-based paint hazards at the Property.

**(B) Records and Reports Available to Seller.** *(Check either (1) or (2) below.)*

- (1) Records Provided.** The following is a list of all records and/or reports available to Seller pertaining to lead-based paint and/or lead-based paint hazards at the Property.

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Seller shall deliver a complete copy of each record and report to Purchaser.

- (2) No Records.** Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards at the Property.

**CERTIFICATION OF ACCURACY.** The undersigned have reviewed the information above and certify to the best of their knowledge that the statement they have provided is true and accurate.

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Seller

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Date

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Seller

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Date