

**DISCLOSURE AND ACKNOWLEDGMENT OF
LEAD-BASED PAINT BEFORE SALE**

Property Address _____
Street Address _____
City _____ State _____ Zip _____ MLS Listing Number _____

PART I: 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.

PART II: Seller's Disclosure

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

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):

To the best of Seller's knowledge, 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.

The Seller certifies that to the best of Seller's knowledge, the information provided by the Seller is true and accurate.

Date

Seller's Signature

Date

Seller's Signature

DISCLOSURE AND ACKNOWLEDGMENT OF

LEAD-BASED PAINT BEFORE SALE (Continued)

PART III: Buyer's Acknowledgment (initial)

- _____ (a) Buyer has received copies of all information listed above.
_____ (b) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
_____ (c) Buyer has (check one below):

- 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.

_____ Date _____ Buyer's Signature
_____ Date _____ Buyer's Signature

Part IV: Broker's Acknowledgment

The Broker(s) has informed the Seller of the Seller's obligations under 42 U.S.C. 4582 (d) and is aware of Broker's responsibility to ensure compliance. The Broker(s) has reviewed the information above and to the best of the Broker's knowledge, the information provided by the signatory is true and accurate.

_____ Date _____ Listing Broker
By: _____ Signature
_____ Date _____ Selling Broker
By: _____ Signature