



# Mutual Association of Real Estate Practitioners, Inc.

## DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE FOR TARGET HOUSING SALES

### 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 owner'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 DISCLOSURE

[Seller initial in spaces provided and check appropriate box(es) below]

- Jem* (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. Include 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 painted surfaces):
- 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):
- 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 provided below):
- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### PURCHASER ACKNOWLEDGMENT

[Purchaser initial appropriate space(s) and check appropriate box(es) below]

- (c) Purchaser has read the above Lead Warning Statement and understands its contents.
- (d) Purchaser has received copies of all information listed above.
- (e) Purchaser has received the pamphlet, "**Protect Your Family from Lead in Your Home.**"
- (f) **Purchaser has** (check one below):
- Received a 10-day opportunity (or mutually agreed upon period of time) 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.

### REAL ESTATE LICENSEE'S ACKNOWLEDGMENT

- DW* (g) **Licensee has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and 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 above is true and accurate regarding that certain real property known as:

<i>Judith K. Montgomery</i> Seller	<i>6/14/2024</i> Date	_____	_____
_____	_____	Purchaser	_____/_____/_____ Date
<i>Sally L. Miller</i> Listing Licensee	<i>6/14/2024</i> Date	_____	_____
_____	_____	Purchaser	_____/_____/_____ Date
_____	_____	Selling Licensee	_____/_____/_____ Date