

Comprehensive Rider to the Residential Contract for Sale and Purchase

APPROVED BY THE FLORIDA BAR

When signed by all parties, the following provisions will be added to the Florida Bar Residential Contract for Sale and Purchase between _____ (SELLER) and _____ (BUYER) for the property described as _____.

_____ Buyer's Initials

_____ Seller's Initials

P. LEAD-BASED PAINT DISCLOSURE (Homes Built Before 1978)

Lead-Based Paint Warning Notice

"Any purchaser of a residential property built prior to 1978 is hereby advised that the home may contain lead-based paint, which poses potential health risks. Lead exposure is particularly dangerous to children, as it can cause permanent neurological damage, learning disabilities, reduced IQ, behavioral issues, and memory problems. Pregnant women are also at increased risk. Sellers of such homes must disclose to buyers any known information about lead-based paint or related hazards and provide any available reports or records. Buyers are encouraged to conduct an inspection or risk assessment for possible lead-based paint hazards before completing the purchase."

Seller's Disclosure (INITIAL)

- () (a) Presence of lead-based paint or related hazards (SELECT ONE):
- () Lead-based paint or hazards are known to exist in the property.
 - () Seller has no knowledge of any lead-based paint or hazards in the property.
- () (b) Records and Reports (SELECT ONE):
- () Seller has provided Buyer with all available records/reports related to lead-based paint or hazards. List documents: _____.
 - () Seller has no records or reports regarding lead-based paint or hazards in the property.

Buyer's Acknowledgement (INITIAL)

- () (c) Buyer confirms receipt of all documents noted above.
- () (d) Buyer confirms receipt of the pamphlet *Protect Your Family from Lead in Your Home*.
- () (e) Buyer (SELECT ONE):
- () Was given a 10-day period (or other agreed time frame) to conduct a lead-based paint inspection/risk assessment; OR
 - () Waived the right to conduct a lead-based paint inspection/risk assessment.

Licensee's Acknowledgement

- () (f) Licensee has advised Seller of Seller's legal obligations under 42 U.S.C.4852(d) and understands the responsibility to ensure compliance.

Certification of Accuracy

The undersigned confirm that they have reviewed the above information and, to the best of their

knowledge, the statements made are accurate and truthful.

SELLER _____ Date _____ BUYER _____ Date _____

SELLER _____ Date _____ BUYER _____ Date _____

Listing Licensee _____ Date _____ Selling Licensee _____
_____ Date _____

NOTICE: Buyers of homes built before 1978 should be aware that lead-based paint may be present and can pose serious health risks. Individuals who knowingly fail to comply with the Residential Lead-Based Paint Hazard Reduction Act of 1992 may face civil and criminal penalties, including potential triple damages in private lawsuits.