

Addendum to Residential Sale and Purchase Contract

If signed by all parties, the terms below become part of the Contract for Residential Sale and Purchase between _____ ("Seller") and _____ ("Buyer") for the property located at _____.

Pre-1978 Housing Lead-Based Paint Warning:

"Anyone buying a home built before 1978 is warned that the property may contain lead-based paint, which can be harmful to health, especially for young children and pregnant women. Lead exposure may cause permanent issues such as learning disabilities, reduced IQ, memory problems, and behavior issues. Sellers must disclose any known lead-based paint or hazard information and provide available inspection reports. Buyers are advised to get a lead-paint inspection before purchase."

For this addendum: "LBP" refers to lead-based paint, and "LBPH" refers to lead-based paint hazards.

1. Lead-Based Paint in the Home

Seller has no knowledge of LBP/LBPH in the home and has no reports or records, except as noted:

2. Lead-Based Paint Inspection

Buyer gives up the right to conduct a lead-based paint inspection unless this box is checked: ☐

(If checked, Buyer may conduct an inspection during the Inspection Period under Paragraph 8(a) of the Contract or the Right to Inspect Addendum. Any unsatisfactory conditions found will be treated as "warranted items" under Paragraphs 8(b)(2) and (3) of the Contract.)

3. Accuracy Certification

Buyer has received the booklet "*Protect Your Family from Lead in Your Home*" and the information in Section 1 above. Seller has met legal requirements to disclose any known lead-based paint information as required by federal law (42 U.S.C. 4852d). Seller, Buyer, and their agents confirm that, to the best of their knowledge, the information provided here is true and accurate.

Signatures

Buyer Date

Buyer Date

Seller Date

Seller Date

Selling Licensee Signature Listing Licensee Signature