

LEAD BASED PAINT DISCLOSURE ADDENDUM

Information Regarding Lead-Based Paint and Potential Hazards Associated with Lead-Based Paint

1 **SELLER:** _____

3 **PROPERTY:** _____

5 **Lead Warning Statement:**

6 *Any buyer of residential property built before 1978 is hereby informed that the property may have*
7 *lead-based paint, which could pose a risk of lead poisoning to young children. Lead poisoning in*
8 *children can cause lasting neurological damage, such as learning difficulties, lower IQ, behavior*
9 *issues, and memory problems. Pregnant women are also at increased risk. The seller must provide*
10 *the buyer with any available information regarding lead-based paint hazards from any assessments or*
11 *inspections in the seller's possession and must disclose any known lead hazards. It is advised to*
12 *conduct a risk assessment or inspection for lead-based paint hazards before proceeding with the*
13 *purchase.*

15
16 **Seller's Disclosure (Initial applicable lines)**

17 a. _____ **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**

19 ☐ The property has known lead-based paint and/or hazards (details to follow).
20 _____

21 ☐ The seller is unaware of any lead-based paint or lead-based paint hazards in the property.

23 b. _____ **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**

25 ☐ The seller has supplied the buyer with all accessible documents and reports related to lead-based
26 paint and/or lead-based paint hazards in the property (list documents below).
27 _____

28 ☐ The seller does not have any reports or records related to lead-based paint and/or lead-based
29 paint hazards in the property.

30 **Buyer's Acknowledgment (Initial applicable lines)**

31 c. _____ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
32 **ABOVE**

33 d. _____ **BUYER HAS RECEIVED THE PAMPHLET**
34 *"Safeguard Your Family from Lead Hazards in Your Home"*

35 e. _____ **BUYER HAS: (Check one below)**

36 ☐ Was given a 10-day period (or another mutually agreed timeframe) to perform a risk assessment
37 or inspection for lead-based paint or associated hazards; or

38 ☐ Opted to forgo the opportunity to conduct a risk assessment or inspection for lead-based paint
39 and/or related hazards.

Licensee's Acknowledgment: (initial)

f. _____ licensee has notified the seller of their responsibilities under 42 U.S.C. 4852 and is aware of the obligation to ensure compliance.

Certification of Correctness

The following parties have examined the above information and certify, to the best of their knowledge, that the details they have provided are correct and accurate

**PLEASE REVIEW THE TERMS CAREFULLY BEFORE SIGNING. ONCE SIGNED BY ALL PARTIES,
THIS DOCUMENT BECOMES A LEGALLY BINDING AGREEMENT.
IF YOU DO NOT UNDERSTAND IT, SEEK LEGAL ADVICE BEFORE SIGNING.**

SELLER	DATE	BUYER	DATE
SELLER	DATE	BUYER	DATE
LICENSEE ASSISTING SELLER	DATE	LICENSEE ASSISTING BUYER	DATE