

ADDENDUM A - DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT ABOUT LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING Every Buyer 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 woman. 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.

II. PROPERTY ADDRESS

III. SELLER'S DISCLOSURE (initial) (To be completed and signed at time of listing) _____

- (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 hazards in the housing.

(b) Records and reports available to the seller (check one below)

- Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

- Seller has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which Seller has provided to its listing agent, and has directed its listing agent to provide Buyer or Buyer's agent with these records and reports **prior to Seller accepting any offer to purchase** (list documents below):

- (c) If there is any change in the above information prior to seller accepting an offer from the Buyer to purchase, Seller will disclose all changes to the Buyer prior to accepting the offer.

IV. SELLER'S CERTIFICATION OF ACCURACY Seller(s) has reviewed the Seller's Disclosure in Section III and certifies to the best of his/her/their knowledge, that the information provided is true and accurate.

Seller _____ Date _____ Seller _____ Date _____

V. LISTING AGENT CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent _____ Date _____

VI. BUYER'S ACKNOWLEDGMENT (initial)

(The Seller's Disclosure in Section VI and the Listing Agent Certification in Section V to be completed and signed prior to Buyer signing this Addendum A.)

_____ (a) Buyer has received copies of all information listed in Section III 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.

VII. BUYER'S CERTIFICATION OF ACCURACY

Buyer(s) has reviewed the Buyer Acknowledgement in Section VI and certifies, to the best of his/her/their knowledge, that the information he/she/they provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

VIII. SELLING/BUYER'S AGENT'S CERTIFICATION OF ACCURACY Selling/Buyer's Agent certifies that the purchaser has received the information in section VI (a) and (b)

Selling/Buyer's Agent _____ Date _____