MANDATORY ADDENDUM TO
CONTRACT OF SALE

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

I. LEAD PAINT WARNING
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 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 (Must initial a, b & c; 1 box must be checked in both a & b) (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 and/or 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 purchaser or purchaser'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 purchaser to purchase, seller will disclose all changes to the purchaser prior to accepting the offer.
IV. **SELLER’S CERTIFICATION OF ACCURACY**
Seller(s) have reviewed the Seller’s disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they provided is true and accurate.

Seller __________________________ Date / / Seller __________________________ Date / /

V. **SELLER’S AGENT’S CERTIFICATION OF ACCURACY**
Seller’s 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.

Seller’s Agent ___________________________________________ Date / /

(Seller’s Disclosure in Section III, Certification in Section IV and Seller’s Agent’s Certification in Section V must be completed and signed prior to Purchaser signing this Addendum.)

VI. **PURCHASER’S ACKNOWLEDGEMENT** *(Must initial a, b and c; 1 box must be checked in c)*

_____ a) Purchaser has received copies of all information listed in Section III above.

_____ b) Purchaser has received the pamphlet *Protect our Family from Lead in your Home.*

_____ c) Purchaser 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. **PURCHASER’S CERTIFICATION OF ACCURACY**
Purchaser(s) have reviewed the Purchaser’s Acknowledgement in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Purchaser __________________________ Date / / Purchaser __________________________ Date / /

VIII. **PURCHASER’S AGENT’S CERTIFICATION OF ACCURACY**
Purchaser’s Agent certifies that the purchaser has received the information in Section VI a) and b).

Purchaser’s Agent ___________________________________________ Date / /