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Form # 2049

01/20

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

1 SALE CONTRACT DATE: _____

2 PROPERTY: 327 N. Boyle Ave., E4, St. Louis, MO 63108

3 **Lead Warning Statement**

4 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

5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children

6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired

7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide

8 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

9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

12 ☐ Seller certifies that this home was built in 1978 or later

13 ☒ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards

14 in the housing

15 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

16 _____

17 _____

18 (b) Records and reports available to Seller (check one below):

19 ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based

20 paint hazards in the housing (list all documents below):

21 _____

22 _____

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

24 **Buyer's Acknowledgment** (initial appropriate blanks)

25 ☐ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

26 ☐ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27 ☐ Buyer has (check one below):

28 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of

29 lead-based paint or lead-based hazards; or

30 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint

31 hazards.

32 **Agent's Acknowledgment** (initial)

33 ☒ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

35 **Certification of Accuracy**

36 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true

37 and accurate.

38 _____

39 BUYER SIGNATURE DATE

40 _____

41 Buyer Printed Name

42 _____

43 BUYER SIGNATURE DATE

44 _____

45 Buyer Printed Name

46 _____

47 SELLING AGENT SIGNATURE DATE

48 _____

49 Selling Agent Printed Name

50 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)

51 _____

52 SELLER SIGNATURE DATE

53 Ruth Hays

54 Seller Printed Name

55 _____

56 SELLER SIGNATURE DATE

57 _____

58 Seller Printed Name

59 Eric Merchant

60 LISTING AGENT SIGNATURE DATE

61 Eric Merchant

62 Listing Agent Printed Name