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If you do not understand it, consult your attorney.
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Form # 2049 07/24

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

PROPERTY: 26320 Lake Run Dr, Warrenton, MO 63383

Lead Warning Statement

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 women. The seller of any interest in residential real property is required to provide 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.

Seller's Disclosure

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

- ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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

- ☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list all documents below):

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

Buyer's Acknowledgment (initial appropriate blanks)

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

☐ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
Buyer has (check one below):

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

Agent's Acknowledgment (initial)

☒ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
(To be completed by listing agent or if not listed, agent assisting Buyer.)

Certification of Accuracy

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

BUYER SIGNATURE DATE

Buyer Printed Name

BUYER SIGNATURE DATE

Buyer Printed Name

SELLING AGENT SIGNATURE DATE

Selling Agent Printed Name

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

Vern Wagman
SELLER SIGNATURE DATE
dotloop verified
09/10/24 7:06 PM CDT
K3TM-NSPD-QJ7-VA2N

Vern Wagman
Seller Printed Name

Deborah Wagman
SELLER SIGNATURE DATE
dotloop verified
09/10/24 7:07 PM CDT
RB0G-ZXSA-Q4AK-TXOQ

Deborah Wagman
Seller Printed Name

Eric Merchant
LISTING AGENT SIGNATURE DATE
dotloop verified
09/06/24 1:36 PM CDT
ALTD-KJOI-OU55-RQMK

Eric Merchant
Listing Agent Printed Name