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01/20

SALE CONTRACT DATE: _____

PROPERTY: 286 Hickory Forest Dr. Troy MO 63379

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.

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

- ☒ Seller certifies that this home was built in 1978 or later
- ☐ Seller certifies that this home was built before 1978, but 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 house (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.

B-SIGNED Agent's Acknowledgment (initial)

JK 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 unless Buyers agent receives all compensation from 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 _____

SELLER SIGNATURE _____ DATE _____

Buyer Printed Name _____

Seller Printed Name James Gilchrist

BUYER SIGNATURE _____ DATE _____

A. Gilchrist 8.16.20
SELLER SIGNATURE DATE

Buyer Printed Name _____

Allison Gilchrist

SELLING AGENT SIGNATURE _____ DATE _____

LISTING AGENT SIGNATURE _____ DATE _____

Selling Agent Printed Name _____

Listing Agent Printed Name Jason Kneib

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

PACKAGE CERTIFICATE

BROKER **MINT**

LEAD BASED PAINT DISCLOSURE (PRIOR TO 1978 ONLY)

1 page

Lead_Based_Paint_Disclosure__Prior_to_1978_only_.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Cassandra Magruder
cmagruder@trohypa.com
IP: 98.22.15.211
Domain: trohypa.brokermint.com
Date: Aug 24, 2022 09:18 AM



Package ID:

7ACCC00871C917B09BC84DDEE7FB7B47

Time zone:

CDT (UTC-5)

Signers:

JK

Jason Kneib
Jason Kneib

jkneib@trohypa.com
IP: 98.22.15.211

Signed

Aug 24, 2022 09:19 AM
id: 2833f186aee7e9fe19e2fa7c8490d8e



HISTORY

Aug 24, 2022 09:18 AM	JK	Jason Kneib	jkneib@trohypa.com	IP: 98.22.15.211	Viewed
Aug 24, 2022 09:19 AM	JK	Jason Kneib	jkneib@trohypa.com	IP: 98.22.15.211	Signed
Aug 24, 2022 09:19 AM		Package has been fully signed and sealed			Completed