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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: 312 W Washington, Vandalia, Mo 63382

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

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

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

25 \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

26 \_\_\_\_\_ 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 J.W. 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)

\_\_\_\_\_ Dec 06, 2021  
SELLER SIGNATURE DATE

\_\_\_\_\_ Mitchell Bailey  
Seller Printed Name

\_\_\_\_\_  
SELLER SIGNATURE DATE

\_\_\_\_\_ Frank Wallace  
SELLER SIGNATURE DATE

\_\_\_\_\_ Frank Wallace  
LISTING AGENT SIGNATURE DATE

\_\_\_\_\_ Frank Wallace  
Listing Agent Printed Name

# PACKAGE CERTIFICATE

BROKER **MINT**

## LEAD BASED PAINT DISCLOSURE (PRIOR TO 1978 ONLY)

1 page

Disclosure of Info. Lead Based Paint\_Lead Based Paint Hazards 1\_20.pdf

1 page

### E-SIGN INFO



Status:

**SIGNED**

Originator:

Frank Wallace  
fwallace@trohypa.com  
IP: 165.225.62.113  
Domain: trohypa.brokermint.com  
Date: Dec 06, 2021 04:57 PM

Package ID:

9663F0EB71D20ADB7C3AD9EFB379118B

Time zone:

CST (UTC-6)

Signers:

<b>FW</b>	Frank Wallace Listing Agent	fwallace@trohypa.com IP: 165.225.62.113	Signed	Dec 06, 2021 04:57 PM id: 2715661d6877a90506770a1ec7c860ef	
<b>MB</b>	Mitchell Bailey Seller 1	mitchellbailey14@gmail.com IP: 50.83.92.49	Signed	Dec 06, 2021 04:58 PM id: bd1c26092a64924a42be99bef775f312	

### HISTORY

Dec 06, 2021	04:57 PM	<b>FW</b>	Frank Wallace	fwallace@trohypa.com	IP: 165.225.62.113	Viewed
Dec 06, 2021	04:57 PM	<b>FW</b>	Frank Wallace	fwallace@trohypa.com	IP: 165.225.62.113	Signed
Dec 06, 2021	04:58 PM	<b>MB</b>	Mitchell Bailey	mitchellbailey14@gmail.com	IP: 50.83.92.49	Viewed
Dec 06, 2021	04:58 PM	<b>MB</b>	Mitchell Bailey	mitchellbailey14@gmail.com	IP: 50.83.92.49	Signed
Dec 06, 2021	04:58 PM		Package has been fully signed and sealed			Completed