

Form # 2049 01/20

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

SALE CONTRACT DATE: _____

PROPERTY: 1806-1808 Allen Ave, Saint Louis, MO 63014

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 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.

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 unless Buyer's 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

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)

SELLER SIGNATURE DATE

Callahan Real Estate LLC, Daniel J. Callahan Jr, Member
Seller Printed Name

SELLER SIGNATURE DATE

Seller Printed Name

LISTING AGENT SIGNATURE DATE

Paul Diller

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:

Paul Diller
pdiller@trophypa.com
IP: 71.81.80.219
Domain: trophypa.brotermint.com
Date: May 27, 2022 05:50 AM

Package ID:

3560C7A240ECFAC9AC6C59E73EAB54E0

Time zone:

CDT (UTC-5)

Signers:

PD

Paul Diller
Listing Agent

pdiller@trophypa.com
IP: 71.81.80.219

Signed May 27, 2022 05:51 AM
id: fa736ae9cb74fce7031b6ee8c7b6ff03

B-SIGNED
May 27, 2022
Paul Diller
fa736ae...

DJ

Daniel J. Callahan Jr.
Seller 1

dcallahan1978@gmail.com
IP: 69.239.158.44

Signed May 27, 2022 11:30 AM
id: caa370bb06d3f28e42864ce5c57ca9f4

B-SIGNED
May 27, 2022
Daniel J. Callahan Jr.
caa370b...

HISTORY

May 27, 2022	05:50 AM	PD	Paul Diller	pdiller@trophypa.com	IP: 71.81.80.219	Viewed	
May 27, 2022	05:51 AM	PD	Paul Diller	pdiller@trophypa.com	IP: 71.81.80.219	Signed	
May 27, 2022	11:29 AM	DJ	Daniel J. Callahan Jr.	dcallahan1978@gmail.com	IP: 69.239.158.44	Viewed	
May 27, 2022	11:30 AM	DJ	Daniel J. Callahan Jr.	dcallahan1978@gmail.com	IP: 69.239.158.44	Signed	
May 27, 2022	11:30 AM		Package has been fully signed and sealed				Completed