

Form # 2049 01/20

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

SALE CONTRACT DATE: _____

PROPERTY: 72 Huntington Pkwy, Saint Charles, MO 63301

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)

Paul Diller Jun 21, 2022
SELLER SIGNATURE DATE

Paul Diller
Seller Printed Name
Danielle Diller Jun 21, 2022
SELLER SIGNATURE DATE

Danielle Diller
Seller Printed Name
Paul Diller Jun 21, 2022
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@trohypa.com
IP: 71.81.80.219
Domain: trohypa.brokermint.com
Date: Jun 21, 2022 12:42 PM





Package ID:

FB2133A1A179D005DB4AA4CDA1E26142

Time zone:

CDT (UTC-5)

Signers:

PD	Paul Diller Listing Agent	pdiller@trohypa.com IP: 71.81.80.219	Signed	Jun 21, 2022 12:42 PM id: fa736ae9cb74fce7031b6ee8c7b6ff03	
PD	Paul Diller Seller 1	pdiller@trohypa.com IP: 71.81.80.219	Signed	Jun 21, 2022 12:45 PM id: fa736ae9cb74fce7031b6ee8c7b6ff03	
DD	Danielle Diller Seller 2	ddillerkay@gmail.com IP: 107.77.207.111	Signed	Jun 21, 2022 12:45 PM id: 528f95cac7341d3b0b0ee912129aa68a	

HISTORY

Jun 21, 2022	12:42 PM	PD	Paul Diller	pdiller@trohypa.com	IP: 71.81.80.219	Viewed
Jun 21, 2022	12:42 PM	PD	Paul Diller	pdiller@trohypa.com	IP: 71.81.80.219	Signed
Jun 21, 2022	12:43 PM	PD	Paul Diller	pdiller@trohypa.com	IP: 71.81.80.219	Viewed
Jun 21, 2022	12:45 PM	DD	Danielle Diller	ddillerkay@gmail.com	IP: 107.77.207.111	Viewed
Jun 21, 2022	12:45 PM	PD	Paul Diller	pdiller@trohypa.com	IP: 71.81.80.219	Signed
Jun 21, 2022	12:45 PM	DD	Danielle Diller	ddillerkay@gmail.com	IP: 107.77.207.111	Signed
Jun 21, 2022	12:45 PM		Package has been fully signed and sealed			Completed