

Form # 2049 01/20

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

SALE CONTRACT DATE: \_\_\_\_\_

PROPERTY: 501 N Main, Vandalia, Mo 63382

### 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)

 **Guy Tilman**  
SELLER SIGNATURE \_\_\_\_\_ DATE **May 25, 2022**

 **Scott Tilman**  
SELLER SIGNATURE \_\_\_\_\_ DATE **May 24, 2022**

 **Frank Wallace**  
LISTING AGENT SIGNATURE \_\_\_\_\_ DATE **May 24, 2022**

**Tracy Tilman**  
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@trophy.com  
IP: 165.225.62.113  
Domain: trophy.brokermint.com  
Date: May 24, 2022 03:57 PM






Package ID:

A185E51E7E6625F465CC98DB4FA52FA0

Time zone:

CDT (UTC-5)

Signers:

FW	Frank Wallace Listing Agent	fwallace@trophy.com IP: 165.225.62.113	Signed	May 24, 2022 03:57 PM id: 2715661d6877a90506770a1ec7c860ef	
GT	Guy Tilman Seller 1	guydeb@charter.net IP: 71.10.199.205	Signed	May 25, 2022 11:13 AM id: 8b6329b753df87cb9831199830e93483	
ST	Scott Tilman Seller 2	sbtelman3@msn.com IP: 70.185.226.185	Signed	May 24, 2022 05:13 PM id: 0e3653bc3e19ec164d9022decbb00d7a	
TT	Tracy Tilman Tracy Tilman	ttilman@cox.net IP: 68.1.94.163	Signed	May 24, 2022 05:51 PM id: 2addc972c40b70aa4d72493671f4dace	

### HISTORY

May 24, 2022 03:57 PM	FW	Frank Wallace	fwallace@trophy.com	IP: 165.225.62.113	Viewed
May 24, 2022 03:57 PM	FW	Frank Wallace	fwallace@trophy.com	IP: 165.225.62.113	Signed
May 24, 2022 05:11 PM	ST	Scott Tilman	sbtelman3@msn.com	IP: 70.185.226.185	Viewed
May 24, 2022 05:13 PM	ST	Scott Tilman	sbtelman3@msn.com	IP: 70.185.226.185	Signed
May 24, 2022 05:50 PM	TT	Tracy Tilman	ttilman@cox.net	IP: 68.1.94.163	Viewed
May 24, 2022 05:51 PM	TT	Tracy Tilman	ttilman@cox.net	IP: 68.1.94.163	Signed
May 25, 2022 11:12 AM	GT	Guy Tilman	guydeb@charter.net	IP: 71.10.199.205	Viewed
May 25, 2022 11:13 AM	GT	Guy Tilman	guydeb@charter.net	IP: 71.10.199.205	Signed
May 25, 2022 11:13 AM		Package has been fully signed and sealed			Completed