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Form # 2049

07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

PROPERTY: 528 Leaning Woods St. St. 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 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 housing (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.

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.)

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 _____

BUYER'S AGENT SIGNATURE _____ DATE _____

Buyer's Agent Printed Name _____

SELLER SIGNATURE _____ DATE 10-4-2025

Michael Beck
Seller Printed Name

SELLER SIGNATURE _____ DATE 10/04/2025

Alexandra Beck
Seller Printed Name

LISTING AGENT SIGNATURE _____ DATE 10/4/25

Megan Wilson
Listing Agent Printed Name

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

PACKAGE CERTIFICATE



BECK LEAD-BASED PAINT DISCLOSURE.PDF

1 page

Beck Lead-Based Paint Disclosure.pdf

1 page

E-SIGN INFO



Status:

SIGNED

Originator:

Megan Wilson
mwilson@trophypa.com
IP: 98.97.8.94
Domain: trophypa.brokermint.com
Date: Oct 04, 2025 10:04 AM

Package ID:

BD1043244B9BFA0053E1599F2E618EE5

Time zone:

CDT (UTC-5)

Signers:

MW	Megan Wilson Megan Wilson	mwilson@trophypa.com IP: 98.97.8.94	Signed	Oct 04, 2025 10:04 AM id: 6923b048868848d719c401c4738542cc	
AB	Alexandra Beck Alexandra Beck	alex.schmidt303@gmail.com IP: 24.171.100.68	Signed	Oct 04, 2025 01:17 PM id: 91ab16c3cd6630b4540cf9a8dd248741	
MB	Michael Beck Michael Beck	michaelsbeck@gmail.com IP: 24.171.100.68	Signed	Oct 04, 2025 01:16 PM id: 369d1bf757878bb67cb3dfef0d27b2ea	

HISTORY

Oct 04, 2025	10:04 AM	MW	Megan Wilson	mwilson@trophypa.com	IP: 98.97.8.94	Viewed
Oct 04, 2025	10:04 AM	MW	Megan Wilson	mwilson@trophypa.com	IP: 98.97.8.94	Signed
Oct 04, 2025	01:15 PM	MB	Michael Beck	michaelsbeck@gmail.com	IP: 24.171.100.68	Viewed
Oct 04, 2025	01:16 PM	MB	Michael Beck	michaelsbeck@gmail.com	IP: 24.171.100.68	Signed
Oct 04, 2025	01:17 PM	AB	Alexandra Beck	alex.schmidt303@gmail.com	IP: 24.171.100.68	Viewed
Oct 04, 2025	01:17 PM	AB	Alexandra Beck	alex.schmidt303@gmail.com	IP: 24.171.100.68	Signed
Oct 04, 2025	01:17 PM		Package has been fully signed and sealed			Completed