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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: 3918 Southern Aire Dr. St. Louis, MO 63125

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):
27

- 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 _____ 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)

_____ 1/25/2023
SELLER SIGNATURE DATE

_____ Christy L. Frost
Seller Printed Name

_____ SELLER SIGNATURE DATE

_____ Seller Printed Name

_____ 1/25/2023
LISTING AGENT SIGNATURE DATE

_____ Megan Wilson
Listing Agent Printed Name

PACKAGE CERTIFICATE

DISCLOSURE OF INFO. LEAD BASED PAINT_LEAD BASED PAINT HAZARDS.PDF

1 page

Disclosure of Info. Lead Based Paint_Lead Based Paint Hazards.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Megan Wilson
mwilson@trophypa.com
IP: 173.188.25.98
Domain: trophypa.brokermint.com
Date: Jan 25, 2023 03:42 PM



Package ID:

75B5B0A826AE627F0739A9953D82111F

Time zone:

CST (UTC-6)

Signers:

MW	Megan Wilson Megan Wilson	mwilson@trophypa.com IP: 173.188.25.98	Signed	Jan 25, 2023 03:42 PM id: c40259715be2dc0ac12ed7201537ab35	
CF	Christy Frost Christy Frost	kcfrosty123@gmail.com IP: 99.107.89.21	Signed	Jan 25, 2023 03:44 PM id: eea1fedfdb0e53c26fdc47c21dcac38	

HISTORY

Jan 25, 2023	03:42 PM	MW	Megan Wilson	mwilson@trophypa.com	IP: 173.188.25.98	Viewed	
Jan 25, 2023	03:42 PM	MW	Megan Wilson	mwilson@trophypa.com	IP: 173.188.25.98	Signed	
Jan 25, 2023	03:43 PM	CF	Christy Frost	kcfrosty123@gmail.com	IP: 99.107.89.21	Viewed	
Jan 25, 2023	03:44 PM	CF	Christy Frost	kcfrosty123@gmail.com	IP: 99.107.89.21	Signed	
Jan 25, 2023	03:44 PM		Package has been fully signed and sealed				Completed