

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

Every purchaser 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 the 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 (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing.  
Describe what is known:

BM-SIGNED  
Jul 28, 2025  
Bradley Seabaugh

(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (*list documents below*).

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(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment

(c) Purchaser has (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) \_\_\_\_\_ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (*initial*)

(e) Purchaser has (*initial (i) or (ii) below*):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ 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 or Transaction Broker's Acknowledgment (*initial or enter "N/A" if not applicable*)

(f) \_\_\_\_\_ Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### 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.

BM-SIGNED  
Jul 28, 2025  
Bradley Seabaugh

Seller \_\_\_\_\_ Date Jul 28, 2025

Bradley Seabaugh

Purchaser \_\_\_\_\_ Date

Seller \_\_\_\_\_ Date

Purchaser \_\_\_\_\_ Date

BM-SIGNED  
Jul 23, 2025  
Jake Brown

Agent or Transaction Broker \_\_\_\_\_ Date

Jake Brown

Agent or Transaction Broker \_\_\_\_\_ Date

Property Address: 3824 Michigan Ave, St. Louis, MO 63118

Listing No.: \_\_\_\_\_

LEAD BASED PAINT DISCLOSURE (PRIOR TO 1978 ONLY)

1 page

DSC-2000 Seller's Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards - Client Fill12.2.24.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Jake Brown  
jbrown@trophypa.com  
IP: 24.207.174.120  
Domain: trophypa.brokermint.com  
Date: Jul 23, 2025 03:25 PM

Package ID:


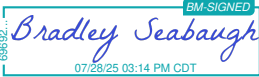
2B67B32F74BE2A0158A4512D65430652

Time zone:

CDT (UTC-5)

Signers:



JB	Jake Brown Listing agent	jbrown@trophypa.com IP: 24.207.174.120	Signed	Jul 23, 2025 03:25 PM id: bf3f42fa3506aa7d6747890d276e5760	
BS	Bradley Seabaugh Seller	bradseabaughjr@gmail.com IP: 50.219.121.242	Signed	Jul 28, 2025 03:14 PM id: 696928fc36c57befa9b48ff021c656df	

HISTORY

Jul 23, 2025	03:25 PM	JB	Jake Brown	jbrown@trophypa.com	IP: 24.207.174.120	Viewed	
Jul 23, 2025	03:25 PM		JB	Jake Brown	jbrown@trophypa.com	IP: 24.207.174.120	Signed
Jul 28, 2025	03:14 PM	BS	Bradley Seabaugh	bradseabaughjr@gmail.com	IP: 50.219.121.242	Viewed	
Jul 28, 2025	03:14 PM		BS	Bradley Seabaugh	bradseabaughjr@gmail.com	IP: 50.219.121.242	Signed
Jul 28, 2025	03:14 PM		Package has been fully signed and sealed				Completed