LEAD-BASED PAINT ADDENDUM TO SALES CONTRACT
PROPERTY BUILT BEFORE 1978

FHA CASE # : _____

PROPERTY ADDRESS: _____

_____

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 (check one below):

(i)__ Seller has knowledge of lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

(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 (check (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 property (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.

PURCHASER'S ACKNOWLEDGEMENT (initial)

(c) __ Purchaser has received copies of all information listed above.

(d) __ Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

(e) __ Purchaser has a 15-day contingency period from the date of its signature below to exercise the option to conduct a lead-based paint inspection or risk assessment at its own expense for the presence of lead-based paint and/or lead-based paint hazards. The Purchaser may withdraw from this purchase obligation by providing written notice to the Seller on or before this date. The Purchaser will be entitled to a refund of earnest money if the Purchaser obtained an independent lead-based paint inspection or risk assessment performed by a Certified Lead-Based Paint Inspector or Risk Assessor, as applicable, and the Purchaser provides the Seller with a copy of the lead-based paint inspection or risk assessment report.

AGENT ACKNOWLEDGEMENT (initial)

(f) __ Selling Broker is aware of his/her responsibilities to ensure compliance with 42 U.S.C. 4852d.

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.

_____ _____
Seller Date

_____ _____ _____ _____
Purchaser Date Purchaser Date

_____ _____ _____ _____
Broker/Agent Date Broker/Agent Date