

This document has legal consequences.
If you do not understand it, consult your attorney.
The text of this form may not be altered in any manner
without written acknowledgement of all parties.

©ST. LOUIS REALTORS*
Approved by Counsel for St. Louis REALTORS*
To be used exclusively by REALTORS*

Form # 2049 01/20

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

1 SALE CONTRACT DATE: _____

2 PROPERTY: 2 Horizon Ridge Court, Saint Charles, MO 63303

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 _____

23 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

24 **Buyer's Acknowledgment** (initial appropriate blanks)

25

		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):

- 26 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
27 lead-based paint or lead-based hazards; or
28 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
29 hazards.

30 **Agent's Acknowledgment** (initial)

31

DR	Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
----	--

32 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

33 **Certification of Accuracy**

34 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
35 and accurate.

36 _____
37 BUYER SIGNATURE _____ DATE

38 _____
39 Buyer Printed Name

40 _____
41 BUYER SIGNATURE _____ DATE

42 _____
43 Buyer Printed Name

44 _____
45 SELLING AGENT SIGNATURE _____ DATE

46 _____
47 Selling Agent Printed Name

_____ 10/19/2020
SELLER SIGNATURE _____ DATE

Adriana B. Marchese
Seller Printed Name

_____ 10/19/2020
SELLER SIGNATURE _____ DATE

Richard A. Marchese
Seller Printed Name

LISTING AGENT SIGNATURE _____

Daniel Bergjans for Mark Gellman
Listing Agent Printed Name

48 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)
49
50