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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: 705 Joyce Ann Drive, Ballwin, MO 63021

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 [x] 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 [x] 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.)
26 [] Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
27 [] Buyer has (check one below):
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 Buyer Printed Name

42 []
43 BUYER SIGNATURE DATE

44 Buyer Printed Name

46 []
47 SELLING AGENT SIGNATURE DATE

48 Selling Agent Printed Name

James Thomes
dotloop verified 02/18/21 8:50 AM CST CPMK-JSH7-6TXC-CMXO
SELLER SIGNATURE DATE

James Thomes
Seller Printed Name

Jaymie Thomes
dotloop verified 02/18/21 8:52 AM CST IRKC-TSX3-ZZHQ-FAZZ
SELLER SIGNATURE DATE

Jaymie Thomes
Seller Printed Name

Stacey Cox for Mark Gellman
dotloop verified 02/13/21 6:12 PM CST IQRX-XRYN-9SMJ-YNGM
LISTING AGENT SIGNATURE DATE

Stacey Cox
Listing Agent Printed Name

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