

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 PAINTAND/OR LEAD-BASED PAINT HAZARDS

1 SALE CONTRACT DATE: \_\_\_\_\_

2 PROPERTY: 1449 Timberwood Ln, Unincorporated, MO 63146

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

31 Agent's Acknowledgment (initial)

32 [ ] Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
33 (to be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

34 Certification of Accuracy

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

38 [ ] BUYER SIGNATURE DATE

39 Buyer Printed Name

40 [ ] BUYER SIGNATURE DATE

41 Buyer Printed Name

42 [ ] SELLING AGENT SIGNATURE DATE

43 Selling Agent Printed Name

44 Phillip S. Ruben dotloop verified 02/03/21 8:40 PM CST KY6-CZQH-2KZO-SIKI SELLER SIGNATURE DATE

45 Phillip S. Ruben Seller Printed Name

46 Carrie S. Ruben dotloop verified 02/03/21 8:43 PM CST FQMY-EF7F-MYRM-3XEM SELLER SIGNATURE DATE

47 Carrie S. Ruben Seller Printed Name

48 Daniel Bergjans dotloop verified 01/26/21 8:07 PM CST ZS57-4YYA-GV0B-EHO3 LISTING AGENT SIGNATURE DATE

49 Daniel Bergjans for Mark Gellman Listing Agent Printed Name

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