

Form # 2049 01/20

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

1 SALE CONTRACT DATE: _____

2 PROPERTY: 1971 Nightingale Court, O'Fallon, MO 63366

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.)
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 DB 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 _____
41 Buyer Printed Name

42 _____
43 BUYER SIGNATURE DATE

44 _____
45 Buyer Printed Name

46 _____
47 SELLING AGENT SIGNATURE DATE

48 _____
49 Selling Agent Printed Name

Janice A. Sellner, Trustee 4-7-2022
SELLER SIGNATURE DATE

Janice A Sellner, Trustee
Seller Printed Name

Patricia Sell, Trustee 4/7/2022
SELLER SIGNATURE DATE

Patrick H Sellner, Trustee
Seller Printed Name

Daniël Bergjans 4/7/2022
LISTING AGENT SIGNATURE DATE

Daniel Bergjans for Mark Gellman
Listing Agent Printed Name

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