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Form # 2049 07/25

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

1 PROPERTY: 62 Boyd Avenue, Valley Park, mo 63088

2 **Lead Warning Statement**

3 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
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 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
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- 11 Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing
13 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____
15 _____

16 (b) Records and reports available to Seller (check one below):

- 17 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):
19 _____
20 _____

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

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

23 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

24 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

25 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 mb 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.)

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 _____ BUYER SIGNATURE DATE

37 _____
38 Buyer Printed Name

39 _____ BUYER SIGNATURE DATE

40 _____
41 Buyer Printed Name

42 _____ BUYER'S AGENT SIGNATURE DATE

43 _____
44 Buyer's Agent Printed Name

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

46 [Signature] 4 March 20
47 SELLER SIGNATURE DATE

48 Shawn Moran
49 Seller Printed Name

50 Darla Moran 3/4/2020
SELLER SIGNATURE DATE

Darla Moran
Seller Printed Name

Melinda Becker 3/4/20
LISTING AGENT SIGNATURE DATE

Melinda Becker
Listing Agent Printed Name