

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: 8025 Maryland Ave 13E

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

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

22 ☒ 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 AS 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 Buyer's 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.

37
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 _____

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

SELLER SIGNATURE _____ DATE _____

John E Oates, Jr
Seller Printed Name

Mary K Oates 1/7/2020
SELLER SIGNATURE _____ DATE _____

Mary K Oates
Seller Printed Name

Aimee Simpson 1/7/2020
LISTING AGENT SIGNATURE _____ DATE _____

Aimee Simpson
Listing Agent Printed Name