

Seller's Disclosure of Lead-Based Paint and/or Lead-Based Paint Hazards

This statement applies to the Property at _____ with the legal description of Lot _____, Block _____, Lot _____, City of _____, _____ County, California.

Lead Warning Statement

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

Seller's Disclosure

- a. Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - _____ Known lead-based paint and/or lead-based paint hazards are present in the housing
 - i. (explain).

 - ii. _____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- b. Records and reports available to the seller (check (i) or (ii) below):
 - _____ Seller has provided the Purchaser with all available records and reports pertaining to
 - i. lead-based paint and/or lead-based paint hazards in the housing (list documents below).

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

Buyer’s Acknowledgment (initial)

c. _____ Buyer has received copies of all information listed above.

d. _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

e. Buyer has (check (i) or (ii) below):

_____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk

i. assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;
or

ii. _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent’s Acknowledgment (initial)

f. _____ Agent has informed the seller of the seller’s obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Seller Date Seller Date

Buyer Date Buyer Date

Agent Date Agent Date

Initial of Seller _____ and Buyer _____