



LEAD BASED PAINT DISCLOSURE ADDENDUM
 Disclosure of Information on Lead-Based Paint and/or
 Lead-Based Paint Hazards

1 SELLER: Judy A. Hocksel
 2
 3 PROPERTY: 4078 Calavera Dr. Florissant, MO. 63033
 4

5 **Lead Warning Statement:**
 6 *Every purchaser of any interest in residential real property on which a residential*
 7 *dwelling was built prior to 1978 is notified that such property may present exposure to*
 8 *lead from lead-based paint that may place young children at risk of developing lead*
 9 *poisoning. Lead poisoning in young children may produce permanent neurological*
 10 *damage, including learning disabilities, reduced intelligence quotient, behavioral*
 11 *problems, and impaired memory. Lead poisoning also poses a particular risk to*
 12 *pregnant women. The seller of any interest in residential real property is required to*
 13 *provide the buyer with any information on lead-based paint hazards from risk*
 14 *assessments or inspections in the seller's possession and notify the buyer of any known*
 15 *lead-based paint hazards. A risk assessment or inspection for possible lead-based paint*
 16 *hazards is recommended prior to purchase.*

17
 18 **Seller's Disclosure (Initial applicable lines)**

19 a) JAH _____ **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
 20 **PAINT HAZARDS: (check one below)**
 21 Known lead-based paint and/or lead-based paint hazards are present in the housing
 22 (explain).
 23 _____

24 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the
 25 housing.
 26

27 b) JAH _____ **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
 28 **(check one below)**
 29 Seller has provided the Buyer with all available records and reports pertaining to
 30 lead-based paint and/or lead-based paint hazards in the housing (list documents
 31 below).
 32 _____

33 Seller has no reports or records pertaining to lead-based paint and/or lead-based
 34 paint hazards in the housing.
 35

36 **Buyer's Acknowledgment (Initial applicable lines)**

37 c) _____ **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
 38 **ABOVE**

39 d) _____ **BUYER HAS RECEIVED THE PAMPHLET**
 40 **"Protect Your Family from Lead in Your Home"**

41 e) _____ **BUYER HAS: (Check one below)**
 42 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk
 43 assessment or inspection for the presence of lead-based paint or lead-based paint
 44 hazards; or
 45 Waived the opportunity to conduct a risk assessment or inspection for the presence
 46 of lead-based paint and/or lead-based paint hazards.

47 **Licensee's Acknowledgment: (initial)**

48 f) RW Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.
49 4852d and is aware of his/her responsibility to ensure compliance.

50 **Certification of Accuracy**

51 The following parties have reviewed the information above and certify, to the best of their
52 knowledge, the information they have provided is true and accurate.
53
54

55 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL**
56 **PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
57 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
58

59
60 Judy A. Hecksel 03-31-17
61 SELLER DATE BUYER DATE
62
63
64 SELLER DATE BUYER DATE
65
66
67 LICENSEE ASSISTING SELLER DATE LICENSEE ASSISTING BUYER DATE

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