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Form #2049

07/16

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

1 SALE CONTRACT DATED: _____ SALE CONTRACT #: _____

2 PROPERTY: 854 Tall Cedar Ct., Wentzville, MO 3385

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
6 children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and
7 impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and
9 notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
10 prior to purchase.

11 **Seller's Disclosure**

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

13 ☒ Seller certifies that this home was built in 1978 or later

14 ☐ Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
15 in the housing

16 ☐ Known lead-based paint and/or lead-based paint hazards are present in the house (explain):
17 _____
18 _____

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

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

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

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

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

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

28 _____ Buyer has (check one below):

29 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence
30 of lead-based paint or lead-based hazards; or

31 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint
32 and/or lead-based paint hazards.

33 **Agent's Acknowledgment (initial)**

34 _____ Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure
35 compliance. (To be completed by listing agent or if not listed, agent assisting buyer unless buyers agent receives all compensation from buyer).

36 **Certification of Accuracy**

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

39 _____
40 BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

41 _____
42 Buyer Printed Name

Keith M. Brokaw

Seller Printed Name

43 _____
44 BUYER SIGNATURE DATE

SELLER SIGNATURE DATE

45 _____
46 Buyer Printed Name

Seller Printed Name

47 _____
48 SELLING AGENT SIGNATURE DATE

LISTING AGENT SIGNATURE DATE

49 _____
50 Selling Agent Printed Name

Gina Pralle
Listing Agent Printed Name

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