

**203 / 203 ½
S. Sixth St,
Watertown, WI 53094**



WATERTOWN DUPLEX FOR SALE



**203 S Sixth Str
Watertown, WI**

DUPLEX FOR SALE

**Asking \$150,000
Jefferson County**

**SHOWING BY APPOINTMENT WITH 24 HOURS NOTICE
CALL JONES AUCTION & REALTY (920) 261-6820**

Potential income producing investment opportunity or live in one unit and lease the other unit out. Close to downtown Watertown's business, shopping, and dining. Each unit has 2 bedrooms. Property has 1.5 car garage with extra parking area.

Main Level Unit: Kitchen, Dining, Livingroom, 2-Bedrooms, Bath and Storage

Upper-Level Unit: Kitchen, Entry Area, 2-Bedrooms & ¾ bath

Asking \$150,000

MLS #1929203

www.JonesAuctionService.com or Call (920) 261-6820



**Contact Listing Broker,
Stan Jones, CAI, WRA #993**

**Jones Auction & Realty
Service**

Ph. (920) 261-6820





203 S Sixth Str., Watertown, W

MLS# 1929203	Active	Multi Family	Price: \$150,000
203-203-1/2 S 6th St	City: Watertown	K24	
Watertown WI	County: Jefferson	Subdivision:	
Efficiency Units: 0	Total Units: 2		
1 Bedroom Units: 0	Year Built: 1880	Assessor	
2 Bedroom Units: 2			
3+ Bedroom Units: 0	Open House:		
School District: Watertown			
Elementary: Webster			
Middle School: Riverside			
High School: Watertown			

Main Street to South Sixth Street to address

Unit	BedRms	Baths		Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			Unit	
		Full	Half					Elec	Heat	W/S	Living/Great:	Unit
203	2	1	0	0	\$ 0	922	1 Car Garage	Yes	No	Yes	Kitchen:	12x16
203 1/2	2	1	0	0	\$ 0	514	1 Space	Yes	No	Yes	FormalDining	12x16
					\$						Dining Area:	
					\$						Mstr BedRm:	11x12
											2nd BedRm:	11x8
											3rd BedRm:	
											Bonus Room	6x9
											Bonus	6x9
# Stoves: 2	# Units w/AC: 0	#Furnaces: 1	# Wtr Htrs: 1	Parking Stalls In: 1								
# Refrig: 2	# Washers: 0	HeatType: Steam	# Wtr Soft: 1	Parking Spaces: 1								
#DishWash: 0	# Dryers: 0	Heat Fuel: Natural Gas										

Parcel #: 29108150412224	Total Income: \$ 0	Est. Acres: 0.1380	Assessor
Zoning: MR-8	Total Expenses: \$	Net Taxes: \$	1,798/ 2020
	Net Op Income:	Year	

Type 2 story
Basement Full, Crawl space
Park/Unit 2 stall garage, Detached, 2 spaces
Water/Waste Municipal water, Municipal sewer

Exterior Wood, Brick
Miscellaneous Water Softener Owned

Unit 1 Dining room, Range/oven, Refrigerator
Unit 2 Eat-in kitchen, Range/oven, Refrigerator

Included: Stove and Refrigerator

Excluded: Renter's Personal Property

Potential investment opportunity. Why rent when you can buy? Multiple unit home w/ separate entries, 2-bdrms/unit, 1 car garage & parking space conveniently located near downtown businesses, dining & events. To be sold As Is, Where Is Nor Warranties/Guarantees.

Sold Price:

Closing Date:

This information provided courtesy of: Unified Jones Auction & Realty

04/22/2022 11:10 AM



Stan Jones
Unified Jones Auction & Realty
Pref: 920-261-6820
jonesauc@gmail.com





Street View



203 S Sixth Str



Porch



203 S Sixth Str



Entry



203 S Sixth Str



203 S Sixth



203 S Sixth Str



Side View



Street View



Garage 1.5 car



Side Parking



Main Level Kitchen



Main Kitchen



Dining



Main Level



Main Level



Main Livingroom



Main Livingroom



Main Level Livingroom



Main Bath



Second Bedroom



Main Bedroom



Main Bedroom



Main Storage



Upper



Upper Kitchen



Upper



Upper



Upper



Upper



upper



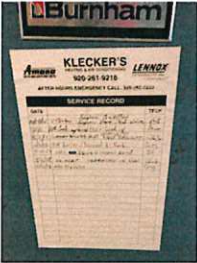
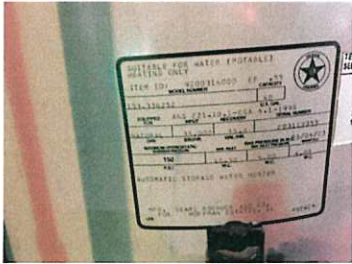
Upper



Upper



Upper Heating



100 amp



Full Report

Property Location : 203 S Sixth St

View: Full Report View

Report Options

Print Report

Search Criteria

Search Results

Modify Search

Owner:

Stueber Max
210 N Sixth St
Watertown, WI 53094

Taxed by: City Of Watertown

Taxkey # 2829108150412224

Owner Occupied:

Property Address:

203 S Sixth St
Watertown, WI 53094-4631

ID Walk Down

ID Walk Up

Record 1 of 1 selected records

County: Jefferson

Taxed by: City Of Watertown

Taxkey # 2829108150412224

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2020	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	0.828323391
2019	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	0.856887064
2018	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	0.894805410
2017	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	0.963722784
2016	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	0.999633793
2015	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	1.003553229
2014	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	1.009138113
2013	Residential	\$ 26,500	\$ 46,000	\$ 72,500	0.000 -	0.138	1.026330333
2012	Residential	\$ 26,500	\$ 46,000	\$ 72,500	-38.193 ↓	0.138	1.015100661

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount	Ratio
2020	\$1,862.03	\$63.79		\$1,798.24				\$1,798.24	0.828323391
2019	\$1,819.62	\$63.79		\$1,755.83				\$1,755.83	0.856887064
2018	\$1,770.30	\$62.89		\$1,707.41				\$1,707.41	0.894805410
2017	\$1,682.59	\$61.08		\$1,621.51				\$1,621.51	0.963722784
2016	\$1,662.19	\$60.85		\$1,601.34				\$1,601.34	0.999633793
2015	\$1,640.54	\$58.35		\$1,582.19				\$1,582.19	1.003553229
2014	\$1,664.09	\$60.87		\$1,603.22				\$1,603.22	1.009138113
2013	\$1,695.73	\$63.11		\$1,632.62				\$1,632.62	1.026330333
2012	\$1,698.14	\$66.63		\$1,631.51				\$1,631.51	1.015100661

Assessor

Building Square Feet : 1678	Year Built : 1880	Township : 8N
Bedrooms : 3	Year Remodeled :	Range : 15E
Full Baths : 2	Effective Year Built : 1880	Section : 4
Half Baths :	Air Conditioning :	Quarter :
Total Rooms : 7	Fireplace :	Pool :
Number of Stories : 2.00	Number of Units :	Attic :
Building Type : Duplex Old Style		Basement : Partial Bsmt
Exterior Wall : Brick		Heat : Hot Water
Exterior Condition :		Garage : Attached Frame Garage
Land Use : 162 Two-Family Residence		School District : 6125 Watertown
Zoning : MR-8 Multi Family Residential		Historic Designation :

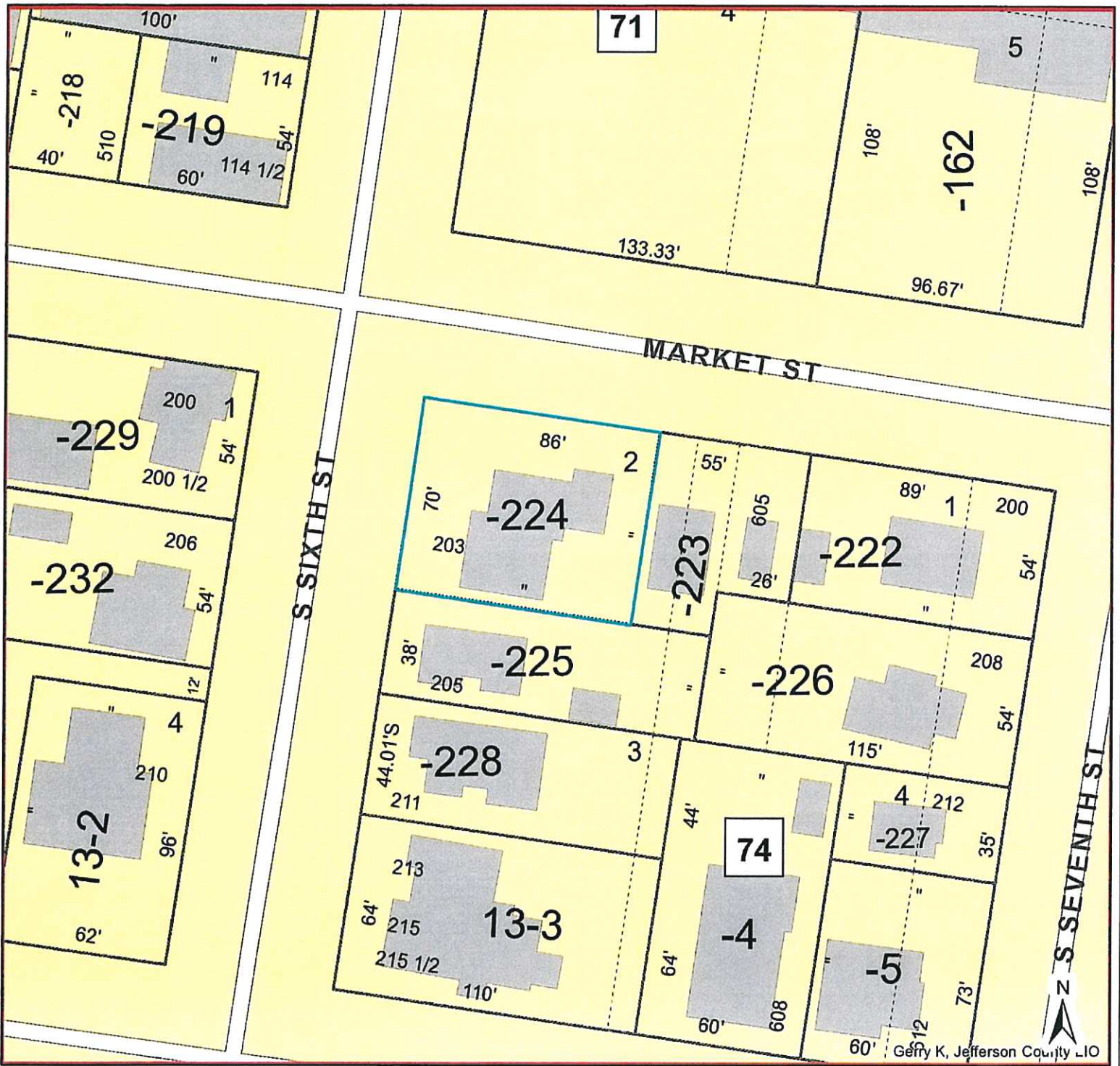
Legal Description

N70FT Of W86FT Of Lot 2, Blk 74, Opes.

Sales

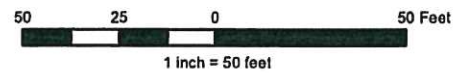
Information provided is deemed reliable but not guaranteed (2021)

Jefferson County Land Information



Gerry K, Jefferson County LIO

- | | | | | |
|---|-----------------------|---|--------------------|-------------|
| | Description | — | Rail Right of Ways | Tax Parcels |
|  | Municipal Boundaries | — | Road Right of Ways | |
| Parcel Lines | | — | Section Lines | |
| — | Property Boundary | — | Surface Water | |
| --- | Old Lot/Meander Lines | — | Map Hooks | |



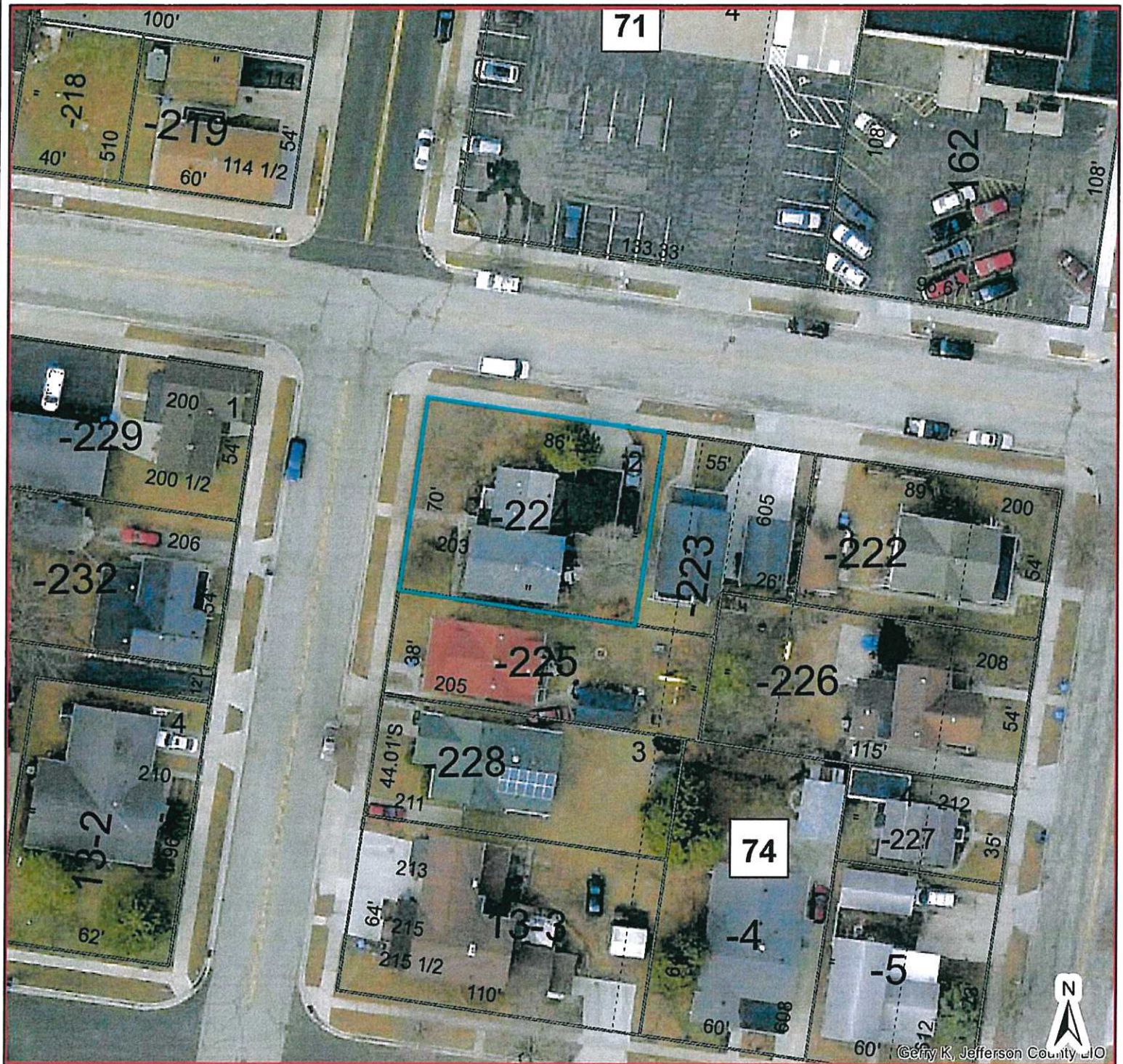
Printed on: February 8, 2022



Author: Public User

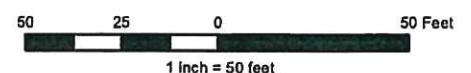
Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

Jefferson County Land Information



	Description	—	Rail Right of Ways		Tax Parcels
	Municipal Boundaries	—	Road Right of Ways	raster.SDE.ORTHOS_2018	
Parcel Lines		—	Section Lines		Red: Band_1
—	Property Boundary	—	Surface Water		Green: Band_2
---	Old Lot/Meander Lines	—	Map Hooks		Blue: Band_3



SELLER REFUSAL/STATEMENT REGARDING CONDITION OR DISCLOSURE REPORT
--

1 Seller's/Owner's Name(s): _____

2 _____

3 Entity Name (if any): _____

4 Name & Title of Authorized Representative: _____

5 Property Address: 203 S. Sixth St Watertown, Watertown, WI 53094

6 _____

7 Name of Report Furnished: (Real Estate Condition Report) (Vacant Land Disclosure Report)

8 (Seller Disclosure Report- Commercial) (Other: _____)

9 [STRIKE AND COMPLETE AS APPLICABLE].

10 LISTING AGENT: Stan Jones

11 LISTING FIRM: Unified Jones Auction & Realty

12 Wis. Admin. Code Chapter REEB 24 requires Listing Agent to make inquiries of Seller on the condition of the Property

13 and to request Seller provide a written response to Agent's inquiry. Wis. Stat. § 709.02 indicates that a property

14 owner/seller shall provide a Real Estate Condition Report (RECR) when the property includes 1-4 dwelling units and a

15 Vacant Land Disclosure Report (VLDR) when the property does not include any buildings. Listing Agent has provided

16 Seller with a RECR, VLDR or other property condition report and asked Seller to complete the report.

17 **CHECK LINE 18 OR LINE 24, AS APPLICABLE:**

18 ☒ **SELLER REFUSAL TO COMPLETE**

19 Seller hereby acknowledges that Seller has refused to provide Listing Agent with a completed RECR, VLDR or other

20 seller's disclosure report for the above Property. Seller understands this refusal may be disclosed to potential

21 purchasers. Seller acknowledges Seller has been advised that Seller's refusal to provide this report does not release

22 Seller of any disclosure obligations under the Wisconsin Statutes or common law. Seller should consult with legal

23 counsel regarding Seller's disclosure obligations in an "as-is" sale.

24 ☐ **SELLER NOT REQUIRED TO COMPLETE REPORT**

25 Seller hereby asserts that Seller is not required under Wis. Stat. § 709.01 to complete a RECR or a VLDR for the

26 above Property because: [CHECK BELOW AS APPLICABLE]

27 ☐ Seller is a personal representative of an estate and has never occupied the Property.

28 ☐ Seller is a trustee and has never occupied the Property.

29 ☐ Seller is a conservator and has never occupied the Property.

30 ☐ Seller is a fiduciary appointed by or subject to supervision by a court and has never occupied the Property.

31 ☐ The Property includes 1 to 4 dwelling units, but has not been inhabited.

32 ☐ The transfer is exempt from the real estate transfer fee under Wis. Stat. § 77.25.

33 Wisconsin real estate licensees have a legal duty to disclose material adverse facts and information suggesting the

34 possibility of material adverse facts to all parties. Listing Firm/Agent shall accordingly disclose any condition Listing

35 Firm/Agent becomes aware of to prospective purchasers.

36 Seller's/Owner's Signature: Gary Stueber Date: 03/10/2022

37 Seller's/Owner's Signature: _____ Date: _____

38 Seller's/Owner's Signature: _____ Date: _____

39 Seller's/Owner's Signature: _____ Date: _____

40 Entity Authorized Signature (if any): _____ Date: _____

41 This form was delivered to Seller by Stan Jones on Date: _____

42 _____ Agent for Firm Print Name Here ▲

**OFFER ADDENDUM S - LEAD BASED PAINT
DISCLOSURES AND ACKNOWLEDGMENTS**

Page 1 of 3

LEAD WARNING STATEMENT: Every purchaser 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.

Disclosures and Acknowledgments made with respect to the Property at 203 S. Sixth St Watertown Wi 53094

_____, Wisconsin.

SELLER DISCLOSURE AND CERTIFICATION.

Note: See Seller Obligations at lines 27 - 54 and 55 - 112.

(1) SELLER DISCLOSURES: (a) Seller hereby represents that Seller has no knowledge of any lead-based paint or lead-based paint hazards (collectively referred to as LBP) present in or on the Property except: _____

(Explain the information known to Seller, including any additional information available about the basis for the determination that LBP exists in or on the Property, the location of any LBP, and the condition of painted surfaces, or indicate "none.")

(b) Seller hereby confirms that Seller has provided the Buyer with the following records and reports which comprise all of the reports and records available to Seller pertaining to lead-based paint or lead-based paint hazards (LBP) in or on the Property: _____

(Identify the LBP record(s) and report(s) (e.g. LBP abatements, inspections, reductions, risk assessments, etc., as defined at lines 89 - 107) provided to Buyer, or indicate "none available.")

(2) SELLER CERTIFICATION: The undersigned Seller has reviewed the information above and certifies, to the best of their knowledge, that the information provided by them is true and accurate.

(X) _____
(ALL Sellers' signatures) ▲ Print Names Here ► (Date) ▲

Seller Obligations under the Federal Lead-Based Paint Disclosure Rules

(Based upon 40 CFR Chapter 1, Part 745, Subpart F, §§745.103, 745.107, 745.110, 745.113 & 745.115; and 24 CFR subtitle A, Part 35, Subpart H, §§35.86, 35.88, 35.90, 35.92 & 35.94, which all are collectively referred to in this Addendum as Federal LBP Law.)
DISCLOSURE REQUIREMENTS FOR SELLERS. (a) The following activities shall be completed before the Buyer is obligated under any contract to purchase target housing that is not otherwise an exempt transaction pursuant to Federal Law. Nothing in this section implies a positive obligation on the Seller to conduct any risk assessment and/or inspection or any reduction activities.

(1) Provide LBP Pamphlet to Buyer. The Seller shall provide the Buyer with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead In Your Home* (EPA #747-K-99-001) or an equivalent pamphlet that has been approved for use in this state by EPA.

(2) Disclosure of Known LBP to Buyer. The Seller shall disclose to the Buyer the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of painted surfaces (chipping, cracked, peeling).

(3) Disclosure of Known LBP & LBP Records to Agent. The Seller shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The Seller shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces (chipping, cracked, peeling).

(4) Provision of Available LBP Records & Reports to Buyer. The Seller shall provide the Buyer with any records or reports available (see line 88) to the Seller pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold. This requirement includes records or reports regarding common areas. This requirement also includes records or reports regarding other residential dwellings in multifamily target housing, provided that such information is part of a risk assessment and/or inspection or a reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) Disclosure Prior to Acceptance of Offer. If any of the disclosure activities identified in lines 30-51 occurs after the Buyer has provided an offer to purchase the housing, the Seller shall complete the required disclosure activities prior to accepting the Buyer's offer and allow the Buyer an opportunity to review the information and possibly amend the offer.

55 ■ **CERTIFICATION AND ACKNOWLEDGMENT OF LBP DISCLOSURE.** (a) Seller requirements. Each contract to sell target
 56 housing shall include an attachment or addendum containing the following elements, in the language of the contract (e.g., English,
 57 Spanish):

58 (1) Lead Warning Statement. A Lead Warning Statement consisting of the following language:

59 Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
 60 that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
 61 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
 62 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
 63 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on
 64 lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the buyer of any known
 65 lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to
 66 purchase.

67 (2) Disclosure of Known LBP & LBP Information Re: the Property. A statement by the Seller disclosing the presence of
 68 known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the
 69 presence of lead-based paint and/or lead-based paint hazards. The Seller shall also provide any additional information
 70 available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination
 71 that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint
 72 hazards, and the condition of the painted surfaces (chipping, cracked, peeling, dust, etc.).

73 (3) List of Available LBP Records & Reports Provided to Buyer. A list of any records or reports available to the Seller
 74 pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the Buyer. If no
 75 such records or reports are available, the Seller shall so indicate.

76 (4) Buyer Acknowledgment of Receipt of Disclosures, Records & Pamphlet. A statement by the Buyer affirming receipt
 77 of the information set out in lines 67 - 75 and a lead hazard information pamphlet approved by EPA.

78 (5) Buyer Acknowledgment of Receipt of Opportunity for LBP Inspection. A statement by the Buyer that he or she has either:
 79 (i) received the opportunity to conduct the risk assessment or inspection required per lines 123 - 127; or (ii) waived the opportunity.

80 (6) Agent Certification. When one or more real estate agents are involved in the transaction to sell target housing,
 81 a statement from each agent that: (i) The agent has informed the Seller of the Seller's obligations under
 82 Federal LBP Law; and (ii) the agent is aware of his or her duty to ensure compliance with Federal LBP Law. Agents ensure
 83 compliance by informing Seller of his or her obligations and by making sure that the Seller or the agent personally completes
 84 the required activities. Buyer's agents paid solely by Buyer are exempt.

85 (7) Signatures. The signatures of all Sellers and Buyers, and all agents subject to Federal LBP Law (see lines 80 - 84)
 86 certifying to the accuracy of their statements to the best of their knowledge, along with the dates of the signatures.

87 ■ **DEFINITIONS:**

88 Available means in the possession of or reasonably obtainable by the Seller at the time of the disclosure.

89 Abatement means the permanent elimination of lead-based paint and/or lead-based paint hazards by methods such as
 90 removing, replacing, encapsulating, containing, sealing or enclosing lead-based paint with special materials, in conformance
 91 with any applicable legal requirements.

92 Buyer means one or more individuals or entities who enter into a contract to purchase an interest in target housing (**referred
 93 to in the singular whether one or more**).

94 Inspection means: (1) a surface-by-surface investigation to determine the presence of lead-based paint, and (2) the provision
 95 of a report explaining the results of the investigation.

96 Lead-based paint means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square
 97 centimeter or 0.5 percent by weight.

98 Lead-based paint hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated
 99 soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces
 100 that would result in adverse human health effects as established by the appropriate Federal agency.

101 Reduction means designed to reduce or eliminate human exposure to lead-based paint hazards through interim controls,
 102 abatement, etc.

103 Risk assessment means an on-site investigation to determine and report the presence of lead-based paint, and to evaluate
 104 and report the extent, nature, severity, and location of lead-based paint hazards in residential dwellings, including: (1)
 105 information gathering regarding the age and history of the housing and occupancy by children under 6; (2) visual inspection;
 106 (3) limited wipe sampling or other environmental sampling techniques; (4) other activity as may be appropriate; and (5)
 107 provision of a report explaining the results of the investigation.

108 Seller means one or more individuals or entities who transfer, in return for consideration, (1) legal title to target housing, in
 109 whole or in part; (2) shares in a cooperatively owned project; or (3) an interest in a leasehold (**referred to in the singular
 110 whether one or more**).

111 Target housing means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless
 112 any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

113 ■ **AGENT(S) ACKNOWLEDGMENT AND CERTIFICATION.**

114 (1) **ACKNOWLEDGMENT:** All agent(s) in this transaction subject to Federal LBP Law (see lines 80 - 84) hereby
 115 acknowledge that: (1) the Seller was informed of his or her obligations under the Federal LBP Law (see lines 27 - 54 and 55 -
 116 112); and (2) they are aware of their duty to ensure compliance with the requirements of Federal LBP Law.

117 (2) **CERTIFICATION:** The undersigned agents have reviewed the information above and certify, to the best of their
 118 knowledge, that the information provided by them is true and accurate.

119 (X) _____
 120 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

121 (X) _____
 122 (Agent's signature) ▲ Print Agent & Firm Names Here ► (Date) ▲

123 ■ **BUYER'S OPPORTUNITY TO CONDUCT AN EVALUATION (LBP Inspection Contingency).** (a) Before a Buyer is
 124 obligated under any contract to purchase target housing, the Seller shall permit the Buyer a 10-day period (unless the parties
 125 mutually agree, in writing, upon a different period of time) to conduct a risk assessment or inspection for the presence of
 126 lead-based paint and/or lead-based paint hazards. (b) Notwithstanding lines 123 - 126, a Buyer may waive the opportunity
 127 to conduct the risk assessment or inspection by so indicating in writing.

128 ■ **BUYER INSPECTION CONTINGENCY, ACKNOWLEDGMENT AND CERTIFICATION.**

129 (1) **LEAD-BASED PAINT INSPECTION CONTINGENCY:** [Buyer to check one box at lines 131, 147 or 148. If no box is
 130 checked, Buyer is deemed to have elected a 10-day contingency per lines 131 - 146.]

131 ☐ **LEAD-BASED PAINT INSPECTION CONTINGENCY:** This Offer is contingent upon a federal or state certified lead
 132 inspector or lead risk assessor conducting an inspection or risk assessment of the Property, at Buyer's cost, which discloses
 133 no lead-based paint and/or lead-based paint hazards (see lines 96 - 100) (collectively referred to as LBP). This contingency
 134 shall be deemed satisfied, and Buyer will have elected to take the Property "as is" with respect to LBP, unless Buyer, within
 135 _____ days of acceptance, delivers to Seller a copy of the inspector's or risk assessor's written report and a written notice
 136 listing the LBP identified in the report to which the Buyer objects. Buyer agrees to concurrently deliver a copy of the report
 137 and notice to the listing broker, if any. A proposed amendment will not satisfy this notice requirement.

138 **RIGHT TO CURE:** Seller (shall)(shall not) STRIKE ONE have a right to cure [if neither struck, Seller shall have the right to
 139 cure]. If Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering, within 10 days of receipt of Buyer's
 140 notice, written notice of Seller's election to abate the LBP identified by the Buyer; and (2) providing Buyer, no later than 3 days
 141 prior to closing, with certification from a certified lead supervisor or project designer, or other certified lead contractor that
 142 the identified LBP has been abated. This Offer shall be null and void if Buyer makes timely delivery of the above notice and
 143 report and: (1) Seller does not have a right to cure or (2) Seller has a right to cure but: a) Seller delivers notice that Seller will
 144 not cure or b) Seller does not timely deliver the notice of election to cure. "Abate" shall mean to permanently eliminate the
 145 identified LBP by methods such as removing, replacing, encapsulating, containing, sealing or enclosing the identified LBP,
 146 in conformance with the requirements of all applicable law.

147 ☐ Buyer elects the LBP contingency Buyer has attached to this Addendum S.

148 ☐ Buyer waives the opportunity for a LBP inspection or assessment.

149 (2) **EPA LEAD HAZARD INFORMATION PAMPHLET:** If Buyer has provided electronic consent, a copy of the LBP pamphlet, *Protect Your*
 150 *Family from Lead in Your Home*, may be found at <https://www.epa.gov/lead/protect-your-family-lead-your-home-real-estate-disclosure>.

151 Note: More information about electronic consent can be found at <https://www.wra.org/ecommerce/>.

152 (3) **BUYER ACKNOWLEDGMENT:** Buyer hereby acknowledges and certifies that Buyer has: (a) received the Seller's
 153 above-listed disclosures, reports and records concerning any known LBP in or on the Property (see lines 12 - 22); (b) received
 154 a lead hazard information pamphlet approved by the EPA; and (c) received the opportunity to conduct a LBP risk assessment
 155 or inspection of the Property or has waived the opportunity (see lines 131 - 148 above).

156 (4) **BUYER CERTIFICATION:** The undersigned Buyer has reviewed the information above and certifies, to the best of their
 157 knowledge, that the information provided by them is true and accurate.

158 (X) _____
 159 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲

160 (X) _____
 161 (Buyers' signatures) ▲ Print Names Here ► (Date) ▲