

NORTHERN GREAT LAKES REALTORS® MULTIPLE LISTING SERVICE LLC
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM
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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.

Property Address: _____

I. Seller's Disclosure

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

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

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 one below):
(initial)

Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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

ELECTRONIC TRANSACTIONS: The parties agree to conduct this transaction by electronic means. This Agreement may be executed by providing an electronic signature under the terms of the Uniform Electronic Transactions Act. It may not be denied legal effect or admissibility as evidence solely because it is in electronic form, permits the completion of the business transaction referenced herein electronically instead of in person, or has been stored electronically. As an alternative to physical delivery, any document, including any signed document or written notice may be delivered in electronic form only by the following indicated methods: Facsimile Email Internet No Electronic Delivery. Documents with original signatures shall be provided upon request of any party.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Dated: _____ Signed By Seller: _____
(Printed Name)

Dated: _____ Signed By Seller: _____
(Printed Name)

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II. Agent's Acknowledgement

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

Dated: _____ Signed By Agent: _____
(Printed Name)

III. Purchaser's Acknowledgement

_____ (a) Purchaser has received copies of all information listed above.
(initial)

_____ (b) Purchaser has received the federally approved pamphlet *Protect Your Family From Lead in Your*
(initial) *Home*.

_____ (c) Purchaser has (check one below):
(initial)

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

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

Purchaser certifies to the best of his/her knowledge the Purchaser's statements above are true and accurate.

Dated: _____ Signed By Purchaser: _____
(Printed Name)

Dated: _____ Signed By Purchaser: _____
(Printed Name)

Federal Law requires Seller(s) and Agent to retain this form for at least three (3) years after the closing.