

LEAD-BASED PAINT DISCLOSURE

On Sale of Real Estate

NOTE: This form is used by an owner's agent when selling or leasing a residential unit built before 1978 and complying with lead-based paint disclosure laws, to notify the buyer or tenant whether lead-based paint or lead-based paint hazards are known to the owner to be present on the property and give the buyer and tenant an opportunity to conduct a risk assessment or inspection of the property.

PROPERTY ADDRESS: _____

Items left blank or unchecked are not applicable.

1. Lead Warning:

- 1.1 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.
- 1.2 Seller of any interest in residential property is required to provide Buyer with any information on lead-based paint hazards from risk assessments or inspections in Seller's possession and notify Buyer of any known lead-based paint hazards.
- 1.3 A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

2. Seller's Certification:

- 2.1 Presence of lead-based paint and/or lead-based paint hazards
 - a. are known to be present in the housing as explained: _____
 - b. are not known to Seller to be present in the housing.
- 2.2 Records and reports available to Seller
 - a. Seller has provided Buyer with all available records and reports listed below pertaining to lead-based paint and/or lead-based paint hazards in the housing: _____
 - b. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Date: _____, 20____ Seller: _____

Date: _____, 20____ Seller: _____

3. Buyer's Acknowledgement:

- 3.1 Buyer has received:
 - a. Copies of all information listed above.
 - b. The pamphlet *Protect Your Family From Lead in Your Home*.
- 3.2 Buyer:
 - a. Will receive a 10-day, _____ - day, opportunity from acceptance of the purchase offer to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
 - b. Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.
- 3.3 I acknowledge that I have read and understood the attached lead warning statement in Section 1 of this form and received all information noted in Section 2 of this form.

Date: _____, 20____ Buyer: _____

Date: _____, 20____ Buyer: _____

4. Broker's Certification (When Applicable):

- 4.1 Broker certifies to have informed Seller of his/her obligation under 42 U.S.C. §4852d to disclose to Buyer and Broker all information known to Seller regarding the presence of lead-based paint and lead-based paint hazards within this target housing and that all information known to Broker regarding the presence of lead-based paint and lead-based paint hazards within this target housing has been disclosed to Buyer.
- 4.2 Broker further certifies that Buyer has received the lead hazard information pamphlet *Protect Your Family From Lead in Your Home* and that Buyer has or will be given a 10 calendar day period (unless otherwise agreed in writing) to conduct a risk assessment or inspection for the presence of lead-based paint before becoming obligated under the contract to purchase the housing.

Date: _____, 20____ Broker: _____ CalBRE #: _____