



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

1 **SELLER:** ZG Realty, LLC.

2
 3 **PROPERTY:** 306 Center St., Lathrop, MO 64465

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) JB **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) JB **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) CS 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, that 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 Pam Juh 1/26/09
60 _____
61 **SELLER** **DATE** **BUYER** **DATE**

62

63 _____
64 **SELLER** **DATE** **BUYER** **DATE**

65

66 [Signature]
67 **LICENSEE ASSISTING SELLER** **DATE** **LICENSEE ASSISTING BUYER** **DATE**

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