

**SELLER'S DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

Approved by Legal Counsel and adopted Mid-Kansas MLS, Inc., September 2015



Property Address 1301 Oaklane St. McPherson KS 67460

SELLER Rowena E Flory Trust Agent Troy Wedel

BUYER _____ Agent _____

This addendum is hereby made part of the original Contract for Purchase and Sale of Real Estate dated 03/20/18 between BUYER and SELLER to purchase and sell the aforementioned property.

LEAD WARNING STATEMENT

Every buyer of any interest in residential 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.

SELLER'S DISCLOSURE

- A. Presence of lead-based paint and/or lead-based paint hazards (check **only ONE** below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below), or

 - SELLER has **NO** knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- B. Records and reports available to SELLER (check **only ONE** below):
- SELLER has provided BUYER with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below), or
 - SELLER has **NO** reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT

- C. BUYER has received copies of the records and reports listed above.
(Buyer's Initials **ONLY** if B.1. is marked above)
- D. BUYER has received the pamphlet "Protect Your Family from Lead in Your Home."
(Buyer's Initials)
- E. BUYER has (check **only ONE** below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/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.

AGENT'S ACKNOWLEDGEMENT

- F. 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 compliance. TW (Agent's Initials)

CERTIFICATION OF ACCURACY

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

<u>Rowena E Flory Trust</u> SELLER	<u>2-21-2018</u> DATE	BUYER	DATE
<u>Rowena E Flory Trust</u> SELLER	<u>2-21-18</u> DATE	BUYER	DATE
<u>Troy Wedel</u> AGENT	DATE	AGENT	DATE