

Enter the Property Address here.

Address: _____

This Form is used on all properties built before 1978 or if an antique, window, mantle, or door has been adhered to the property.

This Form should be provided to buyers prior to making an offer.

Disclosure of Information on Lead-Based Paint

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, behavior problems, and other health problems. Lead-based paint poses a particular risk to pregnant women. The seller of any residential real property built before 1978 is required to disclose to the buyer with any information on lead-based paint hazards from risk assessment or inspection. A risk assessment or inspection is recommended prior to purchase.

Seller's Disclosure (a) – (select one)

- (i): Initial here if seller knows that the property has lead-based paint and explain what is known.
- or
- (ii): Initial here if seller has no knowledge of lead-based paint.

Seller's Disclosure (initial)

a) Presence of lead-based paint

i) _____ Known lead-based paint

ii) _____ Seller has no knowledge of lead-based paint

Seller's Disclosure (b) – (select one)

- (i): Initial here when seller has provided reports or records that pertain to lead paint (I.e.: abatement reports or reports of evidence of lead-based paints).
- or
- (ii): Initial here if the seller does not have reports or records that pertain to lead paint (I.e.: abatement reports or reports of evidence of lead-based paints)

b) Records and reports available

i) _____ 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).

ii) _____ Seller has not provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (c) – (select one)

- (i): All buyers MUST initial here to acknowledge that they received the reports from the seller.
- or
- (ii): Initial here if they have not received reports.

Purchaser's Acknowledgement (initial)

c) Purchaser has (initial (i) or (ii) below):

i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

ii) _____ not received any records or reports regarding lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (d):

All Buyers initial here that they have received the Pamphlet "Protect Your Family From Lead in Your Home". Agent should supply.

d) _____ Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home" (initial).

e) Purchaser has (initial (i) or (ii) below):

i) _____ 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

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

Purchaser's Acknowledgement (e) – select one

- (i): Buyer is using the 10 Day Opportunity to test for lead paint.
- or
- (ii): Buyer has decided not to test for the presence of lead paint.

Agent's Acknowledgement (initial one below)

f) _____ Seller's Agent has informed the seller of their responsibility to ensure compliance.

g) _____ The seller is not represented by an agent under 42 U.S.C. 4852(d) and is aware of this.

Agent's Acknowledgement – (initial one)

- (f) Seller's Agent Initials after they have informed the seller of their obligations to disclose the presence of lead paint.
- or
- (g) The seller is not represented so the Purchaser's Agent Initials after they have informed the seller of their obligations to disclose the presence of lead paint.

Certification of Accuracy

The following parties have reviewed the information provided and certify that the information provided is true and accurate.

Seller _____ Date _____

Seller _____ Date _____

All Sellers must sign & date.
Listing agent must sign & date.

Purchaser _____ Date _____

Purchaser _____ Date _____

All Buyers must sign & date.
Buyer's agent only signs if they are receiving any compensation from the seller.

Seller's Agent _____ Date _____

Purchaser's Agent _____ Date _____

1 Only required if the purchaser's agent receives any compensation from the seller. In Connecticut where direct contact with a represented seller is prohibited, the purchaser's agent or broker may inform the seller's agent, rather than the seller directly, of the seller's responsibilities under the lead disclosure rule and may sign the disclosure form to that effect.

4852d. Disclosure of information concerning lead upon transfer of residential property.

(a) Lead disclosure in purchase and sale or lease of target housing

(1) Lead-based paint hazards

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(2) Contract for purchase and sale

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(3) Contents of Lead Warning Statement

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

“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”.

(4) Compliance assurance

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

(5) Promulgation

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.