



## LEAD-BASED PAINT HAZARDS

This Addendum is made a part of the contract between

Buyer \_\_\_\_\_

Seller \_\_\_\_\_

regarding Property located at \_\_\_\_\_

The dwelling on the Property was build before 1978. Consequently, federal law requires the following terms be included in this contract:

- 1 **Information.** Buyer acknowledges receiving all lead hazard information required to be furnished to Buyer.
- 2. **Inspection.** Buyer (or Buyer’s agent) may conduct a risk assessment or inspection of the Property for the presence of lead-based paint hazards ( the “Inspection” ) within \_\_\_ days from the date of this contract.
- 3. **Rescission Period.** If the Inspection reveals the presence of a lead-based paint hazard within the deadline for the Inspection set forth in paragraph 2, Buyer may cancel this contract; and Seller shall refund the Deposit.
- 4. **Lead Warning Statement.** Buyer acknowledges reading and understanding the following 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.”

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Buyer**

\_\_\_\_\_  
**Seller**

\_\_\_\_\_  
**Seller**