

Addendum to Contract for Residential Sale and Purchase



1 If initialed by all parties, the terms below will be incorporated into the Contract for Residential Sale and Purchase
 2* between _____ ("Seller")
 3* and _____ ("Buyer")
 4* concerning the Property described as _____
 5* _____

6* (____) (____) - (____) (____) **U. Pre-1978 Housing Lead-Based Paint Warning Statement:** "Every purchaser
 7 of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such
 8 property may present exposure to 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 damage, including learning
 10 disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a
 11 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the
 12 buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's
 13 possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible
 14 lead-based paint hazards is recommended prior to purchase." For purposes of this addendum, lead-based paint will
 15 be referred to as "LBP" and lead-based paint hazards will be referred to as "LBPH."

16 **1. LBP/LBPH in Housing: Seller** has no knowledge of LBP/LBPH in the housing and no available LBP/LBPH
 17 records or reports, except as indicated: (Describe all known LBP/LBPH information, list all available documents
 18 pertaining to LBP/LBPH, and provide documents to **Buyer** before accepting **Buyer's** offer.)

19* _____
 20* _____
 21* _____

22 **2. Lead-Based Paint Hazards Inspection: Buyer waives the opportunity** to conduct a risk assessment or
 23* inspection for the presence of LBP/LBPH **unless** this box is checked (**Buyer** may, within the Inspection Period,
 24 conduct a risk assessment or inspection for the presence of LBP/LBPH in accordance with the
 25 provisions of Paragraph **8(a)** of this Contract or As Is with Right to Inspect Addendum. LBP/LBPH conditions that
 26 are unsatisfactory to **Buyer** will be treated as "warranted items" for purposes of Paragraphs **8(a)(2)** and **(3)** of this
 27 Contract only).

28 **3. Certification of Accuracy: Buyer** has received the pamphlet entitled "Protect Your Family from Lead in
 29 Your Home" and all of the information specified in Paragraph **1** above. Licensee has notified **Seller** of **Seller's**
 30 obligations to provide and disclose information regarding lead-based paint and lead-based paint hazards in the
 31 Property as required by federal law (42 U.S.C. 4852d) and is aware of his or her obligation to ensure
 32 compliance with federal lead-based paint law. **Seller, Buyer,** and each licensee have reviewed the information
 33 above and certifies, to the best of his or her knowledge, that the information he or she has provided is true and
 34 accurate.

35* _____	_____	_____	_____
36 Buyer	Date	Seller	Date
37* _____	_____	_____	_____
38 Buyer	Date	Seller	Date
39* _____	_____	_____	_____
40 Selling Licensee signature	Date	Listing Licensee signature	Date