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Form #2049

07/16

**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

1 SALE CONTRACT DATED: _____ SALE CONTRACT #: _____

2 PROPERTY: 103 Linn Street, Westphalia, MO 65085

3 **Lead Warning Statement**

4 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may
5 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young
6 children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and
7 impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is
8 required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and
9 notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
10 prior to purchase.

11 **Seller's Disclosure**

12 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

- 13 Seller certifies that this home was built in 1978 or later
- 14 Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
in the housing
- 15 Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

16 _____
17 _____

18 (b) Records and reports available to the Seller (check one below):

- 19 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
20 paint hazards in the housing (list all documents below):

21 _____
22 _____

- 23 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

24 **Buyer's Acknowledgment** (initial appropriate blanks)

25

 Buyer has received copies of all information listed above. (Leave blank if none provided to Buyer.)

26

 Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

27

 Buyer has (check one below):

- 28 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence
29 of lead-based paint or lead-based hazards; or
- 30 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint
31 and/or lead-based paint hazards.

32 **Agent's Acknowledgment** (initial)

33

JK

 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
34 compliance. (To be completed by listing agent or if not listed, agent assisting buyer unless buyers agent receives all compensation from buyer).

35 **Certification of Accuracy**

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

38

<i>Cory Kleffner</i>	<small>dotloop verified 08/14/18 5:03AM CDT ORHC-HBXT-REHT-DPGR</small>
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39 SELLER SIGNATURE DATE

40 Cory Kleffner
41 Seller Printed Name

42

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43 BUYER SIGNATURE DATE

44 _____
45 Buyer Printed Name

38

<i>Kelly Kleffner</i>	<small>dotloop verified 08/14/18 9:07AM CDT XWQB-PLOO-ODX2-V1XI</small>
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39 SELLER SIGNATURE DATE

40 Kelly Kleffner
41 Seller Printed Name

42

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43 BUYER SIGNATURE DATE

44 _____
45 Buyer Printed Name

46

<i>Derek Kever</i>	<small>dotloop verified 08/13/18 3:37PM CDT 57C4-XKNH-8LSR-1DYM</small>
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47 LISTING AGENT SIGNATURE DATE

48 Derek Kever
49 Listing Agent Printed Name

46

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47 SELLING AGENT SIGNATURE DATE

48 _____
49 Selling Agent Printed Name