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Form # 2049 01/20

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

1 SALE CONTRACT DATE: _____

2 PROPERTY: _____ 309 N. Quail Point Dr., O'Fallon, MO 63366

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 children
6 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
7 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
8 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
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

10 **Seller's Disclosure**

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

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

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

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

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

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

24

 Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
25
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 of
29 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 and/or lead-based paint
31 hazards.

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

33

<small>EM 06/21/22 1:28 PM CDT 06/21/22 1:28 PM CDT</small>	Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. 34 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).
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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 true
37 and accurate.

38 _____
39 BUYER SIGNATURE _____ DATE

40 _____
41 Buyer Printed Name

42 _____
43 BUYER SIGNATURE _____ DATE

44 _____
45 Buyer Printed Name

46 _____
47 SELLING AGENT SIGNATURE _____ DATE

48 _____
49 Selling Agent Printed Name

40 _____
41 *Michael LaRowe* _____
42 SELLER SIGNATURE _____ DATE
43 dotloop verified
06/21/22 2:27 PM CDT
UYCV-78BC-WDBJ-QTZN

44 Michael LaRowe
45 Seller Printed Name

46 _____
47 *Kathleen LaRowe* _____
48 SELLER SIGNATURE _____ DATE
49 dotloop verified
06/21/22 2:41 PM CDT
ZB80-ZLX2-ATFZ-AK00

50 Kathleen LaRowe
Seller Printed Name

51 _____
52 *Eric Merchant* _____
53 LISTING AGENT SIGNATURE _____ DATE
54 dotloop verified
06/21/22 1:28 PM
CDT
PPLZ-R7PT-QOYV-IJJI

55 Eric Merchant
56 Listing Agent Printed Name

57 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)