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If you do not understand it, consult your attorney.

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Form #2049

07/16

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

SALE CONTRACT DATED: _____ SALE CONTRACT #: _____

PROPERTY: 2640 Allen Ave. St. Louis Mo 63104

Lead Warning Statement

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 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.

Seller's Disclosure

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

- Seller certifies that this home was built in 1978 or later
- 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
- Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

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

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

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

Buyer's Acknowledgment (initial appropriate blanks)

_____ Buyer has received copies of all information listed above. (*Leave blank if none provided to Buyer.*)
_____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
_____ Buyer has (check one below):

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

Agent's Acknowledgment (initial)

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

Certification of Accuracy

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

_____	_____	DocuSigned by: <u>Stephen Marning</u>	11/5/2018
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
_____	_____	Stephen Marning	_____
Buyer Printed Name	_____	Seller Printed Name	_____
_____	_____	_____	_____
BUYER SIGNATURE	DATE	SELLER SIGNATURE	DATE
_____	_____	Seller Printed Name	_____
_____	_____	DocuSigned by: <u>Jordan Schoen</u>	11/5/2018
SELLING AGENT SIGNATURE	DATE	LISTING AGENT SIGNATURE	DATE
_____	_____	Jordan Schoen	_____
Selling Agent Printed Name	_____	Listing Agent Printed Name	_____

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