

**RESPONSIBILITIES OF SELLERS UNDER
THE RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT**

Federal law now imposes the requirements listed below on sellers of residential housing built prior to 1978.

1. Seller must disclose the presence of any lead-based paint hazards actually known to Seller. This disclosure must be made prior to Seller's acceptance of Purchaser's offer. An offer may not be accepted until after the disclosure requirements are satisfied and Purchaser has had an opportunity to review the disclosure language, and to amend the offer, if Purchaser wishes.
 - a. If Seller is aware of the presence of lead-based paint and/or lead-based paint hazards in the property being sold, the disclosure must include any information available concerning the known lead-based paint and/or lead-based paint hazard, including the following:
 - i. Seller's basis for determining that lead-based paint and/or lead-based paint hazards exist;
 - ii. The location of the lead-based paint and/or lead-based paint hazards; and
 - iii. The condition of the painted surfaces.
 - b. If a lead-based paint hazard is not known to Seller, the disclosure must include a statement disclaiming such knowledge.
 - c. Seller must provide a list of any records and reports available to Seller pertaining to lead-based paint and/or lead-based paint hazards, copies of which must be provided to Purchaser. (If no such records or reports exist, the disclosure statement should affirmatively so state).
 - d. The disclosure must include the government-mandated Lead Warning Statement, found on Page One of this form.
2. Seller must provide Purchaser with a copy of the federal pamphlet entitled Protect Your Family from Lead in Your Home. A copy of this pamphlet is available from your Realtor.
3. Seller must permit Purchaser a ten (10) day period (unless the parties mutually agree, in writing, upon a different period of time) to have the property tested for lead-based paint before Purchaser becomes obligated under the Sales Contract.

A civil fine of \$10,000.00 may be levied against any seller or real estate agent who fails to live up to the obligations imposed by this law.

Initials: _____