



LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A photocopy of the completed
2 Addendum may be treated as an original.

LEAD WARNING STATEMENT

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4 *Every purchaser 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 *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*
9 *any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

10 **PROPERTY ADDRESS OF** FullAddress
11 **ADDENDUM TO REAL ESTATE SALE AGREEMENT NO. OF** SalesAgreeNo

SELLER'S DISCLOSURE

- 13 1. Presence of lead-based paint and/or lead-based paint hazards **(check either (a) or (b) below)**:
14 (a) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing **(explain)**.
15 _____
16 (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- 17 2. Records and reports available to the Seller **(check either (a) or (b) below)**:
18 (a) Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the
19 housing **(list documents below)**:
20 _____
21 (b) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGMENT (Initial below):

- 22 1. _____ Buyer has received copies of all information listed at 2(a) above.
- 23 2. _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- 24 3. Buyer has **(check either (a) or (b) below)**:
25 (a) Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale Agreement, received a 10-day
26 opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based
27 paint hazards; or
28 (b) 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 below):

30 _____ Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of his/her responsibility to ensure compliance.

RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD

33 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by Seller unless
34 waived pursuant to Section 3, Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real Estate Sale Agreement
35 within ten (10) calendar days which shall commence when Buyer and Seller sign this Disclosure Addendum, by Buyer giving written notice of cancellation to
36 Seller or Seller's agent. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to Buyer and this transaction shall be terminated.

CERTIFICATION OF ACCURACY

38 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.

39 Buyer _____ Date _____ ← Seller _____ Date _____ ←
 40 Buyer _____ Date _____ ← Seller _____ Date _____ ←
 41 Selling Licensee _____ ← Listing Licensee _____ ←
 42 Selling Firm _____ Listing Firm _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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Principal Broker's Initials _____
Date _____