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DISCLOSURE OF INFORMATION ON LEAD BASED PAINT AND LEAD BASED PAINT HAZARDS

Lead Warning Statement: 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 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 inspection in the seller's possession and notify the buyer with any information on paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

NOTICE: (1) In the event that Buyer intends to occupy the property, but converts the property to rental use in the future, Buyer is advised that the Buyer must register with the West Virginia Department of the Environment within 30 days following conversion. And will therefore be subject to all requirements of the West Virginia Lead Act at the time of such conversion. (2) In the event the property is currently rented and will continue to be rented, Buyer is advised that Buyer must register the property with the West Virginia Department of the Environment within 30 days of settlement and will be subject to all requirements of the West Virginia Lead Act at the time of settlement.

Seller's Disclosure (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
 - Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- _____ (b) Records and reports available to the seller (check one below):
 - Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below): _____
 - Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial ALL that apply)

- _____ (c) Purchaser has received copies of all information listed above or if no knowledge or reports are available. Purchaser has received a copy of this form.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- _____ (e) Purchaser has received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead paint hazards.
- _____ (f) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards if not waived an addendum to inspect is attached.

Agent Acknowledgment (initial)

- _____ (g) Listing Agent has informed the seller of the seller's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

Property Address: _____

Seller _____ Date _____ Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Listing Agent _____ Date _____ Selling Agent _____ Date _____

