

ADDENDUM TO UNIFORM REAL ESTATE PURCHASE CONTRACT

(This Standard Form Prepared by the South Central Kentucky Association of REALTORS® for Exclusive Use of Members)

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

DAY'S DATE: 4-30-24 CONTRACT DATE: _____

PROPERTY ADDRESS: 4955 Fairplay Road _____

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 inspections in the seller's possession and notify the buyer of any know lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchases.

SELLER'S DISCLOSURE (Initial)

JP (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)

JP (b) Records and Reports available to the seller (check one below):
[X] Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.
[] 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 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)

(c) Purchaser has received copies of all information listed above
(d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.
(e) Purchaser has (check one below):
[] Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based paint hazards under the same terms and conditions as "Inspections", Item #8, of Real Estate Purchase Contract.
[] 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)

JA (f) Agent has informed the Seller of the Seller's obligations under 42 U.S. C. 4852(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:

Seller James Padgett Date 4/30/24 Buyer _____ Date ___/___/___
Seller _____ Date ___/___/___ Buyer _____ Date ___/___/___
Agent [Signature] Date 4/30/24 Agent _____ Date ___/___/___