



Notice to Sellers Regarding Lead-Based Paint (use for housing constructed prior to 1978)

From: _____

Property Address / Description _____

Federal law requires that you comply with all of paragraphs 1 through 7 before a purchase becomes obligated under a sale agreement for the property:

1. Give the purchaser the EPA/HUD approved pamphlet entitled "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME." The Salesperson named above can obtain this pamphlet for you.
2. Disclose to the purchaser your actual knowledge of the presence of any lead-based paint and/or lead-based paint hazards in the Property. See below for definitions of "Lead-Based Paint" and "Lead-Based Paint Hazard."
3. Disclose any additional information known or available to you concerning lead-based paint presence and/or hazards, such as your basis for determining that there is lead-based paint present and/or that there is a lead based paint hazard, where the lead-based paint hazard is and the condition of the surfaces covered by the lead-based paint.
4. Provide the purchaser with copies of all records and reports you have or that are available to you, pertaining the lead-based paint or lead-based paint hazards in the Property.
5. Complete, give to the purchaser and attach to the Earnest Money Agreement, the form: Lead-Based Paint Disclosure Addendum.
6. Give the purchaser a 10-day period to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or a lead-based paint hazard, unless a different period is agreed to or unless the purchaser waives that opportunity in writing.
7. Disclose to and provide copies to the Salesperson named above, and to any other real estate agent and firm involved in the sale of the Property (except an agent and firm representing on the purchaser and being paid only by the purchaser), the information described in Paragraphs 2 and 3 and the records and reports described in Paragraph 4.
8. If you comply with Paragraph 1,2,3 or 4 after you receive an offer, you must discharge your obligations described in those paragraphs, before you accept the offer, and you must give the purchaser an opportunity to review the information you have provided and possibly amend the offer.
9. Retain a copy of the disclosure form described in Paragraph 5 above, for at least three years after closing.



The Salesperson named above cannot give you legal advice. If you want legal advice you should consult your attorney. The Salesperson cannot assist you in completing the disclosure form (paragraph 5 above). However, the Salesperson can assist you in delivering to the purchaser the pamphlet, the disclosure form and other information and reports you provide, and in obtaining the purchaser's written acknowledgement of receipt.

I / We acknowledge receipt of a copy of this Notice.

Seller's Signature	Print Name	Date	Time
Seller's Signature	Print Name	Date	Time

“Lead-based paint” means paint or other surface coatings that contain lead equal to or in excess of one milligram per square centimeter or one half of one percent by weight. “Lead-based paint” hazard means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.