



# LEAD BASED PAINT DISCLOSURE ADDENDUM

Disclosure of Information on Lead-Based Paint and/or  
Lead-Based Paint Hazards

1 SELLER: \_\_\_\_\_

3 PROPERTY: \_\_\_\_\_

5 **Lead Warning Statement:**

6 *Every purchaser of any interest in residential real property on which a residential*  
7 *dwelling was built prior to 1978 is notified that such property may present exposure to*  
8 *lead from lead-based paint that may place young children at risk of developing lead*  
9 *poisoning. Lead poisoning in young children may produce permanent neurological*  
10 *damage, including learning disabilities, reduced intelligence quotient, behavioral*  
11 *problems, and impaired memory. Lead poisoning also poses a particular risk to*  
12 *pregnant women. The seller of any interest in residential real property is required to*  
13 *provide the buyer with any information on lead-based paint hazards from risk*  
14 *assessments or inspections in the seller's possession and notify the buyer of any known*  
15 *lead-based paint hazards. A risk assessment or inspection for possible lead-based paint*  
16 *hazards is recommended prior to purchase.*

17  
18 **Seller's Disclosure (Initial applicable lines)**

19 a) \_\_\_\_\_ PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED  
20 PAINT HAZARDS: (check one below)

21  Known lead-based paint and/or lead-based paint hazards are present in the housing  
22 (explain).  
23 \_\_\_\_\_

24  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the  
25 housing.  
26

27 b) \_\_\_\_\_ RECORDS AND REPORTS AVAILABLE TO THE SELLER:  
28 (check one below)

29  Seller has provided the Buyer with all available records and reports pertaining to  
30 lead-based paint and/or lead-based paint hazards in the housing (list documents  
31 below).  
32 \_\_\_\_\_

33  Seller has no reports or records pertaining to lead-based paint and/or lead-based  
34 paint hazards in the housing.  
35

36 **Buyer's Acknowledgment (Initial applicable lines)**

37 c) \_\_\_\_\_ BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED  
38 ABOVE

39 d) \_\_\_\_\_ BUYER HAS RECEIVED THE PAMPHLET  
40 "Protect Your Family from Lead in Your Home"

41 e) \_\_\_\_\_ BUYER HAS: (Check one below)

42  Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk  
43 assessment or inspection for the presence of lead-based paint or lead-based paint  
44 hazards; or

45  Waived the opportunity to conduct a risk assessment or inspection for the presence  
46 of lead-based paint and/or lead-based paint hazards.

47 **Licensee's Acknowledgment: (initial)**

48 f) KLD Licensee has informed the Seller of the Seller's obligations under 42 U.S.C.  
49 4852d and is aware of his/her responsibility to ensure compliance.

50 **Certification of Accuracy**

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

53  
54

55 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL**  
56 **PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**  
57 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**

58  
59  
60

 11/24/08

61 **SELLER** \_\_\_\_\_ **DATE BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

62  
63

64 **SELLER** \_\_\_\_\_ **DATE BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

65  
66  
67

 11/24/08

67 **LICENSEE ASSISTING SELLER** \_\_\_\_\_ **DATE LICENSEE ASSISTING BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

Saxon Mortgage Services, Inc. formerly  
named Maritech Mortgage Services, Inc.,  
as servicing agent for \_\_\_\_\_  
(JP Morgan Chase Bank/Bankers Trust/Wells Fargo)  
\_\_\_\_\_, as \_\_\_\_\_  
(trustee and custodian or custodian) \_\_\_\_\_,  
it's attorney in fact NRT/Coldwell Banker REO Division.

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No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or  
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