



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) √W _____ **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) √W _____ **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) KHD 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

	Veronica Wedlow	<u>1/29/08</u>		
SELLER	by Wilshire Credit Corp. attorney in fact	DATE	BUYER	DATE

63

		<u>1/29/08</u>		
SELLER		DATE	BUYER	DATE
LICENSEE ASSISTING SELLER		DATE	LICENSEE ASSISTING BUYER	DATE

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