



**LEAD COMPLIANCE ADDENDUM
To Purchase and Sale Contract**

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SELLER _____ BUYER _____

PROPERTY _____

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

Lead Warning Statement

Every buyer 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 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) **Presence of lead-based paint and/or lead-based paint hazards** (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) **Records and reports available to Seller** (check (i) or (ii) below):

(i) Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Seller's Initials

Buyer's Initials

Buyer's Acknowledgment (initial (c), (d), and (e) below)

(c) _____ Buyer has received copies of all information listed on the prior page.

(d) _____ Buyer has received the EPA pamphlet *Protect Your Family From Lead in Your Home*.

(e) _____ Buyer (check (i) or (ii) below):

(i) makes the Contract contingent upon a professional risk assessment and/or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at Buyer's expense within ten (10) days after acceptance. If Buyer is not satisfied with the risk assessment and/or inspection report, within _____ days after completion of the risk assessment and/or inspection, Buyer shall deliver to Seller a written notice listing the specific deficiencies and corrections needed, together with a copy of any relevant written assessment and/or inspection reports. Upon receipt of such notice, Seller and Buyer shall have _____ days to enter into a written agreement addressing Buyer's objections. If any written agreement is entered which requires the Seller to correct the condition(s), Seller shall furnish Buyer with certification from a risk assessor or inspector demonstrating that the condition(s) have been remedied before the closing date. If this contingency is not satisfied within any of the time periods stated above, either Buyer or Seller may cancel the Contract by written notice to the other and any deposit shall be returned to Buyer, provided that this contingency has not otherwise been satisfied after the applicable time period and prior to any date on which the Contract is cancelled.

(ii) waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) _____ Agent has informed Seller of 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 they have provided is true and accurate.

SELLER _____

BUYER _____

SELLER _____

BUYER _____

DATE _____

DATE _____

AGENT _____

AGENT _____

DATE _____

DATE _____

Seller's Initials

Buyer's Initials