

Disclaimer: This form is provided as a service of the Michigan Association of Realtors®. Please review both the form and details of the particular transaction to ensure that each section is appropriate for the transaction. The Michigan Association of Realtors® is not responsible for use or misuse if the form for misrepresentation or for warranties made in connection with the form.

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE OF INFORMATION FOR RESIDENTIAL SALES

Property Address: _____

PURPOSE OF THIS STATEMENT: The information provided in this statement is required to be provided by all sellers of residential housing. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real estate 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 purchaser with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the purchaser 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

1. The residence at the Property Address set forth above was constructed before 1978:

(Seller must initial one)

Yes _____ No _____ Unknown _____
Yes _____ No _____ Unknown _____

(If "No" is initialed, omit 2. and 3. below, otherwise, Seller must complete the rest of the Disclosure and sign below.)

2. Presence of lead-based paint and/or lead-based paint hazards (check (a) or (b) below):

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

_____ (b) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in housing.

3. Records and reports available to the Seller (check (a) or (b)):

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

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

Seller certifies that to the best of his/her knowledge, the Seller's statement above are true and accurate.

Date: _____ Seller(s): _____

PURCHASER'S ACKNOWLEDGEMENT

1. Purchaser has received copies of all information listed above.

2. Purchaser has (check (a) or (b) below):

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

_____ (b) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

4. Purchaser has received a fully executed copy of this Disclosure.

5. If Seller has initialed "No" in 1., only 4. Of this section applies to Purchaser(s)

Date: _____ Purchaser(s): _____