

LEAD-BASED PAINT DISCLOSURE



1 Date: April 8, 2021

2
3 Property Address: 6196 SV 1 Drive, Wolf Point, MT 59201

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

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by
13 checking the appropriate boxes as follows:

14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
15 Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):
16 _____
17 _____

18 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
19 Records and Reports available to the Seller (check one below):
20 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or
21 lead-based paint hazards in the property. Those reports and records are itemized as follows:
22 _____
23 _____

24 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.

25 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

26 (c) _____ Buyer has received copies of all information listed in item (b), if any.
27 (d) _____ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
28 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell
29 Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.
30 (e) _____ Buyer has (check one below):
31 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or
32 inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-
33 Based Paint Contingency Addendum); or
34 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based
35 paint and/or lead-based paint hazards.

36 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/
37 Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

38 (f) JK Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is
39 aware of his/her responsibility to ensure compliance.

40 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the
41 information, which they have provided is true and accurate.

42
43 James C Johnson 4-9-21
44 Seller James C Johnson Date _____ Buyer _____ Date _____

45
46 Nikki Johnson 4-9-21
47 Seller Nikki Johnson Date _____ Buyer _____ Date _____

48
49 Laura Krauth 4-9-21
50 Seller Broker/Salesperson Date _____

51 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)

NOTE: Unless otherwise expressly stated the term "Days" means calendar days and not business days. Business days are defined as all days except Sundays and holidays. Any performance which is required to be completed on a Saturday, Sunday or holiday can be performed on the next business day.