

## LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 **PROPERTY ADDRESS** 12830 NW LAIDLAW RD, Portland, OR 97229  
 2 This Addendum must be part of every Real Estate Sale Agreement for the sale of a home built prior to 1978. A copy of the completed  
 3 Addendum may be treated as an original.

### LEAD WARNING STATEMENT

4  
 5 *Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such*  
 6 *property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead*  
 7 *poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,*  
 8 *behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in*  
 9 *residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or*  
 10 *inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for*  
 11 *possible lead-based paint hazards is recommended prior to purchase.*

### SELLER'S AGENT'S ACKNOWLEDGMENT:

12 Seller's Agent's Initials Required DVN Agent has informed the seller of the seller's obligations under 42 USC 4852d and is aware of  
 13 his/her responsibility to ensure compliance.  
 14

### SELLER'S DISCLOSURE

- 15  
 16 1. Seller must check either (a) or (b) below regarding presence of lead-based paint and/or lead-based paint hazards:  
 17 (a)  Seller has knowledge of lead-based paint and/or lead-based paint hazards in the housing (explain).  
 18 \_\_\_\_\_  
 19 \_\_\_\_\_  
 20 (b)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
 21 2. Seller must check either (a) or (b) below regarding records and reports available to the Seller:  
 22 (a)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead -  
 23 based paint hazards in the housing (list documents below):  
 24 \_\_\_\_\_  
 25 \_\_\_\_\_  
 26 (b)  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### BUYER'S ACKNOWLEDGMENT:

- 27  
 28 1. Buyer has received copies of all information listed at 2(a) above. Buyer Initials \_\_\_\_\_ / \_\_\_\_\_  
 29 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. Buyer Initials Required \_\_\_\_\_ / \_\_\_\_\_  
 30 3. Buyer must check either (a) or (b) below, confirming Buyer has:  
 31 (a)  Pursuant to the provisions contained in the "Lead Based Paint Inspection" section of the Real Estate Sale  
 32 Agreement, received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence  
 33 of lead-based paint and/or lead-based paint hazards; or  
 34 (b)  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
 35 lead-based paint hazards.

### RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD

36  
 37 If this Lead-Based Paint Disclosure Addendum (hereinafter this "Disclosure Addendum") is delivered to Buyer after Buyer's offer is accepted by  
 38 Seller unless waived pursuant to Section 3, Buyer's Acknowledgment of this Disclosure Addendum, Buyer shall have the right to cancel the Real  
 39 Estate Sale Agreement within ten (10) calendar days which shall commence when Buyer and Seller sign this Disclosure Addendum, by Buyer  
 40 giving written notice of cancellation to Seller or Seller's agent. Upon such cancellation, all earnest money deposit(s) shall be promptly refunded to  
 41 Buyer and this transaction shall be terminated.

### CERTIFICATION OF ACCURACY (BUYER, SELLER, AND AGENTS TO SIGN BELOW):

42  
 43 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
 44 have provided is true and accurate.

45 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller Barbara Wickham Date 1/22/17  
 46 Buyer \_\_\_\_\_ Date \_\_\_\_\_ ← Seller John Wickham Date 2/20/17  
 47 Buyer's Agent \_\_\_\_\_ Date \_\_\_\_\_ ← Seller's Agent David Van Nus Date 2/24/17  
 48 Buyer's Agent's Firm \_\_\_\_\_ Seller's Agent's Firm MORE Realty

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LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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