DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (SALES)

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ARIZONA association of REALTORS®
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REALTOR® EQUAL HOUSING OPPORTUNITY

Premises Address: _____

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, which 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 to notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint or lead-based paint hazards is recommended prior to purchase.

1. SELLER'S DISCLOSURE (Seller must complete and initial sections a, b and c below)

(a) Lead-based paint and/or lead-based paint hazards (check either 1 or 2 below):

1. ☐ Seller is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included in this sale. (Explain) _____
2. ☐ Seller has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this sale.

(SELLER'S INITIALS REQUIRED) SAMPLE _____ SELLER SAMPLE _____ SELLER

(b) Records and reports available to the seller (check either 1 or 2 below):

1. ☐ Seller has provided the buyer with all available records and reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in the sale. (List documents) _____
2. ☐ Seller has no reports or records relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this sale.

(SELLER'S INITIALS REQUIRED) SAMPLE _____ SELLER SAMPLE _____ SELLER

(c) Seller acknowledges Seller's obligation to disclose to any real estate agent(s) to whom the seller directly or indirectly is to pay compensation with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be sold, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be sold. Seller further acknowledges that this disclosure accurately reflects the entirety of the information provided by the seller to the agent(s) with regard to lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.

(SELLER'S INITIALS REQUIRED) SAMPLE _____ SELLER SAMPLE _____ SELLER

2. BUYER'S ACKNOWLEDGMENT (Buyer must complete and initial sections a, b and c below)

(a) Buyer has read the information set forth above, and has received copies of the reports, records, or other materials listed above, if any.

(BUYER'S INITIALS REQUIRED) SAMPLE _____ BUYER SAMPLE _____ BUYER

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

(BUYER'S INITIALS REQUIRED) SAMPLE _____ BUYER SAMPLE _____ BUYER

(c) Buyer has (check one):

☐ 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

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

(BUYER'S INITIALS REQUIRED) SAMPLE _____ BUYER SAMPLE _____ BUYER

3. AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the seller or the listing agent with regard to the transaction contemplated in this disclosure must initial below.)

The agent(s) whose initials appear below has (have) ensured the seller's compliance under the Residential Resale Lead-Based Paint Hazard Reduction Act of 1992 by the seller's use and completion of this disclosure form.

(AGENT'S INITIALS REQUIRED) SAMPLE _____ LISTING AGENT SAMPLE _____ COOPERATING AGENT

Certification of Accuracy: By signing below, each signatory acknowledges that he or she has reviewed the above information, and certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.

SAMPLE
^ SELLER'S SIGNATURE MO/DA/YR

SAMPLE
^ BUYER'S SIGNATURE MO/DA/YR

SAMPLE
^ SELLER'S SIGNATURE MO/DA/YR

SAMPLE
^ BUYER'S SIGNATURE MO/DA/YR

SAMPLE
^ LISTING AGENT'S SIGNATURE MO/DA/YR

SAMPLE
^ COOPERATING AGENT'S SIGNATURE MO/DA/YR

SAMPLE

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