

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

1	PROPERTY _____
2	SELLER _____
3	LEAD WARNING STATEMENT
4	Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
5	such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poi-
6	soning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced
7	intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women.
8	The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint
9	hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint haz-
10	ards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.
11	SELLER'S DISCLOSURE
12	_____/_____ _____/_____ Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.
13	_____/_____ _____/_____ Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide
14	the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and
15	other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)
16	SELLER'S RECORDS/REPORTS
17	_____/_____ _____/_____ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.
18	_____/_____ _____/_____ Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in
19	or about the Property. (List documents): _____
20	_____
21	Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.
22	SELLER _____ DATE _____
23	SELLER _____ DATE _____
24	SELLER _____ DATE _____
25	AGENT ACKNOWLEDGEMENT AND CERTIFICATION
26	_____ _____ _____ Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint
27	Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.
28	The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.
29	Seller Agent and Buyer Agent must both sign this form.
30	BROKER FOR SELLER (Company Name) _____
31	LICENSEE SIGNATURE _____ DATE _____
32	BROKER FOR BUYER (Company Name) _____
33	LICENSEE SIGNATURE _____ DATE _____
34	BUYER _____
35	DATE OF AGREEMENT _____
36	BUYER'S ACKNOWLEDGMENT
37	_____/_____ _____/_____ Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i> and has read the Lead Warning Statement.
38	_____/_____ _____/_____ Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records
39	and reports regarding lead-based paint and/or lead-based paint hazards identified above.
40	Buyer certifies that to the best of Seller's knowledge the above statements are true and accurate.
41	BUYER _____ DATE _____
42	BUYER _____ DATE _____
43	BUYER _____ DATE _____



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