

Form # 2049

01/20

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT
LEAD-BASED PAINTAND/OR LEAD-BASED PAINT HAZARDS

1 SALE CONTRACT DATE: _____

2 PROPERTY: 435 Cheshire Farm Ln St Louis MO 63141

3 Lead Warning Statement

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

10 Seller's Disclosure

- 11 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
12 [] Seller certifies that this home was built in 1978 or later
13 [] Seller certifies that this home was built before 1978, but Seller has no knowledge of lead-based paint and/or lead-based paint hazards
14 in the housing
15 [] Known lead-based paint and/or lead-based paint hazards are present in the house (explain):

16 (b) Records and reports available to Seller (check one below):

- 17 [] Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
18 paint hazards in the housing (list all documents below):
19 [] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

20 Buyer's Acknowledgment (initial appropriate blanks)

- 21 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)
22 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.
23 _____ Buyer has (check one below):

- 24 [] Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
25 lead-based paint or lead-based hazards; or
26 [] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
27 hazards.

28 Agent's Acknowledgment (initial)

29 [u] Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.
30 (To be completed by listing agent or if not listed, agent assisting Buyer unless Buyers agent receives all compensation from Buyer).

31 Certification of Accuracy

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

34 BUYER SIGNATURE DATE BUYER PRINTED NAME
35 JOSEPH W BEAN 7/10/2023 | 11:05 PM EDT
36 JOSEPH W BEAN
37 SELLER PRINTED NAME
38 SELLER SIGNATURE DATE SELLER SIGNATURE DATE
39 Karen Munger 7/11/2023 | 8:37 AM PDT
40 Karen Munger
41 SELLER PRINTED NAME
42 Christopher Andrews 7/10/2023 | 10:22 PM EDT
43 Christopher Andrews
44 SELLER SIGNATURE DATE SELLER SIGNATURE DATE
45 Listing Agent Signature Date Listing Agent Printed Name
46 Christopher Andrews
47 Listing Agent Printed Name

48 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)