

Form # 2049

07/25

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

1 PROPERTY: 16 Midland Ave, Maryland Heights, MO 630432 **Lead Warning Statement**

3 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
4 present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children
5 may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired
6 memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide
7 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
8 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

11 ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing13 ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____
15 _____

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 _____
20 _____21 ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.22 **Buyer's Acknowledgment (initial appropriate blanks)**

23 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

24 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

25 Buyer has (check one below):

26 ☐ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
27 lead-based paint or lead-based hazards; or28 ☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
29 hazards.30 **Agent's Acknowledgment (initial)**31 Angie Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

32 (To be completed by listing agent or if not listed, agent assisting Buyer.)

33 **Certification of Accuracy**34 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
35 and accurate.

36 BUYER SIGNATURE _____ DATE _____

37 Buyer Printed Name _____

38 BUYER SIGNATURE _____ DATE _____

39 Buyer Printed Name _____

40 BUYER'S AGENT SIGNATURE _____ DATE _____

41 Buyer's Agent Printed Name _____

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

43 Evlyn Smith 8-10-25
SELLER SIGNATURE DATE

Smith J H & E L Living Trust

Seller Printed Name

44 SELLER SIGNATURE _____ DATE _____

45 Seller Printed Name

46 Angie Ignatowski 8-10-25
LISTING AGENT SIGNATURE DATE

Angela M Ignatowski

Listing Agent Printed Name