



GREATER LANSING ASSOCIATION OF REALTORS®  
LEAD-BASED PAINT SELLER'S DISCLOSURE FORM



Property Address: 2120 Holiday

Lead Warning Statement

Every Purchaser with 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 that 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 with 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 notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

I. Seller's Disclosure

MB Ma (A) Presence of lead-based paint and/or lead-based paint hazards. (Check one below):  
initials

Known lead-based paint and/or lead-based paint hazards are present in/on the property.  
(Explain):

X Seller has no knowledge of lead-based paint and/or lead-based paint hazards  
in/on the property.

MB Ma (B) Records and reports available to the Seller. (Check one below):  
initials

Seller has provided the Purchaser with all available records and reports pertaining to  
lead-based paint and/or lead-based paint hazards in/on the property (list documents  
below):

X Seller has no reports or records pertaining to lead-based paint and/or lead-based paint  
hazards in/on the property.

Seller certifies that to the best of his/her knowledge, the Seller's statements above are true and accurate.

Date: 3-26-13 Seller(s) Melissa Biagi

Melissa Biagi

II. Agent's Acknowledgment

MM Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d and is aware of  
initials his/her responsibility to ensure compliance.

Agent certifies that to the best of his/her knowledge, the Agent's statement above is true and accurate.

Date: 3/26/13 Agent: Melissa

III. Purchaser's Acknowledgment

\_\_\_\_\_ (A) Purchaser has received copies of all information listed above.  
\_\_\_\_\_ (B) Purchaser has received the federally approved pamphlet *Protect Your Family from Lead  
in Your Home*.  
\_\_\_\_\_ (C) Purchaser has (check one below):  
initials  Received a 10-day opportunity (or other mutually agreed upon period) to conduct a  
risk assessment or inspection of the presence of lead-based paint or lead-based paint  
hazards;  
 Waived the opportunity to conduct a risk assessment or inspection for the presence of  
lead-based paint and/or lead-based paint hazards.

Purchaser certifies to the best of his/her knowledge, the Purchaser's statements above are true and accurate.

Date: \_\_\_\_\_ Purchaser(s) \_\_\_\_\_

\*\*\*\*\*  
OR  Seller represents and warrants that the listed property was built in 1978 or later, and that, therefore, the  
federally-mandated lead-based paint disclosure regulations do not apply to this property.

Address: \_\_\_\_\_  
initials

Date: \_\_\_\_\_ Seller(s) \_\_\_\_\_

Date: \_\_\_\_\_ Purchaser(s) \_\_\_\_\_

**NOTICE:** Federal law requires Sellers and Agents to retain a copy of this form for at least three years from  
the completion of the sale.

**DISCLAIMER:** This form is provided by the Greater Lansing Association of REALTORS® solely for the use of its  
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