

**JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION "WCBA"
AND ROCKFORD AREA ASSOCIATION OF REALTORS® "RAAR"**

LEAD-BASED PAINT RIDER

FOR REALES OF SINGLE-FAMILY & MULTI-FAMILY RESIDENTIAL UNITS
CONSTRUCTED PRIOR TO 1978 (TARGET HOUSING) ONLY

LEAD WARNING STATEMENT

Every purchaser 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 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 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 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.

SELLER'S DISCLOSURE (Initial)

- ___ ___ (a) Presence of lead-based paint and/or lead-based paint hazards (*check one below*):
___ ___ Known lead-based paint and/or lead-based paint hazards are present in the housing
(*explain*) _____
___ ___ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ___ ___ (b) Records and Reports available to the seller (*check one below*):
___ ___ Seller has provided the buyer with all available records and reports pertaining to lead-based paint
and/or lead-based paint hazards in the housing (*list documents below*):

___ ___ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the
housing.

BUYER'S ACKNOWLEDGMENT (Initial)

- ___ ___ (c) Buyer has received copies of all information listed above.
___ ___ (d) Buyer has received the pamphlet *Protect your Family from Lead in Your Home*.
___ ___ (e) Buyer has (*check one below*):
___ ___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or
inspection of the presence of lead-based paint 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.

BROKER'S ACKNOWLEDGMENT (Initial)

- ___ ___ (f) Broker has informed the Seller of the Seller's obligations under 42 USC 4852(d) and is aware of his/her
responsibility to ensure compliance.

CERTIFICATION OF ACCURACY

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

_____ SELLER	(Date)	_____ BUYER	(Date)
_____ SELLER	(Date)	_____ BUYER	(Date)
_____ BROKER	(Date)	_____ BROKER	(Date)

PROPERTY ADDRESS: _____