



LEAD BASED PAINT DISCLOSURE ADDENDUM


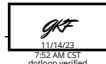
Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards


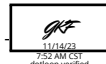
1 **SELLER:** Dwain E Lovitch and Geri K Frink (AMC)

2
3 **PROPERTY:** 2515 South Arlington Avenue, Independence, MO 64052





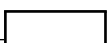
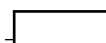
4
5 **Lead Warning Statement:**
6 **Every purchaser of any interest in residential real property on which a residential dwelling was built**
7 **prior to 1978 is notified that such property may present exposure to lead from lead-based paint that**
8 **may place young children at risk of developing lead poisoning. Lead poisoning in young children**
9 **may produce permanent neurological damage, including learning disabilities, reduced intelligence**
10 **quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk**
11 **to pregnant women. The seller of any interest in residential real property is required to provide the**
12 **buyer with any information on lead-based paint hazards from risk assessments or inspections in the**
13 **seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment**
14 **or inspection for possible lead-based paint hazards is recommended prior to purchase.**

15
16 **Seller's Disclosure (Initial applicable lines)**


17 a.   **PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED**
18 **PAINT HAZARDS: (check one below)**
19 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
20 _____
21 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

22
23 b.   **RECORDS AND REPORTS AVAILABLE TO THE SELLER:**
24 **(check one below)**
25 Seller has provided the Buyer with all available records and reports pertaining to lead-based
26 paint and/or lead-based paint hazards in the housing (list documents below).
27 _____
28 Seller has no reports or records pertaining to lead-based paint and/or lead-based
29 paint hazards in the housing.

30
31 **Buyer's Acknowledgment (Initial applicable lines)**

32 c.   **BUYER HAS RECEIVED COPIES OF ALL INFORMATION LISTED**
33 **ABOVE**
34 d.   **BUYER HAS RECEIVED THE PAMPHLET**
35 **"Protect Your Family from Lead in Your Home"**
36 e.   **BUYER HAS: (Check one below)**
37 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment
38 or inspection for the presence of lead-based paint or lead-based paint hazards; or
39 Waived the opportunity to conduct a risk assessment or inspection for the presence of
40 lead-based paint and/or lead-based paint hazards.


41 **Licensee's Acknowledgment: (initial)**

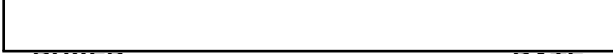
42 f.  Licensee has informed the Seller of the Seller's obligations under 42 U.S.C. 4852 and
43 is aware of his/her responsibility to ensure compliance.


44 **Certification of Accuracy**

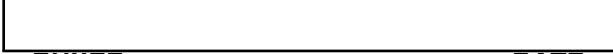
45 The following parties have reviewed the information above and certify, to the best of their knowledge, the
46 information they have provided is true and accurate.

47
48
49 **CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,**
50 **THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.**
51 **IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.**
52

53
54  dotloop verified
11/14/23 7:57 AM CST
OER3-6NZQ-UJZE-OAG1
55 **SELLER** **DATE**


56 **BUYER** **DATE**

57
58  dotloop verified
11/14/23 7:52 AM CST
CCHQ-89WH-IDVL-EAEU
59 **SELLER** **DATE**


60 **BUYER** **DATE**

61
62  dotloop verified
11/13/23 10:52 PM CST
ZFAG-UITS2-G8WV-QVSR
63 **LICENSEE ASSISTING SELLER** **DATE**


LICENSEE ASSISTING BUYER **DATE**

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2023.