Lead-Based Paint Disclosure Addendum

COLDWELL BANKER REALTY

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

Property Address: 101 W Chapman Ave Port St Lucie, FL 34984 ("Property")

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.*

I. SELLER'S DISCLOSURE.

A. Seller acknowledges receipt and review of the Coldwell Banker form, "*Complying with the Lead-based Paint Law* – Licensee Notice to Seller" prior to completion of this disclosure.

B. Seller is unaware of the presence of lead-based paint and/or lead-based paint hazards except (explain in detail):

C. Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards except (explain in detail):

II. BUYER'S ACKNOWLEDGEMENT

D. Buyer has received copies of all information listed above (if any) prior to being bound by the terms of the sales contract.

E. Buyer has received the *Protect Your Family from Lead in Your Home* pamphlet prior to being bound by the sales contract.

F. Buyer is aware of the right to receive a 10-day opportunity (or mutually agreed-upon period) to conduct a risk assessment ("Assessment Period") for lead-based paint and lead-based paint hazards at the Property and hereby waives the opportunity to conduct a risk assessment unless this box is checked (☐ **Check here if Buyer intends to perform a risk assessment**). If Buyer elects to perform a risk assessment and lead-based paint and/or lead-based paint hazards are discovered at the Property, Buyer shall have until the end of the Assessment Period to provide written notice to Seller of cancellation of this Contract.

III. LICENSEE CERTIFICATION / CERTIFICATION OF ACCURACY

The real estate licensee(s) who have signed this Addendum certify that the seller has been informed of the seller's obligations under 42 U.S.C. 4852d and the license(s) are aware of his/her/their responsibility to ensure compliance.

Buyer, Seller, and the real estate licensees involved in this transaction, have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

REQUIRED ORDER OF EXECUTION: SELLER, LISTING LICENSEE, BUYER, SELLING REAL ESTATE LICENSEE

Seller	Date 7/7/25	Seller	Date
Buyer	Date	Buyer	Date
Listing Licensee (if any)	Date 7/7/25	Selling Licensee (if any)	Date

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