



## Lead Paint - Federal Disclosure

### Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards

RE: \_\_\_\_\_  
**Property Address**

**LEAD WARNING STATEMENT**

Every purchaser/tenant 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/landlord of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase/lease.

**SELLER'S/LANDLORD'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/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- \_\_\_\_\_ (b) **Records and reports available to the seller/landlord (check one below):**  
 Seller/Landlord has provided the purchaser/tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Seller/Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**PURCHASER'S/TENANT'S ACKNOWLEDGMENT (initial)**

- \_\_\_\_\_ (c) Purchaser/Tenant has read the Lead Warning Statement above  
 \_\_\_\_\_ (d) Purchaser/Tenant has received copies of all information listed above.  Yes  No  None listed  
 \_\_\_\_\_ (e) Purchaser/Tenant has received the pamphlet Protect Your Family From Lead in Your Home.  Yes  No  
 \_\_\_\_\_ (f) Purchaser has (check one below):  
 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/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.

**AGENT'S ACKNOWLEDGMENT (initial)**

- \_\_\_\_\_ (g) Agent has informed the seller/landlord of the seller's/landlord's obligations Under 42 U.S.C. 4582(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 provided by the signatory is true and accurate.

\_\_\_\_\_  
 Seller/Landlord Date Buyer/Tenant Date

\_\_\_\_\_  
 Seller/Landlord Date Buyer/Tenant Date

\_\_\_\_\_  
 Agent Date Agent Date

© 2001, The Greater Capital Area Association of REALTORS®, Inc.  
 This Recommended Form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by  
 REALTOR® members only.  
 Previous editions of this Form should be destroyed.



**Maryland Lead Poisoning Prevention Program Disclosure**  
**THIS FORM IS A REVISION OF MAR LEAD PAINT FORM**  
*(Use with contracts for the sale of property constructed prior to 1979)*

**Property Address** \_\_\_\_\_

1. Seller hereby discloses that the property (*Seller to initial applicable lines*):

\_\_\_\_\_ / \_\_\_\_\_ was constructed prior to 1950; OR

\_\_\_\_\_ / \_\_\_\_\_ was constructed between 1950 and 1978; AND

If constructed in 1978 or earlier, \_\_\_\_\_ / \_\_\_\_\_ **is** or \_\_\_\_\_ / \_\_\_\_\_ **is not** registered in the Program.

2. If the Property was constructed prior to 1950 and Buyer intends to lease the Property effective immediately following settlement or in the future, Buyer shall be required to register the Property with the Maryland Department of the Environment within thirty (30) days following the date of settlement or within thirty (30) days following the conversion of the Property to rental property as required by the Maryland Program. Buyer shall be responsible for full compliance under the Maryland Program, including but not limited to, registration; inspections; lead-paint risk reduction and abatement procedures; payment of all fees, costs and expenses; and the notice requirements to tenants as well as the requirements of qualified offers.

3. If the Property is registered under the Maryland Program as indicated above, Seller further discloses to Buyer that an event as defined under the Maryland Program (including, but not limited to, notice of the existence of lead-based paint hazards or notice of elevated blood lead levels from a tenant or state, local or municipal health agency) (*Seller to initial applicable line*) \_\_\_\_\_ / \_\_\_\_\_ has; or \_\_\_\_\_ / \_\_\_\_\_ has **not** occurred, which obligates Seller to perform either the modified or full risk reduction treatment of the Property as required under the Maryland Program. If an event has occurred that obligates Seller to perform either the modified or full risk reduction treatment of the Property, Seller hereby discloses the scope of such treatment as follows:

\_\_\_\_\_

\_\_\_\_\_

If such event has occurred, Seller (*Seller to initial applicable line*) \_\_\_\_\_ / \_\_\_\_\_ will; OR \_\_\_\_\_ / \_\_\_\_\_ will **not** perform the required treatment prior to transfer of title of the Property to Buyer.

Buyer acknowledges by Buyer's initials that Buyer has read and understands the above Paragraphs. \_\_\_\_\_ / \_\_\_\_\_ **(BUYER)**

**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**

\_\_\_\_\_  
**Seller's Agent** **Date**

\_\_\_\_\_  
**Buyer's Agent** **Date**

©2010, The Greater Capital Area Association of REALTORS®, Inc.  
 This recommended form is the property of the Greater Capital Area Association of REALTORS®, Inc. and is for use by members only.  
 Previous editions of this form should be destroyed.