

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

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

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Describe what is known:

(ii) X JDA 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 (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) X JDA Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ **not** received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d) _____ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*. (initial)

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ 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

(ii) _____ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent or Transaction Broker's Acknowledgment (initial or enter "N/A" if not applicable)

(f) AS Agent or Transaction Broker has informed the seller of the seller's obligations under 42 U.S.C. 4852d 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	<u>James David Allen</u>	Date	Purchaser	Date
Seller	<u>Justin Alderton</u> BM-SIGNED 04/28/25 10:30 AM CDT	Date <u>Apr 28, 2025</u>	Purchaser	Date
Agent or Transaction Broker	<u>Justin Alderton</u>	Date	Agent or Transaction Broker	Date

Property Address: 806 Pirkey Ave, Canton, MO 63435

Listing No.: _____

LEAD BASED PAINT DISCLOSURE (PRIOR TO 1978 ONLY)

1 page

David Allen LBP Disclosure.pdf

1 page

E-SIGN INFO

Status:

SIGNED

Originator:

Justin Alderton
jalderton@trophypa.com
IP: 166.181.80.117
Domain: trophypa.brokermint.com
Date: Apr 28, 2025 10:30 AM

Package ID:

1025D0F35D8F29EA4D1383499D979F65

Time zone:

CDT (UTC-5)

Signers:



JA

Justin Alderton
Justin Alderton

jalderton@trophypa.com
IP: 166.181.80.117

Signed

Apr 28, 2025 10:31 AM
id: d606e5e2b23971f8c6a03ec8f167fb66



HISTORY

Apr 28, 2025	10:30 AM	<div>JA</div>	Justin Alderton	jalderton@trophypa.com	IP: 166.181.80.117	Viewed
Apr 28, 2025	10:31 AM	<div>JA</div>	Justin Alderton	jalderton@trophypa.com	IP: 166.181.80.117	Signed
Apr 28, 2025	10:31 AM		Package has been fully signed and sealed			Completed