

Residential Sale and Purchase Contract: Comprehensive Addendum

FLORIDA ASSOCIATION OF REALTORS®

1 The clauses below will be incorporated into the Contract between

2 _____
2 **(Seller)** and

3 _____
3 **(Buyer)** concerning the Property described as

4 _____
5 only if initialed by all parties:

6 **PROPERTY**

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

16 **(1) LBP/LBPH in Housing:** Seller has no knowledge of LBP/LBPH in the housing and no available LBP/LBPH records or
17 reports, except as indicated: (describe all known LBP/LBPH information, list all available documents pertaining to
18 LBP/LBPH and provide documents to Buyer before accepting Buyer's offer)

19 _____
20 **(2) Lead-Based Paint Hazards Inspection:** Buyer waives the opportunity to conduct a risk assessment or inspection for
21 the presence of LBP/LBPH unless this box is checked (Buyer may, within the Inspection Period, conduct a risk
22 assessment or inspection for the presence of LBP/LBPH in accordance with the provisions of paragraph 8(a) or H.
23 LBP/LBPH conditions that are unsatisfactory to Buyer will be treated as "warranted items" for purposes of paragraphs
24 8(a)(2) and (3) only).

25 **(3) Certification of Accuracy:** Buyer has received the pamphlet entitled "Protect Your Family From Lead in Your Home"
26 and all of the information specified in paragraph (1) above. Licensee has notified Seller of Seller's obligations to provide
27 and disclose information regarding lead-based paint and lead-based paint hazards in the property as required by federal
28 law (42 U.S.C. 4852d) and is aware of his or her obligation to ensure compliance with federal lead-based paint law.
29 Buyer, Seller and each licensee has reviewed the information above and certifies, to the best of his or her knowledge, that
30 the information he or she has provided is true and accurate.

BUYER _____ DATE _____

SELLER _____ DATE _____

31 _____
32 **Selling Licensee** Date

Listing Licensee Date