

**RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM**

**LPD**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**

**PROPERTY** \_\_\_\_\_

**1 SELLER** \_\_\_\_\_

**2**

**LEAD WARNING STATEMENT**

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

**10 SELLER’S DISCLOSURE**

**11** \_\_\_\_\_ / \_\_\_\_\_ **Seller has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.  
**12** \_\_\_\_\_ / \_\_\_\_\_ **Seller has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the  
**13** basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other  
**14** available information concerning Seller’s knowledge of the presence of lead-based paint and/or lead-based paint hazards.)  
**15**

**16 SELLER’S RECORDS/REPORTS**

**17** \_\_\_\_\_ / \_\_\_\_\_ **Seller has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.  
**18** \_\_\_\_\_ / \_\_\_\_\_ **Seller has provided** Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards  
**19** in or about the Property. (List documents): \_\_\_\_\_  
**20**

**21 Seller certifies that to the best of Seller’s knowledge the above statements are true and accurate.**

**22 SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**23 SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**24 SELLER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**25 BUYER**

**26 DATE OF AGREEMENT** \_\_\_\_\_

**27**

**28 BUYER’S ACKNOWLEDGMENT**

**29** \_\_\_\_\_ / \_\_\_\_\_ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.  
**30** \_\_\_\_\_ / \_\_\_\_\_ Buyer has reviewed Seller’s disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
**31** and reports regarding lead-based paint and/or lead-based paint hazards identified above.  
**32** Buyer has (initial one):  
**33** \_\_\_\_\_ / \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of  
**34** lead-based paint and/or lead-based paint hazards; or  
**35** \_\_\_\_\_ / \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
**36** hazards.

**37 Buyer certifies that to the best of Buyer’s knowledge the statements contained in Buyer’s Acknowledgement are true and accurate.**

**38 BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**39 BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**40 BUYER** \_\_\_\_\_ **DATE** \_\_\_\_\_

**41 AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

**42** \_\_\_\_\_ Agent/Licensee represents that Agent has informed Seller of Seller’s obligations under the Residential Lead-Based-Paint  
**43** Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent’s responsibility to ensure compliance.

**44** The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief.  
**45 Seller Agent and Buyer Agent must both sign this form.**

**46 BROKER FOR SELLER (Company Name)** \_\_\_\_\_

**47 LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_

**48 BROKER FOR BUYER (Company Name)** \_\_\_\_\_

**49 LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_

