



LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 Property Address or Tax ID # **482/ 486 SE 1st Ave Idle Wheels Mini Storage LLC, Ontario , OR 97914**

2 **Tax Lot 300 Map #18S4710BA** _____ (the "Property")

3 This Lead-Based Paint Disclosure Addendum (this "Disclosure Addendum") must be part of every Real Estate Sale Agreement for the sale of a home
4 built before 1978. A copy of the completed Disclosure Addendum may be treated as an original.

5 **1. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978
6 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning.
7 Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
8 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential
9 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
10 possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is
11 recommended prior to purchase.

12 **2. SELLER'S AGENT'S ACKNOWLEDGMENT:** Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of the agent's
13 responsibility to ensure compliance.

14 **Seller's Agent(s) Initials Required:**  / _____

15 **3. SELLER'S DISCLOSURE:**

16 (a) Seller must check either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:

17 (i) Seller has knowledge of lead-based paint and/or lead-based paint hazards in the Property. (*explain*)

18 _____
19 _____

20 (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

21 (b) Seller must check either (i) or (ii) below regarding records and reports available to Seller:

22 (i) Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in
23 the Property. (*list documents*) _____

24 _____
25 (ii) Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the Property.

26 **4. BUYER'S ACKNOWLEDGMENT:**

27 (a) Buyer has received copies of all information listed in Section 3(i) above. **Buyer(s) Initials Required:** _____ / _____

28 (b) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*. **Buyer(s) Initials Required:** _____ / _____

29 (c) Buyer must check either (i) or (ii) below, confirming Buyer has:

30 (i) received a ten (10) calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the
31 presence of lead-based paint and/or lead-based paint hazards; or

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

34 **5. RIGHT OF CANCELLATION WITHIN LEAD-BASED PAINT CONTINGENCY PERIOD:** If this Disclosure Addendum is Delivered to Buyer after
35 Buyer's offer is accepted by Seller unless waived pursuant to Buyer's Acknowledgment of this Disclosure Addendum, Buyer will have the right to
36 cancel the Sale Agreement within ten (10) calendar days (or other mutually agreed upon period) which will commence on the day following the date
37 of delivery by Buyer giving written notice of cancellation to Seller. Upon such cancellation, all earnest money deposit(s) will be promptly refunded to
38 Buyer, and this transaction will be terminated.

Buyer Initials _____ / _____ Date _____

Seller Initials  /  Date 07/15/2024

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

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SALE AGREEMENT # _____

RESIDENTIAL

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39 **6. CERTIFICATION OF ACCURACY:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the
40 information they have provided is true and accurate.

41 Buyer _____ Print _____ Date _____ a.m. p.m. ←

42 Buyer _____ Print _____ Date _____ a.m. p.m. ←

43 Seller ^{Authentisign} Mark Palijetak Print **Idle Wheels LLC By Mark Palijetak** Date 07/15/2024 a.m. p.m. ←

44 Seller ^{Authentisign} Robert Sanchez Print **Idle Wheels Mini Storage LLC By Robert** Date 07/15/2024 a.m. p.m. ←

45 Buyer's Agent 1 _____ Print **Martin Justus** Date _____ a.m. p.m. ←

46 Buyer's Agent 2 _____ Print _____ Date _____ a.m. p.m. ←

47 Seller's Agent 1 ^{Authentisign} Martin Justus Print **Martin Justus** Date 07/15/2024 a.m. p.m. ←

48 Seller's Agent 2 _____ Print _____ Date _____ a.m. p.m. ←

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OREF 021 | Released 01/2024 | Page 2 of 2

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