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Form # 2049 07/25

**DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

1 PROPERTY: 2902 Clay St., De Soto, MO 63020

2 **Lead Warning Statement**

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

9 **Seller's Disclosure**

10 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
11 Seller has no knowledge of lead-based paint and/or lead-based paint hazards
12 in the housing
13 Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
14 _____

15 (b) Records and reports available to Seller (check one below):

16 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based
17 paint hazards in the housing (list all documents below):
18 _____
19 _____
20 Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

21 **Buyer's Acknowledgment** (initial appropriate blanks)

22 _____ Buyer has received copies of all information listed above. (leave blank if none provided to Buyer.)

23 _____ Buyer has received the pamphlet Protect Your Family From Lead in Your Home.

24 Buyer has (check one below):

25 Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of
26 lead-based paint or lead-based hazards; or
27 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint
28 hazards.

29 **Agent's Acknowledgment** (initial)

30 _____ Agent has informed Seller of Seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

31 (To be completed by listing agent or if not listed, agent assisting Buyer.)

32 **Certification of Accuracy**

33 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true
34 and accurate.

35 _____ *Kyle O'Daniel* _____ 02/16/2026
36 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

37 _____ Kyle O'Daniel, Manager of Mod Property Group LLC Series MOD Alpha
38 Buyer Printed Name Seller Printed Name

39 _____ *John Mulderig* _____ 02/17/2026
40 BUYER SIGNATURE DATE SELLER SIGNATURE DATE

41 _____ John Mulderig, Manager of Mod Property Group LLC Series MOD Alpha
42 Buyer Printed Name Seller Printed Name

43 _____ *Tammy Derrigan* _____ 02/17/2026
44 BUYER'S AGENT SIGNATURE DATE LISTING AGENT SIGNATURE DATE

45 _____ **Tammy Derrigan** _____
46 Buyer's Agent Printed Name Listing Agent Printed Name

47 (NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker)