

## **LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS** DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals (C.A.R. Form FLD, Revised 11/10)



(	,
The following terms and conditions are hereby incorporated in and	
Purchase Agreement, Residential Lease or Month-to-Month Rental Ag	
, dated	, on property known as:
30 Sheridan St, San Francisco, CA 94103 which Jacob Peck Brent Webster	<b>8-3821</b> ("Property") in
	is relented to de Bayer or
Tenant and Jonathan Browning, Marco Heithau Landlord.	is referred to as Seller or
LEAD WARNING STATEMENT (SALE OR PURCHASE) Every purcha	aser of any interest in residential real property on
which a residential dwelling was built prior to 1978 is notified that su lead-based paint that may place young children at risk of developing lead produce permanent neurological damage, including learning disabilities, and impaired memory. Lead poisoning also poses a particular risk to residential real property is required to provide the buyer with any informal assessments or inspections in the seller's possession and notify the buyen assessment or inspection for possible lead-based paint hazards is recommed that the possible lead-based paint hazards is recommed to the possible lead-based paint hazards if not managed young children and pregnant women. Before renting pre-1978 housing, I paint and/or lead-based paint hazards in the dwelling. Lessees must a poisoning prevention.  EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING and maintenance professionals working in pre-1978 housing, child care certified; that their employees be trained; and that they follow protection repair, or painting activities affecting more than six square ferming activities affecting more than six square ferming activities affecting more than six square ferming pre-1978.	ch property may present exposure to lead from a poisoning. Lead poisoning in young children may reduced intelligent quotient, behavioral problems or pregnant women. The seller of any interest in ormation on lead-based paint hazards from risk are of any known lead-based paint hazards. A risk amended prior to purchase. Defore 1978 may contain lead-based paint. Lead diproperly. Lead exposure is especially harmful to dessors must disclose the presence of lead-based also receive federally approved pamphlet on lead of RULE: The new rule requires that contractors are facilities, and schools with lead-based paint be give work practice standards. The rule applies to seet of lead-based paint in a room or more than 20
square feet of lead-based paint on the exterior. Enforcement of the rule I	pegins October 1, 2010. See the EPA website at
www.epa.gov/lead for more information.	
1. SELLER'S OR LANDLORD'S DISCLOSURE	
I (we) have no knowledge of lead-based paint and/or lead-based pain	t hazards in the housing other than the following:
I (we) have no reports or records pertaining to lead-based paint and than the following, which, previously or as an attachment to this added	
I (we), previously or as an attachment to this addendum, have provided Family From Lead In Your Home" or an equivalent pamphlet approve Guide to Environmental Hazards and Earthquake Safety."  For Sales Transactions Only: Buyer has 10 days, unless otherwise	ed for use in the State such as "The Homeowner's e agreed in the real estate purchase contract, to
conduct a risk assessment or inspection for the presence of lead-base	ed paint and/or lead-based paint hazards.
I (we) have reviewed the information above and certify, to the bes	t of my (our) knowledge, that the information
Jonathan Browning	4/22/2022
Selfentindlord Jonathan Browning	Date 4/23/2022
Selferson Landord Marco Heithaus	Date
Tenant's Initials ()() Buyer's Initials ()	JP BW
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FLD REVISED 11/10 (PAGE 1 OF 2)	Reviewed by Date EQUAL HOUSING
	CPPORTUNITY

## 2. LISTING AGENT'S ACKNOWLEDGMENT

true and correct.

Agent has informed Seller or Landlord of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is

4/22/2022 an Melean Coldwell Banker Realty (Please Print) Agent (Broker representing Seller or Landlord) Associate Licensee or Broker Signature Date DansMcLean 4/22/2022 teven Laravelli C9B8EE574302485 3. BUYER'S OR TENANT'S ACKNOWLEDGMENT I (we) have received copies of all information listed, if any, in 1 above and the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety." If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period. For Sales Transactions Only: Buyer acknowledges the right for 10 days, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based

paint hazards; OR, (if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence

` '	mation above and co	ertify, to the best of my (our) k	nowledge, that the information
provided is true and correct.  DocuSigned by:		DocuSigned by:	
Jacob Peck	4/26/2022	Brent Webster	4/26/2022
Jacob Puk Buyarara Janant	Date	Buyer of 4 Fenant	Date

## 4. COOPERATING AGENT'S ACKNOWLEDGMENT

of lead-based paint and/or lead-based paint hazards.

Agent has informed Seller or Landlord, through the Listing Agent if the property is listed, of Seller's or Landlord's obligations under §42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct

	DocuSigned by:		
Coldwell Banker	By Dan Mclean	4/26/20	22
Agent (Broker obtaining the Offer)	Associate Licensee or Bro	ker Signature Date	e

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