



LEAD-BASED PAINT DISCLOSURE



1 Date: 03/28/2024

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3 Property Address: 1109 6th Ave N Great Falls MT 59401

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

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking
13 the appropriate boxes as follows:

- 14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
 - 15 Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):
 - 16 See Phase I & II reports. Lead is believed to have been removed in the 1980s.
 - 17 but some lead still exists (limited)
 - 18 Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
- 19 (b) Records and Reports available to the Seller (check one below):
 - 20 Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or
 - 21 lead-based paint hazards in the property. Those reports and records are itemized as follows:
 - 22 Phase I & II reports.
 - 23 Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.

- 24 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:
- 25 (c) _____ Buyer has received copies of all information listed in item (b), if any.
- 26 (d) _____ Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- 27 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell
- 28 Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.
- 29 (e) _____ Buyer has (check one below):
 - 30 Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or
 - 31 inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-
 - 32 Based Paint Contingency Addendum); or
 - 33 Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based
 - 34 paint and/or lead-based paint hazards.

35 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/
36 Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

37 AS SB Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is
38 aware of his/her responsibility to ensure compliance.

39 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information,
40 which they have provided is true and accurate.

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42 Charles Daniel Bar 05/10/2024
43 Seller Madison Apartments LLC Date Buyer Date

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47 Scott Blumfield 05/10/24
48 Seller Scott Blumfield Date Buyer Date

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50 Seller Broker/Salesperson Date
51 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign) Allison Smith 05/10/24
Scott Blumfield & Allison Smith

NOTE: Unless otherwise expressly stated the term days means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.