

Attachment B - LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE

IF PROPERTY WAS BUILT PRIOR TO 1978, THE SELLER AND HIS/HER AGENT MUST COMPLETE THIS DISCLOSURE AND DELIVER IT TO ALL PURCHASERS BEFORE SIGNING A CONTRACT.

(A) Lead Warning Statement

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

(B) Presence of Lead-Based Paint and/or Lead-Based Paint Hazards. (Check either (1) or (2) below.)

- (1) **Hazards Known.** Attached hereto is a statement signed by the Seller disclosing the presence of known lead-based paint and/or lead-based paint hazards at the Property, including but not limited to the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards and the condition of the painted surfaces.
- (2) **Hazards Unknown.** Seller has no actual knowledge of the presence of lead-based paint and/or lead-based hazards at the Property.

(C) Records and Reports Available to Seller. (Check either (1) or (2) below.)

- (1) **Records Provided.** Below or attached if more space is required, is a list of all records and/or reports available to Seller pertaining to lead-based paint and/or lead-based paint hazards at the Property:
3840 Macklem Ave. Niagara Falls NY 14305-1897
- (2) **No Records.** Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards at the Property.

(D) Unless purchaser waives, or they mutually agree on a different period, in writing, the Seller shall provide the purchaser with a ten (10) day opportunity to conduct a risk assessment or inspection for lead-based paint and/or lead-based paint hazards. Seller shall provide the approved Federal pamphlet, "Protect Your Family from Lead in Your Home" to the Purchaser.

(E) Seller's Authorization, Certification of Accuracy and Agent's Acknowledgement:

The undersigned Seller is the owner of the Property. The Seller hereby authorizes the Agent to provide this disclosure to any potential purchaser or exchange parties and other Brokers or their agents. The Seller and the Agent have reviewed the above information and certify, to the best of their knowledge, that the information is true and accurate. In addition, by signing below, the Agent acknowledges that the Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852d, and is aware of the Agent's duty to ensure compliance.

Property Address: 3840 Macklem Ave. Niagara Falls NY 14305-189 the "Property")


(Seller's Signature) St. Raphael's Roman Catholic Parish

12/13/24
(Date)


(Agent's Signature) Joseph J Mangano

12/20/24
(Date)