

Lead-Based Paint Contingency Purchase

**This Is A Legally Binding Contract. If Not Fully Understood,
We Recommend Consulting An Attorney Before Signing.**

Addendum to the Contract for the Purchase and Sale of Real Estate

Dated: _____ between _____ as Purchaser
and _____ as Seller. Regarding property located at

This Agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the 10th full calendar day after ratification. Date: _____ (10th day after ratification.) (Intact lead-based paint that is in good condition is not necessarily a hazard. see EPA pamphlet "Protect Your Family From Lead in Your Home" for more information). This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and or risk assessment report. The Seller may, at the Seller's option within _____ full calendar days after delivery of the addendum, elect in writing to correct the condition(s) prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Seller does not elect to make the repairs, or if the Seller makes a counter-offer, the Purchaser shall have _____ full calendar days to respond to the counter-offer or remove this contingency and take the property in "as is" condition or this Agreement shall be deemed cancelled, null and void. The Purchaser may remove this contingency at any time without cause.

Purchaser: _____

Date: _____

Purchaser: _____

Date: _____

Seller: _____

Date: _____

Seller: _____

Date: _____