



SALE AGREEMENT # \_\_\_\_\_

RESIDENTIAL

## LEAD-BASED PAINT DISCLOSURE ADDENDUM

1	Buyer(s) _____
2	Seller(s) <b>Housing Authority of Washington County</b>
3	Property Address or Tax ID # <b>20125 SW Rachelle Ct, Beaverton, OR 97007</b>
4	(the "Property")

5 This Lead-Based Paint Disclosure Addendum (this "LBP Disclosure Addendum") must be part of every Real Estate Sale Agreement for the sale of  
6 property containing one or more structures built before 1978 currently used or intended for use as a residence.

7 **1. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978  
8 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning.  
9 Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,  
10 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential  
11 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  
12 possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is  
13 recommended prior to purchase.

14 **2. SELLER'S AGENT'S ACKNOWLEDGMENT:** Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Agent's  
15 responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.

16 **Seller's Agent(s) Initials Required:** MS / \_\_\_\_\_

17 **3. SELLER'S DISCLOSURE:**

18 (a) Seller must select either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:

19 (i) ☒ Seller has knowledge of lead-based paint and/or lead-based paint hazards at the Property. *(explain)*

20 \_\_\_\_\_

21 (ii) ☐ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.

22 (b) Seller must select either (i) or (ii) below regarding records and reports available to Seller:

23 (i) ☐ Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards at  
24 the Property. *(list documents)* \_\_\_\_\_

25 (ii) ☒ Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards at the Property.

26 **4. BUYER'S ACKNOWLEDGMENT:**

27 (a) Buyer acknowledges receipt of the statements made by Seller in Section 3 (Seller's Disclosure).

28 (b) If Seller has selected item 3.(b)(i) of the Seller's Disclosure, Buyer (*select one*) ☐ has ☐ has not received the documents listed above. If  
29 Buyer selected "has not," Buyer may terminate this transaction before the earlier of receipt of those documents or Closing. If Buyer selected  
30 "has not" and later receives those documents, Buyer will subsequently have no right to terminate under this LBP Disclosure Addendum and  
31 will initial here: **Buyer Initials** \_\_\_\_\_ / **Date** \_\_\_\_\_

32 (c) Buyer has received the EPA pamphlet "*Protect Your Family from Lead in Your Home*" which is attached to this LBP Disclosure Addendum.

33 (d) Buyer must select either (i) or (ii) below, confirming Buyer has:

34 (i) ☐ received a ten (10) calendar day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the  
35 presence of lead-based paint and/or lead-based paint hazards; or

36 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint  
37 hazards.

38 **5. RIGHT OF TERMINATION:** Buyer has the right to terminate the Sale Agreement:

39 (a) by giving Seller Notice of termination during the LBP Contingency Period described in the Sale Agreement; or

40 (b) any time before Seller delivers to Buyer or Buyer's Agent both (i) EPA Pamphlet "*Protect Your Family From Lead in Your Home*," and (ii)  
41 any information, records, or reports available to Seller regarding lead-based paint and/or lead-based paint hazards at the Property.

42 Buyer Initials \_\_\_\_\_ / Date \_\_\_\_\_

43 Seller Initials MS / Date 2/21/2025 | B: 36

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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44 However, Buyer has no right to terminate under this LBP Disclosure Addendum if Buyer closes this transaction, or if Buyer waives the right to conduct  
45 a risk assessment or inspection in Section 4 (Buyer's Acknowledgment). Upon termination, all Deposits will be promptly refunded to Buyer. If requested  
46 by Seller, Buyer will Deliver to Seller a copy of Buyer's written reports or evaluations, if any, with the Notice of termination. Buyer's failure to Deliver  
47 to Seller the Notice of termination during the LBP Contingency Period will constitute acceptance of the condition of the Property as it relates to the  
48 presence of lead-based paint or lead-based paint hazards, and the LBP Contingency Period will automatically expire.

49 **6. CERTIFICATION OF ACCURACY:** The Parties have reviewed the information above and certify, to the best of their knowledge, that the information  
50 they have provided is true and accurate.

51 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

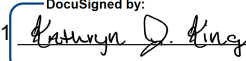
52 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

53 Seller <sup>Signed by:</sup>  Print **Housing Authority of Washington County** Date **2/21/2025 | 3:36 PM PST** ☐ a.m. ☐ p.m. ←  
F8D974663F2A4AD... **Molly C. Rogers**

54 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

55 Buyer's Agent 1 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

56 Buyer's Agent 2 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

57 Seller's Agent 1 <sup>DocuSigned by:</sup>  Print **Kathryn King** Date **2/21/2025 | 9:46 AM PST** ☐ a.m. ☐ p.m. ←  
966FC59555D4473...

58 Seller's Agent 2 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_ ☐ a.m. ☐ p.m. ←

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