



SALE AGREEMENT # _____

RESIDENTIAL

LEAD-BASED PAINT DISCLOSURE ADDENDUM

1	Buyer(s) _____
2	Seller(s) Housing Authority of Washington County
3	Property Address or Tax ID # <u>18495 SW Springfield St, Beaverton, OR 97007</u>
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 _____

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

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

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

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

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

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

30 (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
31 Buyer selected "has not," Buyer may terminate this transaction before the earlier of receipt of those documents or Closing. If Buyer selected
32 "has not" and later receives those documents, Buyer will subsequently have no right to terminate under this LBP Disclosure Addendum and
33 will initial here: **Buyer Initials** _____ / **Date** _____

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

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

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

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

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

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

42 (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)
43 any information, records, or reports available to Seller regarding lead-based paint and/or lead-based paint hazards at the Property.

Buyer Initials _____ / _____ Date _____

Seller Initials MS / _____ Date 2/21/2025 | 3:36 PM

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 021 | Released 01/2025 | Page 1 of 2

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RESIDENTIAL

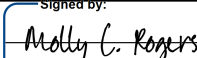
LEAD-BASED PAINT DISCLOSURE ADDENDUM

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. ←

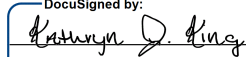
52 Buyer _____ Print _____ Date _____ ☐ a.m. ☐ p.m. ←

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

54 Seller ^{F8D974663F2A4AD...} _____ 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 ^{DocuSigned by:}  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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OREF 021 | Released 01/2025 | Page 2 of 2

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