**Lead Based Paint Disclosure Addendum**

**Who should use this form?**

This form should be used by agents listing properties that were built prior to 1978.

**What is the purpose of this form?**

The purpose of this form is to allow sellers to disclose the knowledge of lead based paint in the home they are selling and to provide documentation to both agents and the buyers that all reports and records of lead based paint hazards have been made available to the buyers. Additionally, this form complies with the EPA’s requirement for all sellers to disclose lead based paint hazards to the buyers, and it documents that the pamphlet “Protect Your Family from Lead in Your Home” has been received by the buyers.

**When is this form used?**

This form is prepared by the listing agent. Preferably, at the commencement of the listing, but at a minimum, before an offer is written by the buyer’s agent. Failure to use this form when required could result in a $10,000 fine by the EPA.