

**Disclosure of Information
on Lead-Based Paint and/or
Lead-Based Paint Hazards**



Lead Warning Statement

*RE: 110 West 6th St., GORDON, NE,
69343*

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such 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 hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and /or lead-based paint hazards are present in the housing (explain)

(ii) *RJJ* Seller has no knowledge of lead-based paint and/or lead based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) *RJJ* Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgement (initial)

(c) _____ Purchaser has received copies of all information listed above.

(d) _____ Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

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

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

Agent's Acknowledgement (initial)

(f) *MEJ* Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

* <i>Rita J. Johns</i> Seller <u>RITA J. JOHNS</u>	* <i>June 4, 2021</i> Date	Seller _____	Date _____
Purchaser _____	Date _____	Purchaser _____	Date _____
<i>Maureen E. Fass</i> Agent	<i>6/3/2021</i> Date	Agent _____	Date _____



ASBESTOS DISCLOSURE
 (when it is unknown whether the property contains asbestos)
ADDENDUM TO PURCHASE AGREEMENT

RE: 110 West 60th St.
 GORDON, NE. 69343

It is unknown whether the property contains Asbestos. There may or may not be Asbestos in areas of the property.

Under Nebraska Asbestos Control Act, Sections 71-6301 and following, significant expenses may be encountered in connection with the encapsulation, removal, demolition or dismantling on property containing Asbestos. Buyer is purchasing the property with full knowledge of the foregoing and understands he may employ, at his own expense, persons or firms to further inspect said condition or conditions and provide independent advice as to the extent of Asbestos in the property and potential expenses to Buyer. Buyer agrees that he accepts full and complete liability for any said potential expenses and further agrees that neither Seller nor SANDHILLS LAND & PROP MANG. (real estate firm) and their employees and agents shall have liability for any expenses which may arise in connection with any Asbestos conditions which are unknown to Seller or his agents.

Dated: _____

Buyer _____

Dated: _____

Buyer _____

* Dated: June 4, 2021

* Rita J. Johns
 Seller RITA J. JOHNS

Dated: _____

Seller _____