



**PRDS® LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
ADDENDUM, DISCLOSURE, AND ACKNOWLEDGEMENT**



This Addendum is to the Real Estate Purchase Lease/Rental Contract ("Contract") dated _____
 made by the Purchaser Tenant _____
 for the purchase lease of 280 EASY STREET # 422
 City of MT View County of SANTA CLARA, California ("Property").

LEAD WARNING STATEMENT

Every buyer/tenant 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/owner of any interest in residential real property is required to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller/owner's possession and notify the buyer/tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase/lease.

1. SELLER/OWNER DISCLOSURE

- a) Seller/Owner has no knowledge the following knowledge of lead-based paint and/or lead-based paint hazards: _____

- b) Seller/Owner has no reports or records the following reports or records pertaining to lead-based paint and/or lead-based paint hazards which have been received by Buyer or are provided as an attachment (list reports): _____

- c) Buyer/Tenant has received or is receiving as an attachment the "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for Federal and State use.
- d) For Sales Transactions Only: Buyer has a ten (10) day opportunity, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: OCT 13 2006 Seller/Owner: Jennifer S. Murray
 Date: _____ Seller/Owner: _____

2. LISTING BROKER AND/OR AGENT'S ACKNOWLEDGEMENT

Agent has informed Seller/Owner of Seller's/Owner's obligations under 42 U.S.C. §4852(d) and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: 13 OCT 06 Listing Agent: Donald J. Rader
 Print Name: DONALD J RADER
 Company Name: BAYVIEW HOMES

Buyer/Tenant Initials () ()

Seller/Owner Initials (JSM) ()

Subject Property Address: 280 EASY STREET Mt Urew #422 Date: OCT 13 2006

3. BUYER/TENANT ACKNOWLEDGEMENT

- a) I (we) have received the "Lead Warning Statement" above.
- b) I (we) have received the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for Federal and State use.
- c) For Sales Transactions Only: Buyer acknowledges the right for a 10 day opportunity, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property;

OR

(if checked) Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: _____ Buyer/Tenant: _____

Date: _____ Buyer/Tenant: _____

4. SELLING BROKER AND/OR AGENT'S ACKNOWLEDGEMENT

If the property is listed, Selling Broker/Agent has informed Seller/Owner, through the Listing Agent, of Seller's/Owner's obligations under 42 U.S.C. §4852(d) and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: _____ Selling Agent: _____

Print Name: _____

Company Name: _____