

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/ OR
LEAD-BASED PAINT HAZARDS
TARGETING HOUSING SALES

1 **TO BE COMPLETED BY SELLER**
2 **AND DELIVERED TO BUYER.**
3 **LICENSEES ARE TO ENSURE COMPLIANCE.**

4
5 **PROPERTY ADDRESS:** 1455 Avon St, sheridan, WY 82801
6 _____

7
8 **APPROXIMATE YEAR OF CONSTRUCTION:** 1966
9 _____

10 **Lead Warning Statement**

11 Every Buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified
12 that such property may present exposure to lead from lead-based paint that may place young children at risk of
13 developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including
14 learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also
15 poses a particular risk to pregnant women. The Seller of interest in residential real property is required to provide the
16 Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession
17 and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based
18 paint hazards is recommended prior to purchase.

19
20 **Seller's Disclosure – To be completed by Seller at time of listing**

21 VO JS (a). Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
22 (Initial) ☐ (i) – Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):
23 _____

24
25 VO JS ☒ (ii) – Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
26 (Initial) (b). Records and reports available to the Seller (Check (i) or (ii) below):

27 ☐ (i) – Seller has provided the Buyer with all available records and reports pertaining to lead-based paint
28 and/or lead-based paint hazards in the housing. (list documents below):
29 _____

30
31 ☒ (ii) – Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in
32 the housing.
33

34 **Seller's Acknowledgement** (Initial) _____

35 (c) Seller acknowledges that Seller has been informed of Seller's obligations to provide Buyer with the
36 EPA-approved pamphlet, *Protect Your Family From Lead in Your Home*; disclose to Buyer the presence of
37 any known lead-based paint and/or lead-based paint hazards in the housing being sold; disclose to the real
38 estate licensee the presence of any known lead-based paint and/or lead-based paint hazards in the target
39 housing and the existence of any available records or reports pertaining to the same; and provide those
40 records or reports to the Buyer. Seller is aware that civil and criminal penalties may be imposed if the Seller
41 fails to comply with these obligations. The seller must retain a copy of this disclosure for not less than three
42 years from the commencement of the rental period.
43

44 **Ten-day Opportunity to Conduct a Risk Assessment or Inspection (Seller/Buyer Initial)** _____

45 (d) Seller hereby advises the Buyer that the Buyer has the right to a 10-day opportunity to conduct a risk
46 assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before
47 becoming obligated under the contract to purchase the housing. The parties may agree to a different period
48 of time or the Buyer may waive the risk assessment or inspection opportunity in writing. The Buyer's
49 decision regarding the 10-day opportunity should be reflected in the Buyer's offer. See e.g. Contract to Buy
50 and Sell Real Estate Inspections.
51

Buyer's Acknowledgment – To be completed by Buyer before submitting an offer

(e) Buyer has read the Lead-Warning Statement above and understands its contents.

(Initial)

(f) Buyer has received and reviewed copies of any and all records and reports listed by Seller in (b) above.

(g) Buyer has received and reviewed the pamphlet *Protect Your Family From Lead in Your Home*.

(h) Buyer 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 and chooses a _____ day risk assessment or inspection period to be included in the Contract to Buy and Sell Real Estate; 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.

Licensees Acknowledgement (All licensees should initial) mx

(i) Real estate licensee (Licensee) has informed the applicable parties of their obligations under The Residential Lead-Based Paint Hazard Reduction Act 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.

SUBSTANTIAL PENALTIES EXIST FOR FAILURE TO COMPLY WITH FEDERAL LEAD-BASED PAINT DISCLOSURE LAWS

Seller Valley View, Trust Specialist Date 11-4-25

Seller Virginia L Cooper Revocable Trust Trust Specialist Date 11/4/25

Seller First Interstate Bank Successor TTEE Date _____

Seller _____ Date _____

Licensee working with the Seller Meg L Date 11/4/2025
(if applicable) Dawson or Megan Powers, Sales Associate

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Licensee working with the Buyer _____ Date _____
(if applicable)