

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: 1135 Big Horn Ave, Sheridan, WY 82801  
6

7 APPROXIMATE YEAR OF CONSTRUCTION: 1973  
8

9 **Lead Warning Statement**

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

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

20 Yc SB MSL (a). Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):  
21 (Initial) gfw  (i) – Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):  
22

23  (ii) – Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
24

25 (b). Records and reports available to the Seller (Check (i) or (ii) below):  
26 (Initial) gfw  (i) – Seller has provided the Buyer with all available records and reports pertaining to lead-based paint  
27 and/or lead-based paint hazards in the housing. (list documents below):  
28

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

32 **Seller's Acknowledgement**

33 (Initial) Yc SB MSL gfw

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

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

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

52 **Buyer's Acknowledgment – To be completed by Buyer before submitting an offer**  
53 (e) Buyer has read the Lead-Warning Statement above and understands its contents.  
54 (Initial)  
55 (f) Buyer has received and reviewed copies of any and all records and reports listed by Seller in (b) above.  
56 (g) Buyer has received and reviewed the pamphlet *Protect Your Family From Lead in Your Home*.  
57 (h) Buyer has (Check (i) or (ii) below):  
58  (i) – received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or  
59 inspection for the presence of lead-based paint and/or lead-based paint hazards and chooses a \_\_\_\_\_  
60 day risk assessment or inspection period to be included in the Contract to Buy and Sell Real Estate; or  
61  (ii) – waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based  
62 paint and/or lead-based paint hazards.  
63

64 **Licensees Acknowledgement** (All licensees should initial) \_\_\_\_\_  
65 (i) Real estate licensee (Licensee) has informed the applicable parties of their obligations under The  
66 Residential Lead-Based Paint Hazard Reduction Act and is aware of his/her responsibility to ensure  
67 compliance.  
68

69 **Certification of Accuracy**

70 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information  
71 they have provided is true and accurate.  
72

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

75  
76 Seller Susie Bisbee Date 10/29/25  
77  
78 Seller Susie Bisbee - Life Estate \_\_\_\_\_ Date \_\_\_\_\_  
79  
80 Seller Mark Kinner Date \_\_\_\_\_  
81 Seller Mark Kinner, Trustee Date \_\_\_\_\_  
82 Seller Kelly Campbell Date 10/29/25  
83 Seller HW Rasmussen Date 10/29/25  
84  
85

86 Licensee working with the Seller Bruce E. Garber Date 10/29/25  
87 (if applicable) **Bruce E. Garber Broker/Owner**  
88

89 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
90

91 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
92

93 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
94

95 Buyer \_\_\_\_\_ Date \_\_\_\_\_  
96

97  
98 Licensee working with the Buyer \_\_\_\_\_ Date \_\_\_\_\_  
99 (if applicable)