

# LEAD-BASED PAINT DISCLOSURE



1 Date: 04/17/2026

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3 **Property Address:** ~~Shepherd, MT 59079~~ 5213 Shepherd Acton Rd, Shepherd, MT 59079



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

12 **Seller's Disclosures:** The Seller hereby discloses the presence of lead-based paint and/or lead-based paint hazards by checking  
13 the appropriate boxes as follows:

- 14 (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
  - 15  Seller knows that lead-based paint and/or lead-based paint hazards are present in the property (explain):
  - 16 \_\_\_\_\_
  - 17 \_\_\_\_\_
  - 18  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the property.
- 19 (b) Records and Reports available to the Seller (check one below):
  - 20  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or
  - 21 lead-based paint hazards in the property. Those reports and records are itemized as follows:
  - 22 \_\_\_\_\_
  - 23 \_\_\_\_\_
  - 24  Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the property.

25 **Buyer's Acknowledgment:** Buyer acknowledges, by his/her initials in the blanks provided below, as follows:

- 26 (c)  Buyer has received copies of all information listed in item (b), if any.
- 27 (d)  Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."
- 28 If the delivery of the documents referenced in subsection (c) or (d) occurs after the full execution of the Buy-Sell
- 29 Agreement (the Agreement) by all parties, Buyer has a right to cancel as set forth in the Agreement.
- 30 (e)  Buyer has (check one below):
  - 31  Received a 10-day opportunity (or other mutually agreed upon period) to conduct a risk assessment or
  - 32 inspection of the presence of lead-based paint hazards (in which event the parties have entered a Lead-
  - 33 Based Paint Contingency Addendum); or
  - 34  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based
  - 35 paint and/or lead-based paint hazards.

36 **Broker/Salesperson's Acknowledgment:** The Seller Broker/Salesperson (or if no listing Broker/Salesperson, any Broker/  
37 Salesperson in the transaction) acknowledges, by his/her initials in the blank provided below, as follows:

- 38 (f)  Broker/Salesperson has informed the Seller of the Seller's obligations under 42 U.S.C. §4852(d) and is  
39 aware of his/her responsibility to ensure compliance.

40 **Certifications:** The undersigned have reviewed the information above and certify, to the best of their knowledge, that the information,  
41 which they have provided is true and accurate.

	<u>4-16-26</u>		
Seller	Date	Buyer	Date

Seller	Date	Buyer	Date

	<u>4/20/26</u>
Seller Broker/Salesperson	Date

51 (if no Seller Broker/Salesperson, Buyer Broker/Salesperson to sign)

**NOTE:** Unless otherwise expressly stated the term days means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.