LEAD-BASED PAINT ADDENDUM

Addendum to Purchase and Sale Contract dated _____ between

_____ (Seller) and

_____ (Purchaser)

Property Location _____ (Property)

Street City/Town

1. Purchaser acknowledges that he/she has received the "*Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards*" signed by Seller and Seller's Marketing Agent.

2. Purchaser's obligation to close under this Contract ☐ is ☐ is not subject to a lead-based paint inspection or risk assessment.

If "no", the following paragraphs are inapplicable.

If "yes", any such inspection or risk assessment shall be obtained by Purchaser at his/her sole expense and shall be performed by a qualified and certified lead-based paint inspector. Any inspection shall be performed not later than _____ calendar days after Seller's acceptance of the Contract and not thereafter. If the results of such inspection or risk assessment are unsatisfactory to Purchaser, Purchaser shall have the right to terminate this Contract, provided that Purchaser shall give Seller written notice of Purchaser's decision to terminate this Contract based on the results of the lead-based paint inspection or assessment not later than _____ calendar days after completion of the lead-based paint inspection or risk assessment.

If notice of Purchaser's decision to terminate the Contract based upon the results of the lead-based paint inspection or risk assessment is not provided within _____ calendar days after the completion of the inspection or if the inspection is not performed within _____ calendar days after Seller's acceptance of the Contract, this contingency shall be deemed waived and shall be of no further force and effect.

In the event Purchaser terminates this Contract in accordance with the provisions of this lead-based paint inspection or risk assessment contingency, all deposit money, together with all interest thereon to which Purchaser is entitled, shall be forthwith returned to Purchaser and the Contract shall be of no further force and effect. The responsibility to notify Seller of Purchaser's termination of this Contract based upon the results of the lead-based paint inspection or risk assessment shall be solely Purchaser's. The real estate brokers representing Seller shall have no responsibility under this Contract to notify Seller of Purchaser's termination based upon this contingency.

Seller hereby agrees to provide access to the Property upon reasonable prior notice for purposes of the above inspection(s). Any damage caused to the Property as a result of the inspection or risk assessment shall be Purchaser's responsibility.

_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date
_____ Seller	_____ Date	_____ Purchaser	_____ Date

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