

Form 22J  
Disclosure Lead Based Paint and Hazards  
Rev. 03/03  
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**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT  
AND LEAD-BASED PAINT HAZARDS**  
Addendum to Purchase & Sale or Lease Agreement

The following is part of the Purchase and Sale Agreement dated \_\_\_\_\_, 20\_\_\_\_ 1  
between \_\_\_\_\_ ("Buyer" and/or "Lessee") 2  
and Phillips \_\_\_\_\_ ("Seller" and/or "Lessor") 3  
concerning 4428 140th Avenue SE Bellevue, WA 98006 (the "Property") 4

**Purchase & Sale Agreement Lead Warning Statement** 5

Every purchaser 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 7  
at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological 8  
damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. 9  
Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real 10  
property is required to provide the buyer with any information on lead-based paint hazards from risk assessments 11  
or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk 12  
assessment or inspection for possible lead-based paint hazards is recommended prior to purchase. 13

**Lease Agreement Lead Warning Statement** 14

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health 15  
hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. 16  
Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based 17  
paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning 18  
prevention. 19

**Cancellation Rights** 20

If a residential dwelling was built on the Property prior to 1978, Buyer may rescind the Agreement at any time up to 21  
3 days after Buyer receives this Disclosure, **unless Buyer receives this disclosure prior to entering the Agreement.** 22

**NOTE:** In the event of pre-closing possession of more than 100 days by Buyer, the term Buyer also means Tenant. 23

**Seller's/Lessor's Disclosure** 24

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below): 25

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain). 26

Seller/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing. 27

(b) Records and reports available to the Seller/Lessor (check one below): 28

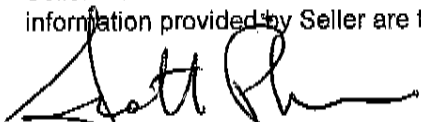
Seller/Lessor has provided the Buyer/Lessee with all available records and reports pertaining to lead-based 29  
paint and/or lead-based paint hazards in the housing (list documents below). 30

\_\_\_\_\_ 31

\_\_\_\_\_ 32

Seller/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in 33  
the housing. 34

Seller has reviewed the information above and certifies, to the best of Seller's knowledge, that the statements made and 35  
information provided by Seller are true and accurate. 36

  
\_\_\_\_\_  
Seller/Lessor Date 1-28-10

\_\_\_\_\_  
Seller/Lessor Date 37

Initials: BUYER/LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_ SELLER/LESSOR:  DATE: 1-28-10 38

BUYER/LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_ SELLER/LESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_ 39

### DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Addendum to Purchase & Sale or Lease Agreement  
(Continued)

#### Buyer's/Lessee's Acknowledgment

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(c) Buyer/Lessee has received copies of all information listed above.

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(d) Buyer/Lessee has received the pamphlet "Protect Your Family from Lead in Your Home."

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(e) Buyer has (check one below only if Purchase and Sale Agreement):

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Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards on the following terms and conditions:

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This Agreement is conditioned upon a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards, to be performed by a risk assessor or inspector at the Buyer's expense. (Intact lead-based paint that is in good condition is not necessarily a hazard. See the EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.)

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This contingency SHALL CONCLUSIVELY BE DEEMED SATISFIED (WAIVED) unless Buyer gives written notice of disapproval of the risk assessment or inspection to the Seller within \_\_\_\_\_ (10 days if not filled in) after receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections needed and must include a copy of the inspection and/or risk assessment report.

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The Seller may, at the Seller's option, within \_\_\_\_\_ days (3 days if not filled in) after Seller's receipt of Buyer's disapproval notice, give written notice that Seller will correct the conditions identified by Buyer. If Seller agrees to correct the conditions identified by Buyer, then it shall be accomplished at Seller's expense prior to the closing date, and Seller shall provide Buyer with certification from a risk assessor or inspector demonstrating that the condition(s) has been remedied prior to the closing date. In lieu of correction, the parties may agree on any other remedy for the disapproved condition(s), including but not limited to cash payments from Seller to Buyer or adjustments in the purchase price. If such an agreement on non-repair remedies is secured in writing before the expiration of the time period set forth in this subparagraph, then this contingency will be deemed satisfied.

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If the Seller does not give notice that the Seller will correct the conditions identified in Buyer's risk assessment or inspection, or if the parties cannot reach an agreement on alternative remedies, then Buyer may elect to give notice of termination of this Agreement within \_\_\_\_\_ days (3 days if not filled in) after expiration of the time limit in the preceding subparagraph or delivery of the Seller's notice pursuant to the preceding subparagraph, whichever first occurs. The earnest money shall then be returned to the Buyer and the parties shall have no further obligations to each other. Buyer's failure to give a written notice of termination means that the Buyer will be required to purchase the Property without the Seller having corrected the conditions identified in Buyer's risk assessment or inspection and without any alternative remedy for those conditions.

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Buyer waives the right to receive an amended Real Property Transfer Disclosure Statement (NWMLS Form No. 17 or equivalent) pursuant to RCW 64.06 based on any conditions identified in inspection and/or risk assessment report(s).

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Buyer has reviewed the information above and certifies, to the best of Buyer's knowledge, that the statements made by Buyer are true and accurate.

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Buyer/Lessee \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Lessee \_\_\_\_\_ Date \_\_\_\_\_

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#### Licensees' Acknowledgment

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Licensees have informed the Seller/Lessor of the Seller's/Lessor's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility to ensure compliance.

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Selling Licensee \_\_\_\_\_ Date \_\_\_\_\_

 \_\_\_\_\_ 1/28/10  
Listing Agent Date

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Initials: BUYER/LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER/LESSOR: \_\_\_\_\_ DATE: 1-28-10

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BUYER/LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_

SELLER/LESSOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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