



**REALTORS® ASSOCIATION OF NEW MEXICO
LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT - 2012**

All parts of this form must be completed in the proper order, including check-boxes, and everyone must sign it before Seller can legally accept an offer from Buyer. It would be a violation of Federal law for Seller to accept an offer from Buyer before Seller and Buyer have complied with each and every provision of the law.

This Disclosure and Acknowledgment will be attached as Addendum No. One to the Purchase Agreement between Seller and Buyer, dated _____,

Relating to the following Property:

57 Camino del Medio San Cristobal 87564
Address City Zip Code

Exhibit A on Warranty Deed

Legal Description

or see metes and bounds description attached as Exhibit _____, Taos County, New Mexico.

1. LEAD WARNING STATEMENT

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

2. SELLER'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards:

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

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards.

(b) Records and reports available to the Seller:

(i) Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. (List documents below.)

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

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3. BUYER'S ACKNOWLEDGMENT

- (a) Buyer has received copies of all information listed above.
- (b) Buyer has received the pamphlet "Protect Your Family From Lead in Your Home."

4. BUYER'S RIGHTS

Buyer has:

- (a) received a ten 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; or
- (b) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

5. AGENT'S CERTIFICATION

The Seller's Broker and the Buyer's Broker (if paid by the Seller or Seller's Broker) are the "agents" who are required to comply with the Regulations and sign this form, regardless of their brokerage relationships.

A. Agent has informed Seller of Seller's obligations under Sec. 42 U.S.C.A. 4852d to:

- (1) provide Buyer with the federally approved pamphlet, "Protect Your Family from Lead in Your Home;";
- (2) complete this Lead-Based Paint Addendum before giving it to Buyer;
- (3) disclose any known lead-based paint or lead-based paint hazards in the Property;
- (4) deliver to Buyer a list of and copies of all records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property;
- (5) provide Buyer with a ten-day (10) period (or other period mutually agreed in writing by Buyer and Seller) to have the Property inspected;
- (6) retain a completed copy of this Addendum for at least three (3) years following the closing of the sale.

B. Agent is aware of Agent's duty to ensure compliance with the requirements of Sec. 42 U.S.C.A. 4852d.

Warning

Provisions of this form are required by Federal regulations and should not be revised.

Certification

Each of the following parties has reviewed the information above and certifies, to the best of his or her knowledge, that the information provided by that party is true and accurate.

SELLER

<i>Virginia Maclovvia</i>	5-29-12	12:17
Seller Signature	Date	Time pm
Virginia Maclovvia fka Virginia, Reynolds		
Seller Names (Print)	Date	Time
PO Box 235	Arroyo Seco	NM
Seller Address	City	State
(575) 776-8780		87514
Seller Home Phone	Business Phone	Fax
Business Phone	Fax	Email Address

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BUYER

Buyer Signature	Date	Time
Buyer Signature	Date	Time
Buyer Names (Print)	Email Address	
Buyer Address	City	State Zip Code
Buyer Home Phone	Business Phone	Fax

SELLER'S BROKER

Prudential Taos Real Estate
Listing Firm

By (Signature)	Date	Time
Lisa N. Davis By (Print)	Broker <input checked="" type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	
314A Paseo del Pueblo Norte Address	Taos City	NM State Zip Code 87571
(575) 758-1924 Business Phone	(575) 758-4833 Fax	lisandavis@msn.com Email Address

BUYER'S BROKER

Selling Firm

By (Signature)	Date	Time
By (Print)	Broker <input type="checkbox"/> is <input type="checkbox"/> is not a REALTOR®	
Address	City	State Zip Code
Business Phone	Fax	Email Address