

SAMPLE CONTRACT CONTINGENCY LANGUAGE

This contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 9 p.m. on the tenth calendar-day after ratification [*insert date 10 days after contract ratification or a date mutually agreed upon*]. (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.)

This contingency will terminate at the above predetermined deadline unless the Purchaser (or Purchaser's agent) delivers to the Seller (or Seller's agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and/or risk assessment report.

The Seller may, at the Seller's option, within _____ days after Delivery of the addendum, elect in writing whether to correct the conditions prior to settlement. If the Seller will correct the condition, the Seller shall furnish the Purchaser with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement.

If the Seller does not elect to make the repairs, or if the Seller makes a counter offer, the Purchaser shall have _____ days to respond to the counteroffer or remove this contingency and take the property in "as is" condition or this contract shall become void. The Purchaser may remove this contingency at any time without cause.

This document provided free of charge from

[LegalSurvival.com](http://www.legalsurvival.com)

74 Main St., PO Box 31, Akron, NY 14001, Phone: (716) 542-5444, rfriedman@legalsurvival.com

<http://www.wny-lawyers.com/>