

ILLINOIS ASSOCIATION OF REALTORS

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT LEAD-BASED PAINT AND/OR LEAD BASED PAINT HAZARDS

Lead Warning Statement

Every purchaser 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.

Seller's Disclosure (initial)

- _____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
- Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

- Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and Reports available to the seller (check one below):
- Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

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

Purchaser's Acknowledgment (initial)

- _____ (c) Purchaser has received copies of all information listed above.
- _____ (d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*.
- _____ (e) Purchaser has (check one below):
- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

- _____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852 d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge, that the information they have provided is true and accurate.

Seller _____ Date / / Purchaser _____ Date / /
Seller _____ Date / / Purchaser _____ Date / /
Agent _____ Date / / Agent _____ Date / /
Property Address: _____



ILLINOIS ASSOCIATION OF REALTORS
MOLD DISCLOSURE



Printed Name(s) of Seller(s) _____

Printed Name(s) of Buyer(s) _____

Property Address _____

1. SELLER DISCLOSURE. To the best of Seller's actual knowledge, Seller represents:

- a. The Property described herein has has not been previously tested for molds;
Note: If answer to a. is "has not", then skip b. and c. and go to Section #2.
If answer to a. is "has", then complete b. and c.
b. The molds found were were not identified as toxic molds;
c. With regard to any molds that were found, measures were were not taken to remove those molds.

Buyers Initials

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2. MOLD INSPECTIONS. Molds, fungi, mildew, and similar organisms may exist in the Property of which the Seller is unaware and has no actual knowledge. These contaminants generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose molds. Buyer may wish to obtain an inspection specifically for molds to more fully determine the condition of the Property and its environmental status. Neither Seller's agents nor Buyer's agents are experts in the field of mold. The Buyers are strongly encouraged to satisfy themselves as to the Property condition.

3. HOLD HARMLESS. Buyer makes the decision to purchase the Property independent of any representation of the Agents or Brokers involved in the transaction regarding mold. Accordingly, Buyer agrees to indemnify and hold _____ (print names of Brokers and Designated Agents) harmless in the event any mold is present on the Property.

4. RECEIPT OF COPY. Seller and Buyer have read this Mold Disclosure and by their signatures hereon acknowledge receipt of a copy thereof.

5. PROFESSIONAL ADVICE. Seller and Buyer execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____



DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)

Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy, and mitigated if elevated levels are found.

Seller's Disclosure (initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
(b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
(c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
(d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- (e) Purchaser has received copies of all information listed above.
(f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

- (g) Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller _____ Date _____
Seller _____ Date _____
Purchaser _____ Date _____
Purchaser _____ Date _____
Agent _____ Date _____
Agent _____ Date _____
Property Address _____ City, State, Zip Code _____

AMENDMENT – REAL ESTATE PURCHASE CONTRACT
Amendment to Purchase Contract
between the undersigned parties concerning the property at:

Property Address _____ City _____ State _____ Zip Code _____

Contract Dated: _____

Effective on the date below, Seller and Buyer amend the Contract as follows (check those that apply):

- (1) The closing date is amended to: _____
 - The per diem charge is to be waived.
 - The per diem charge is amended to: \$ _____

- (2) The removal of buyer loan contingency is amended to: _____
 - Buyer's loan type has been amended to: _____

- (3) The removal of buyer inspection contingency is amended to: _____

- (4) The sales price is amended to: _____

- (5) Buyer closing costs amended to: _____

- (6) Other (describe): _____

The other provisions of the Contract and any Addenda remain unchanged except as set forth above.
Effective this _____ day of _____, 20____

BUYERS:

SELLERS:

This Amendment to Purchase Contract is subject to Seller's final review and approval.