Form 22J Lead Based Paint Disclosure Rev. 7/23 Page 1 of 2

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

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The follow	wing is part of the Purchase a	nd Sale Agreemer	nt dated			
etween	Buyer		Buyer		("Buyer")	
and	Frank Newell Seller		Karen Newell Seller		("Seller")	
oncernir	ng 103 S Bernard St Address		Chewelah City	WA 99109 State Zip	(the "Property").	
.ead Wa	rning Statement					
notifi risk o includ poiso requi inspe	y purchaser of any interest in ed that such property may proof developing lead poisoning. Iding learning disabilities, reconing also poses a particular red to provide the buyer wections in the seller's possessment or inspection for poss	esent exposure to Lead poisoning in y luced intelligence risk to pregnant w ith any informationssion and notify the ssion and notify the since the same the same the same the same the s	lead from lead-bas young children may quotient, behavior omen. The seller o on on lead-based the buyer of any	sed paint that may produce permane al problems and if any interest in re paint hazards fro known lead-based	place young children at nt neurological damage, mpaired memory. Lead sidential real property is m risk assessments or d paint hazards. A risk	1
IOTE: I	n the event of pre-closing pos	session of more th	nan 100 days by Bu	uyer, the term Buye	er also means Tenant.	1
Seller's l	Disclosure					1
		nd/or lead-based p	aint hazards (checl	k one below):		-
(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):In Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).						
	·	•	·		,	
						2
Ħ	Seller has no knowledge of le	ead-based paint ar	nd/or lead-based pa	aint hazards in the	housing.	2
(b) Re	cords and reports available to	the Seller (check	one below):			2
	Seller has provided the Buyer			pertaining to lead-	based paint and/or lead-	2
	based paint hazards in the ho	ousina (list docume	ents below).			2
						2
						2
5	Seller has no reports or record	ds pertaining to lea	d-based paint and/	or lead-based pain	t hazards in the housing.	2
	s reviewed the information al mation provided by Seller are			er's knowledge, th	at the statements made	2
	Newell	07/31/25	Karen No	المبيوا	07/31/25	_
Seller	/Vcwcii	Date	Seller	<u> </u>	Date	3
			Authentiscov	07/31/25	07/31/25	
Buyer Initials	s Date Buyer Initials	Date	Seller Initials	Date S	eller Initials Date	

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Continued

Buye	r's	Acknowledgment	31			
(c)	(c) Buyer has received the above Seller's Disclosure and all documents (if any).					
(d) Buyer has received the pamphlet <i>Protect Your Family from Lead in Your Home</i>						
(d) Buyer has received the partiplifier Protect Four Family from Lead in Four Florine						
(e)	Bu	has (check one below):				
		Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.				
	☐ Accepted an opportunity to conduct a risk assessment or inspection for the presence of lead-bas and/or lead-based paint hazards on the following terms and conditions:					
	This Agreement is conditioned upon a risk assessment or inspection of the Property for the presence based paint and/or lead-based paint hazards, to be performed by a risk assessor or inspector at lead-based paint that is in good condition is not necessarily a hazard).					
		disapproval of the risk assessment or inspection to Seller within (10 days if not filled in) after receiving this Disclosure. Buyer's notice must identify the specific existing deficiencies and corrections	42 43 44 45			
		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 adjustments to the Purchase Price. If an agreement on non-repair remedies is secured in writing before the	46 47 48 49 50 51 52 53			
		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 or delivery of Seller's notice pursuant to the preceding paragraph, whichever occurs first. The Earnest Money shall then be returned to Buyer and the parties shall have no further obligations to each other. Buyer's failure to give a written notice of termination means that Buyer will be required to purchase the Property without Seller having corrected the conditions identified in Buyer's risk assessment or inspection	54 55 56 57 58 59 60 61			
-			62 63			
Buy	yer	Date Buyer Date	64			
В	roke	ers have informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and are aware of their responsibility	65 66 67			
		Stepheney Lane 07/31/25	68			
Buy	yer E	Broker Date Listing Broker Date				
 Buyer I	Initials	Buyer Initials Date O7/31/25 Seller Initials Date O7/31/25 Seller Initials Date				