



RESIDENTIAL

### SELLER'S PROPERTY DISCLOSURE STATEMENT

1 Property Address or Tax ID # 7925 NW Oxbow Dr, Corvallis, OR 97330  
2 \_\_\_\_\_ (the "Property")

#### INSTRUCTIONS TO THE SELLER

- 3 Please complete the following form. Do not leave any spaces blank. Please refer to the line number(s) of the question(s) when you provide your
- 4 explanation(s). If you are not claiming an exclusion or refusing to provide the form under [ORS 105.475\(4\)](#), you should date and sign each page of
- 5 this disclosure statement and each attachment.
- 6 Each seller of residential property described in [ORS 105.465](#) must deliver this form to each buyer who makes a written offer to purchase. Under [ORS](#)
- 7 [105.475\(4\)](#), refusal to provide this form gives the buyer the right to revoke their offer at any time prior to closing the transaction. Use only the section(s)
- 8 of the form that apply to the transaction for which the form is used. If you are claiming an exclusion under [ORS 105.470](#), fill out only Section 1.
- 9 An exclusion may be claimed only if the seller qualifies for the exclusion under the law. If not excluded, the seller must disclose the condition of the
- 10 Property or the buyer may revoke their offer to purchase anytime prior to closing the transaction. Questions regarding the legal consequences of the
- 11 seller's choice should be directed to a qualified attorney.

#### DO NOT FILL OUT THIS SECTION UNLESS YOU ARE CLAIMING AN EXCLUSION UNDER ORS 105.470

- 12 **Section 1. EXCLUSION FROM ORS 105.462 TO 105.490:**
- 13 You may claim an exclusion under [ORS 105.470](#) only if you qualify under the statute. If you are not claiming an exclusion, you must fill out Section 2
- 14 of this form completely.
- 15 *Initial only the exclusion you wish to claim.*
- 16 \_\_\_\_\_ This is the first sale of a dwelling never occupied. The dwelling is constructed or installed under building or installation permit(s) #
- 17 \_\_\_\_\_, issued by \_\_\_\_\_.
- 18 \_\_\_\_\_ This sale is by a financial institution that acquired the Property as custodian, agent or trustee, or by foreclosure or deed in lieu of foreclosure.
- 19 \_\_\_\_\_ Seller is a court appointed (*select only one*)  receiver,  personal representative,  trustee,  conservator, or  guardian.
- 20 \_\_\_\_\_ This sale or transfer is by a governmental agency.
- 21 Signature(s) of Seller(s) claiming exclusion:
- 22 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←
- 23 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

- 24 Signature(s) of Buyer(s) to acknowledge Seller's claim:
- 25 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←
- 26 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

#### IF YOU DID NOT CLAIM AN EXCLUSION IN SECTION 1, YOU MUST FILL OUT THIS SECTION

- 27 **Section 2. SELLER'S PROPERTY DISCLOSURE STATEMENT:**
- 28 (NOT A WARRANTY) ([ORS 105.464](#))
- 29 NOTICE TO THE BUYER: THE FOLLOWING REPRESENTATIONS ARE MADE BY THE SELLER(S) CONCERNING THE CONDITION OF THE
- 30 PROPERTY LOCATED AT 7925 NW Oxbow Dr, Corvallis, OR 97330 (THE "PROPERTY").

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

DS Initial  
Seller Initials MSA [Signature] Date 1/24/2025 | 5:44:08 PM PST



### SELLER'S PROPERTY DISCLOSURE STATEMENT

31 Property Address or Tax ID # 7925 NW Oxbow Dr, Corvallis, OR 97330  
32 \_\_\_\_\_ (the "Property")

33 DISCLOSURES CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE OF THE  
34 PROPERTY AT THE TIME OF DISCLOSURE. BUYER HAS FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS SELLER'S  
35 DISCLOSURE STATEMENT TO REVOKE BUYER'S OFFER BY DELIVERING BUYER'S SEPARATE SIGNED WRITTEN STATEMENT OF  
36 REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE STATEMENT, UNLESS BUYER WAIVES THIS RIGHT AT OR  
37 PRIOR TO ENTERING INTO A SALE AGREEMENT.

38 FOR A MORE COMPREHENSIVE EXAMINATION OF THE SPECIFIC CONDITION OF THIS PROPERTY, BUYER IS ADVISED TO OBTAIN AND  
39 PAY FOR THE SERVICES OF A QUALIFIED SPECIALIST TO INSPECT THE PROPERTY ON BUYER'S BEHALF INCLUDING, FOR EXAMPLE,  
40 ONE OR MORE OF THE FOLLOWING: ARCHITECTS, ENGINEERS, PLUMBERS, ELECTRICIANS, ROOFERS, ENVIRONMENTAL  
41 INSPECTORS, BUILDING INSPECTORS, CERTIFIED HOME INSPECTORS, OR PEST AND DRY ROT INSPECTORS.

42 Seller (select one)  is  is not occupying the Property.

### I. SELLER'S REPRESENTATIONS

43 The following are representations made by Seller and are not the representations of any financial institution that may have made or may make a loan  
44 pertaining to the Property, or that may have or take a security interest in the Property, or any real estate licensee engaged by Seller or Buyer.

45 (Select or fill in an answer to each question below. Select "N/A" if a question is not applicable to the Property.)

46 \*If you mark "Yes" on items with \*, attach a copy or explain on an attached sheet.

#### 47 1. TITLE

- 48 A. Do you have legal authority to sell the Property?.....  Yes  No  Unknown
- 49 B. \*Is title to the Property subject to any of the following?.....  Yes\*  No  Unknown  
50  First right of refusal  Option  Lease or rental agreement  Other listing  Life estate
- 51 C. \*Is the Property being transferred an unlawfully established unit of land? .....  Yes\*  No  Unknown
- 52 D. \*Are there any encroachments, boundary agreements, boundary disputes or  
53 recent boundary changes? .....  Yes\*  No  Unknown
- 54 E. \*Are there any rights of way, easements, licenses, access limitations or claims  
55 that may affect your interest in the Property? .....  Yes\*  No  Unknown
- 56 F. \*Are there any agreements for joint maintenance of an easement or right of way? .....  Yes\*  No  Unknown
- 57 G. \*Are there any governmental studies, designations, zoning overlays, surveys or  
58 notices that would affect the Property? .....  Yes\*  No  Unknown
- 59 H. \*Are there any pending or existing governmental assessments against the Property? .....  Yes\*  No  Unknown
- 60 I. \*Are there any zoning violations or nonconforming uses?.....  Yes\*  No  Unknown
- 61 J. \*Is there a boundary survey for the Property? .....  Yes\*  No  Unknown
- 62 K. \*Are there any covenants, conditions, restrictions or private assessments that affect  
63 the Property? .....  Yes\*  No  Unknown
- 64 L. \*Is the Property subject to any special tax assessment or tax treatment that may  
65 result in levy of additional taxes if the Property is sold?.....  Yes\*  No  Unknown

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

DS Initial  
Seller Initials JBA [Signature] Date 1/24/2025 | 5:44:08 PM



SELLER'S PROPERTY DISCLOSURE STATEMENT

Property Address or Tax ID # 7925 NW Oxbow Dr, Corvallis, OR 97330 (the "Property")

2. WATER

A. Household water

(1) The source of the water is (select ALL that apply): Public Community Private Other (specify)

(2) Water source information:

a. Does the water source require a water permit? If yes, do you have a permit? b. Is the water source located on the Property? If not, are there any written agreements for a shared water source?

c. Is there an easement (recorded or unrecorded) for your access to or maintenance of the water source?

d. If the source of water is from a well or spring, have you had any of the following in the past 12 months? Flow test Bacteria test Chemical contents test

e. Are there any water source plumbing problems or needed repairs?

(3) Are there any water treatment systems for the Property? Leased Owned

B. Irrigation

(1) Are there any water rights or other irrigation rights for the Property? (2) If any exist, has the irrigation water been used during the last five-year period? (3) Is there a water rights certificate or other written evidence available?

C. Outdoor sprinkler system

(1) Is there an outdoor sprinkler system for the Property? (2) Has a back flow valve been installed? (3) Is the outdoor sprinkler system operable?

3. SEWAGE SYSTEM

A. Is the Property connected to a public or community sewage system? B. Are there any new public or community sewage systems proposed for the Property? C. Is the Property connected to an on-site septic system? (1) If yes, when was the system installed? (2) If yes, was the system installed by permit? (3) Has the system been repaired or altered? (4) Has the condition of the system been evaluated and a report issued? (5) Has the septic tank ever been pumped? If yes, when? pumped at time of purchase

Buyer Initials / Date

Seller Initials Date 1/24/2025 | 5:44:08 PM



### SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 104 (6) Does the system have a pump? .....  Yes  No  Unknown  N/A
- 105 (7) Does the system have a treatment unit such as a sand filter or an aerobic unit? .....  Yes  No  Unknown  N/A
- 106 (8) \*Is a service contract for routine maintenance required for the system? .....  Yes\*  No  Unknown  N/A
- 107 (9) Are all components of the system located on the Property?.....  Yes  No  Unknown  N/A
- 108 D. \*Are there any sewage system problems or needed repairs?.....  Yes\*  No  Unknown
- 109 E. Does your sewage system require on-site pumping to another level?.....  Yes  No  Unknown

#### 4. DWELLING INSULATION

- 111 A. Is there insulation in the:
  - 112 (1) Ceiling? .....  Yes  No  Unknown
  - 113 (2) Exterior walls? .....  Yes  No  Unknown
  - 114 (3) Floors? .....  Yes  No  Unknown
- 115 B. Are there any defective insulated doors or windows? .....  Yes  No  Unknown

#### 5. DWELLING STRUCTURE

- 117 A. \*Has the roof leaked?.....  Yes\*  No  Unknown
- 118 If yes, has it been repaired?.....  Yes  No  Unknown  N/A
- 119 B. Are there any additions, conversions or remodeling? .....  Yes  No  Unknown
- 120 If yes, was a building permit required? .....  Yes  No  Unknown  N/A
- 121 If yes, was a building permit obtained? .....  Yes  No  Unknown  N/A
- 122 If yes, was final inspection obtained?.....  Yes  No  Unknown  N/A
- 123 C. Are there smoke alarms or detectors?.....  Yes  No  Unknown
- 124 D. Are there carbon monoxide alarms? .....  Yes  No  Unknown
- 125 E. Is there a woodstove or fireplace insert included in the sale? .....  Yes  No  Unknown
- 126 \*If yes, what is the make? downstairs wood stove installed by Albany Woodstoves in ~2023
- 127 \*If yes, was it installed with a permit?.....  Yes\*  No  Unknown  N/A
- 128 \*If yes, is a certification label issued by the United States Environmental Protection
- 129 Agency (EPA) or the Department of Environmental Quality (DEQ) affixed to it?.....  Yes\*  No  Unknown  N/A
- 130 F. \*Has pest and dry rot, structural or "whole house" inspection been done within the
- 131 last three years? .....  Yes\*  No  Unknown
- 132 G. \*Are there any moisture problems, areas of water penetration, mildew odors or
- 133 other moisture conditions (especially in the basement)? .....  Yes\*  No  Unknown
- 134 \*If yes, explain on attached sheet the frequency and extent of problem and any insurance
- 135 claims, repairs or remediation done.
- 136 H. Is there a sump pump on the Property? .....  Yes  No  Unknown
- 137 I. Are there any materials used in the construction of the structure that are or have been
- 138 the subject of a recall, class action suit, settlement or litigation? .....  Yes  No  Unknown
- 139 If yes, what are the materials? \_\_\_\_\_

- 140 (1) Are there problems with the materials?.....  Yes  No  Unknown  N/A

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials JB / [Signature] Date 1/24/2025 | 5:44:08



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- (2) Are the materials covered by a warranty?
(3) Have the materials been inspected?
(4) Have there ever been claims filed for these materials by you or by previous owners?
(5) Was money received?
(6) Were any of the materials repaired or replaced?

6. DWELLING SYSTEMS AND FIXTURES

If the following systems or fixtures are included in the purchase price, are they in good working order on the date this form is signed?

- A. Electrical system, including wiring, switches, outlets and service.
B. Plumbing system, including pipes, faucets, fixtures and toilets
C. Water heater tank
D. Garbage disposal
E. Built-in range and oven
F. Built-in dishwasher
G. Sump pump
H. Heating and cooling systems
(1) Heating systems
(2) Cooling systems
I. Security system
J. Are there any materials or products used in the systems and fixtures that are or have been the subject of a recall, class action suit settlement or litigation?

7. COMMON INTEREST

- A. Is there a Home Owners' Association or other governing entity?
Name of Association or Other Governing Entity:
Contact Person:
Address:
Phone Number:

Buyer Initials / Date

DS Initial Date 1/24/2025 | 5:44:08 PM

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SELLER'S PROPERTY DISCLOSURE STATEMENT

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- 178 B. Regular periodic assessments: \$ \_\_\_\_\_ per [ ] Month [ ] Year [ ] Other \_\_\_\_\_
179
180 C. \*Are there any pending or proposed special assessments? ..... [x] Yes\* [ ] No [ ] Unknown
181
182 D. Are there shared "common areas" or joint maintenance agreements for facilities
183 like walls, fences, pools, tennis courts, walkways or other areas co-owned in
184 undivided interest with others?..... [ ] Yes [x] No [ ] Unknown
185 E. Is the Home Owners' Association or other governing entity a party to pending
186 litigation or subject to an unsatisfied judgment?..... [ ] Yes [ ] No [ ] Unknown [x] N/A
187 F. Is the Property in violation of recorded covenants, conditions and restrictions or in
188 violation of other bylaws or governing rules, whether recorded or not? ..... [ ] Yes [x] No [ ] Unknown [ ] N/A

8. SEISMIC

- 190 A. Was the house constructed before 1974? ..... [ ] Yes [x] No [ ] Unknown
191 If yes, has the house been bolted to its foundation?..... [ ] Yes [ ] No [ ] Unknown [x] N/A

9. GENERAL

- 193 A. Are there problems with settling, soil, standing water or drainage on the Property
194 or in the immediate area? ..... [ ] Yes [x] No [ ] Unknown
195 B. Does the Property contain fill?..... [ ] Yes [ ] No [x] Unknown
196 C. Is there any material damage to the Property or any of the structure(s) from fire,
197 wind, floods, beach movements, earthquake, expansive soils or landslides?..... [ ] Yes [x] No [ ] Unknown
198 D. Is the Property in a designated floodplain?..... [ ] Yes [x] No [ ] Unknown
199 Note: Flood insurance may be required for homes in a floodplain.
200 E. Is the Property in a designated slide or other geologic hazard zone? ..... [ ] Yes [ ] No [x] Unknown
201 F. \*Has any portion of the Property been tested or treated for asbestos, formaldehyde,
202 radon gas, lead-based paint, mold, fuel or chemical storage tanks or contaminated
203 soil or water? ..... [x] Yes\* [ ] No [ ] Unknown
204 G. Are there any tanks or underground storage tanks (for example, septic, chemical, fuel,
205 etc.) on the Property? ..... [x] Yes [ ] No [ ] Unknown
206 H. Has the Property ever been used as an illegal drug manufacturing or distribution site?..... [ ] Yes [x] No [ ] Unknown
207 \*If yes, was a Certificate of Fitness issued? ..... [ ] Yes\* [ ] No [ ] Unknown [x] N/A
208 I. \*Has the Property been classified as forestland-urban interface? ..... [ ] Yes\* [x] No [ ] Unknown

10. FULL DISCLOSURE BY SELLER(S)

- 210 A. \*Are there any other material defects affecting this Property or its value that a
211 prospective buyer should know about? ..... [ ] Yes\* [x] No
212 \*If yes, describe the defect on attached sheet and explain the frequency and extent
213 of the problem and any insurance claims, repairs or remediation.

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

DS Initial
Seller Initials [Signature] Date 1/24/2025 | 5:44:08 PM P

LINES WITH THIS SYMBOL ◀ REQUIRE A SIGNATURE AND DATE



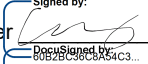

### SELLER'S PROPERTY DISCLOSURE STATEMENT

214 Property Address or Tax ID # 7925 NW Oxbow Dr, Corvallis, OR 97330  
215 \_\_\_\_\_ (the "Property")

### VERIFICATION

216 The foregoing answers and attached explanations (if any) are complete and correct to the best of my/our knowledge and I/we have received a copy  
217 of this disclosure statement. I/we authorize my/our agents to deliver a copy of this disclosure statement to all prospective buyers of the Property or  
218 their agents.

219 2 (complete even if zero) Number of pages of explanations that are attached.

220 Seller  Print Isley Gonzalez Date 1/24/2025 | 1:28:06 PM  a.m.  p.m. ←  
221 Seller  Print Julia Blue Arm Date 1/24/2025 | 5:44:08 PM  a.m.  p.m. ←

### II. BUYER'S ACKNOWLEDGMENT

222 A. As buyer(s), I/we acknowledge the duty to pay diligent attention to any material defects that are known to me/us or can be known by me/us by  
223 utilizing diligent attention and observation.

224 B. Each Buyer acknowledges and understands that the disclosures set forth in this statement and in any amendments to this statement are made  
225 only by Seller and are not representations of any financial institution that may have made or may make a loan pertaining to the Property, or that  
226 may have or take a security interest in the Property, or of any real estate licensee engaged by Seller or Buyer. A financial institution or real estate  
227 licensee is not bound by and has no liability with respect to any representation, misrepresentation, omission, error or inaccuracy contained in  
228 another party's disclosure statement required by this section or any amendment to the disclosure statement.

229 C. Buyer (which term includes all persons signing the "buyer's acknowledgment" portion of this disclosure statement below) hereby acknowledges  
230 receipt of a copy of this disclosure statement (including attachments, if any) bearing Seller's signature(s).

231 DISCLOSURES, IF ANY, CONTAINED IN THIS FORM ARE PROVIDED BY THE SELLER ON THE BASIS OF SELLER'S ACTUAL KNOWLEDGE  
232 OF THE PROPERTY AT THE TIME OF DISCLOSURE. IF THE SELLER HAS FILLED OUT SECTION 2 OF THIS FORM, YOU, THE BUYER, HAVE  
233 FIVE BUSINESS DAYS FROM THE SELLER'S DELIVERY OF THIS DISCLOSURE STATEMENT TO REVOKE YOUR OFFER BY DELIVERING  
234 YOUR SEPARATE SIGNED WRITTEN STATEMENT OF REVOCATION TO THE SELLER DISAPPROVING THE SELLER'S DISCLOSURE UNLESS  
235 YOU WAIVE THIS RIGHT AT OR PRIOR TO ENTERING INTO A SALE AGREEMENT.

#### BUYER HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THIS SELLER'S PROPERTY DISCLOSURE STATEMENT.

237 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

238 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

239 Agent receiving disclosure statement on Buyer's behalf to sign and date:

240 Real Estate Agent \_\_\_\_\_ ← Real Estate Firm (identify) \_\_\_\_\_

241 Date received by Agent \_\_\_\_\_

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**





SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

Property Address: 7925 NW Oxbow Dr, Corvallis, OR 97330

(Responses marked "yes" on items with an \* require a written explanation. See below)

Question # 5.A.

Details: branch punctured corner of roof and it was repaired already by Ironhead Roofing

Attachment Identified as

Question # 5.E.

Details: downstairs wood stove installed by Albany Woodstoves in ~2023

Attachment Identified as

Question # 5.E.

Details: the wood stove is certified

Attachment Identified as

Question # 5.F.

Details: inspection done at time of purchase

Attachment Identified as

Question # 7.C.

Details: there is a community road district, fees are approx \$200 per year

Attachment Identified as

Seller Isley Gonzalez Date 1/24/2025 | 1:28:06 PM PST a.m. p.m.

Seller Julia Blue Arm Date 1/24/2025 | 5:44:08 PM PST a.m. p.m.

Buyer Initials / Date





### SELLER'S PROPERTY DISCLOSURE STATEMENT ADDENDUM

1 Property Address: 7925 NW Oxbow Dr, Corvallis, OR 97330  
2

3 (Responses marked "yes" on items with an \* require a written explanation. See below)

4 Question # 9.F.

5 Details: radon mitigation system already in place  
6  
7  
8

9 Attachment Identified as \_\_\_\_\_

10 Question # 3.C.4.

11 Details: system inspected, lines flushed, at time of home purchase  
12  
13  
14

15 Attachment Identified as \_\_\_\_\_

16 Question # 2.A.2.b.

17 Details: well is on the property  
18  
19  
20

21 Attachment Identified as \_\_\_\_\_

22 Question # \_\_\_\_\_


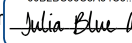
23 Details: \_\_\_\_\_  
24  
25  
26

27 Attachment Identified as \_\_\_\_\_

28 Question # \_\_\_\_\_

29 Details: \_\_\_\_\_  
30  
31  
32

33 Attachment Identified as \_\_\_\_\_

34 Seller  Isley Gonzalez Date 1/24/2025 | 1:28:06 PM PST a.m. \_\_\_\_\_ p.m. ←  
35 Seller  Julia Blue Arm Date 1/24/2025 | 5:44:08 PM PST a.m. \_\_\_\_\_ p.m. ←

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_



### LEAD-BASED PAINT DISCLOSURE ADDENDUM

1	Buyer(s) _____
2	Seller(s) <u>Isley Gonzalez, Julia Blue Arm</u>
3	Property Address or Tax ID # <u>7925 NW Oxbow Dr, Corvallis, OR 97330</u>
4	_____ (the "Property")

This Lead-Based Paint Disclosure Addendum (this "LBP Disclosure Addendum") must be part of every Real Estate Sale Agreement for the sale of property containing one or more structures built before 1978 currently used or intended for use as a residence.

**1. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint, which 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 AGENT'S ACKNOWLEDGMENT:** Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Agent's responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.

**Seller's Agent(s) Initials Required:** DS / MC

**3. SELLER'S DISCLOSURE:**

(a) Seller must select either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:

(i)  Seller has knowledge of lead-based paint and/or lead-based paint hazards at the Property. (*explain*) \_\_\_\_\_

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

(b) Seller must select either (i) or (ii) below regarding records and reports available to Seller:

(i)  Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards at the Property. (*list documents*) \_\_\_\_\_

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

**4. BUYER'S ACKNOWLEDGMENT:**

(a) Buyer acknowledges receipt of the statements made by Seller in Section 3 (Seller's Disclosure).

(b) If Seller has selected item 3.(b)(i) of the Seller's Disclosure, Buyer (*select one*)  has  has not received the documents listed above. If Buyer selected "has not," Buyer may terminate this transaction before the earlier of receipt of those documents or Closing. If Buyer selected "has not" and later receives those documents, Buyer will subsequently have no right to terminate under this LBP Disclosure Addendum and will initial here: **Buyer Initials** \_\_\_\_\_ / \_\_\_\_\_ **Date** \_\_\_\_\_

(c) Buyer has received the EPA pamphlet "*Protect Your Family from Lead in Your Home*" which is attached to this LBP Disclosure Addendum.

(d) Buyer must select either (i) or (ii) below, confirming Buyer has:

(i)  received a ten (10) calendar 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

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

**5. RIGHT OF TERMINATION:** Buyer has the right to terminate the Sale Agreement:

(a) by giving Seller Notice of termination during the LBP Contingency Period described in the Sale Agreement; or

(b) any time before Seller delivers to Buyer or Buyer's Agent both (i) EPA Pamphlet "*Protect Your Family From Lead in Your Home*," and (ii) any information, records, or reports available to Seller regarding lead-based paint and/or lead-based paint hazards at the Property.

Buyer Initials \_\_\_\_\_ / \_\_\_\_\_ Date \_\_\_\_\_

Seller Initials DS / MC Date 7/24/2025 | 5:44:00

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**



SALE AGREEMENT # \_\_\_\_\_

RESIDENTIAL


### LEAD-BASED PAINT DISCLOSURE ADDENDUM

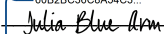
44 However, Buyer has no right to terminate under this LBP Disclosure Addendum if Buyer closes this transaction, or if Buyer waives the right to conduct  
45 a risk assessment or inspection in Section 4 (Buyer's Acknowledgment). Upon termination, all Deposits will be promptly refunded to Buyer. If requested  
46 by Seller, Buyer will Deliver to Seller a copy of Buyer's written reports or evaluations, if any, with the Notice of termination. Buyer's failure to Deliver  
47 to Seller the Notice of termination during the LBP Contingency Period will constitute acceptance of the condition of the Property as it relates to the  
48 presence of lead-based paint or lead-based paint hazards, and the LBP Contingency Period will automatically expire.

49 **6. CERTIFICATION OF ACCURACY:** The parties have reviewed the information above and certify, to the best of their knowledge, that the information  
50 they have provided is true and accurate.

51 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

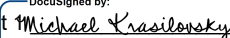
52 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

53 Seller <sup>Signed by:</sup>  Print **Isley Gonzalez** Date 1/24/2025 | 1:28:06 PM PST  a.m.  p.m. ←

54 Seller <sup>DocuSigned by:</sup>  Print **Julia Blue Arm** Date 1/24/2025 | 5:44:08 PM PST  a.m.  p.m. ←

55 Buyer's Agent 1 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

56 Buyer's Agent 2 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

57 Seller's Agent <sup>DocuSigned by:</sup>  Print **Michael Krasilovsky** Date 1/24/2025 | 1:21:18 PM PST  a.m.  p.m. ←

58 Seller's Agent 2 \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

**LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE**

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