



## **SELLERS LEAD-BASED PAINT DISCLOSURE**

### **Disclosure of Information on 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 must 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 before purchase.

#### **Seller's Disclosure**

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(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 in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports on  
The housing has lead-based paint and/or lead-based paint hazards (list documents below).  
(ii)  Seller has no reports or records on 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 (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment  
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 (NOT PERMISSIBLE FOR HOME AND CDBG).



#### Agent's Acknowledgment (initial)

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

#### Certification of Accuracy

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

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Seller \_\_\_\_\_ Date \_\_\_\_\_

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Seller \_\_\_\_\_ Date \_\_\_\_\_

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Purchaser \_\_\_\_\_ Date \_\_\_\_\_

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Purchaser \_\_\_\_\_ Date \_\_\_\_\_

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Agent \_\_\_\_\_ Date \_\_\_\_\_

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Agent \_\_\_\_\_ Date \_\_\_\_\_

City Hanford

First Time Home Buyer

Disclosure Forms June 2024



## **Disclosure to Seller with Voluntary, Arm's Length Purchase Offer DECLARATION**

This is to inform you that \_\_\_\_\_ would like to purchase the property located at \_\_\_\_\_ if a satisfactory agreement can be reached. We are prepared to pay \$\_\_\_\_\_ for a clear title to the property under the conditions described in the attached proposed contract of sale.

Because Federal funds may be used in the purchase, however, we are required to disclose to you the following information:

1. The sale is voluntary. If you do not wish to sell, the buyer(s)\_\_\_\_\_, thru the agency, City of Hanford, will not acquire your property. The buyer does not have the power of eminent domain to acquire your property by condemnation (i.e. eminent domain) and the agency/Sponsor, City of Hanford Housing Division, will not use the power of eminent domain to acquire the property.
2. The estimated fair market value of the property is \$\_\_\_\_\_, estimated by \_\_\_\_\_, and will be finally determined by a professional appraiser prior to the close of escrow.



## **Disclosure to Seller with Voluntary, Arm's Length Purchase Offer** **(Page 2)**

Since the purchase would be a voluntary, arm's length transaction, you would not be eligible for relocation payments or other relocation assistance under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) or any other law or regulation. Also, as indicated in the contract of sale, this offer is made on the condition that no tenant will be permitted to occupy the property before the sale is completed.

Again, please understand that if you do not wish to sell your property, we will take no further action to acquire it. If you are willing to sell the property under the conditions described in the attached contract of sale, please sign it and return it to us at 317 N. Douty St, Hanford, CA 93230. If you have any questions, please get in touch with the City of Hanford Housing Division at 559-585-2587 or 4766.

Sincerely,

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City of Hanford Housing Division

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Buyer

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date

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Buyer

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date



City Hanford

First Time Home Buyer Disclosure Forms

June 2024

**Disclosure to Seller with Voluntary, Arm's Length Purchase Offer**  
**(Page 3)**  
**Acknowledgment**

As the Seller, I/we understand that the City of Hanford Staff will inspect the property for health and safety deficiencies. I/we also understand that public funds may be involved in this transaction and, as such, if the property was built before 1978, a lead-based paint disclosure must be signed by both the buyer and seller and that a Visual Assessment will be conducted to determine the presence of deteriorated paint.

As the Seller, I/we understand that under the **City of Hanford** program, the property must be currently owner-occupied, vacant for three months at the time of submission of the purchase offer, new (never occupied), or renter purchasing the unit. I/we hereby certify that the property is:

Vacant for at least 3 months;  Owner-occupied;  New; or  Being Purchased by Occupant

I/we hereby certify that I have read and understand this "Declaration," and a copy of said Notice was given to me before the offer to purchase. If received after the presentation of the purchase offer, I/We choose to withdraw or not from the Purchase Agreement.

Seller

\_\_\_\_/\_\_\_\_/\_\_\_\_  
*Date*

Seller

\_\_\_\_/\_\_\_\_/\_\_\_\_  
*Date*