

Form # 2119

07/24

**PRE-1978 HOUSING RENTAL AND LEASES DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

PROPERTY: 1401 Windward Ridge, St. Louis, MO 63127

**Lead Warning Statement**

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

**Lessor's Disclosure**

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

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(b) Records and reports available to the Lessor (check one below):

Lessor has provided the Lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):


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

**Lessee's Acknowledgment** (initial appropriate blanks):

\_\_\_\_ Lessee has received copies of all information listed above (leave blank if none provided to Lessee).

\_\_\_\_ Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

**Agent's Acknowledgment** (initial):

 Agent has informed Lessor of Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. (To be completed by listing agent or if not listed, agent assisting Lessee).

**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

\_\_\_\_\_  
LESSEE SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Lessee Printed Name

\_\_\_\_\_  
LESSEE SIGNATURE

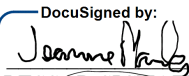
\_\_\_\_\_  
DATE

\_\_\_\_\_  
Lessee Printed Name

\_\_\_\_\_  
LESSEE AGENT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Lessee Agent Printed Name


DocuSigned by:  11/19/2024 | 3:13 PM PST  
\_\_\_\_\_  
LESSOR SIGNATURE DATE

**Jeanne Manley, managing member of Brown Eyed Girl, LLC**  
Lessor Printed Name

\_\_\_\_\_  
LESSOR SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
Lessor Printed Name

DocuSigned by:  11/20/2024 | 9:02 AM CST  
\_\_\_\_\_  
LESSOR AGENT SIGNATURE DATE

**Ryan Koppy**

Lessor Agent Printed Name

**NOTE: Any reference to Agent also includes a licensee acting as a Transaction Broker**