

LEAD-BASED PAINT DISCLOSURE ADDENDUM

1 Buyer(s) _____
2 Seller(s) Gilchrist West Llc ; Theresa Ernst , Gilchrist West Llc ; John Ernst
3 Property Address or Tax ID # 137930 Whitechrist Dr, Gilchrist, OR 97737
4 872773 (the "Property")

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

7 **1. LEAD WARNING STATEMENT:** Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978
8 is notified such property may present exposure to lead from lead-based paint, which may place young children at risk of developing lead poisoning.
9 Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient,
10 behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential
11 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
12 possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is
13 recommended prior to purchase. For more information, Buyer and Seller are advised to review OREF 018 - Advisory Regarding Lead-Based Paint.

14 **2. AGENT ACKNOWLEDGMENT:**

15 (a) [Signature] (Seller's Agent Initials) Seller's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is
16 aware of Seller's Agent's responsibility to ensure compliance with 40 C.F.R. 745 Subpart F.
17 (b) _____ / _____ (Buyer's Agent Initials, or enter N/A if not applicable) If the Buyer's Agent will receive compensation from the Seller,
18 Buyer's Agent has informed Seller of Seller's obligations under 42 U.S.C. § 4852d and is aware of Buyer's Agent's responsibility to ensure
19 compliance with 40 C.F.R. 745 Subpart F.

20 **3. SELLER'S DISCLOSURE:**

21 (a) Seller must initial either (i) or (ii) below regarding the presence of lead-based paint and/or lead-based paint hazards:
22 (i) _____ Seller has knowledge of lead-based paint and/or lead-based paint hazards at the Property. (describe what is known)
23 _____
24 _____
25 (ii) [Initials] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the Property.
26 (b) Seller must initial either (i) or (ii) below regarding records and reports available to Seller:
27 (i) _____ Seller has provided Buyer with all available records, reports and additional information available pertaining to lead-based
28 paint and/or lead-based paint hazards at the Property (the "LBP Documents"). (list documents) _____
29 _____
30 (ii) [Initials] Seller has no records, reports or other information pertaining to lead-based paint and/or lead-based paint hazards at the
31 Property.

32 **4. BUYER'S ACKNOWLEDGMENT:**

33 (a) Buyer acknowledges receipt of the statements made by Seller in Section 3 (Seller's Disclosure).
34 (b) If Seller has initialed item 3(b)(i) of the Seller's Disclosure, Buyer has (initial [i] or [ii] below):
35 (i) _____ received the LBP Documents.
36 (ii) _____ not received the LBP Documents. If Buyer receives the LBP Documents after Buyer has signed this LBP Disclosure
37 Addendum, Buyer will initial below:

38 Buyer Initials _____ / _____ / _____ / _____
39 Date _____ / _____ / _____ / _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials 6/23/26 [Signature] TE / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

OREF 021 | Released 01/2026 | Page 1 of 3

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

- 40 (c) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home* ("EPA Pamphlet"), which is attached to this LBP
41 Disclosure Addendum.
- 42 (d) Buyer has: (initial one)
- 43 (i) _____ received a 10 Calendar Day opportunity (or mutually agreed upon period) that begins following Delivery of this LBP
44 Disclosure Addendum ("Risk Assessment Period") to conduct a risk assessment or inspection for the presence of lead-based paint and/or
45 lead-based paint hazards ("Risk Assessment"). If Seller Delivers this LBP Disclosure Addendum before the Effective Date, the Risk
46 Assessment Period will begin on the Effective Date; or
- 47 (ii) _____ waived the opportunity to conduct a Risk Assessment. Buyer is advised to review OREF 098 - Advisory to Buyer Regarding
48 Waiving Contingencies for information about waiving contingencies.
- 49 Buyer will not provide all or a portion of any Risk Assessment reports to Seller unless Seller Delivers Notice to Buyer requesting them; but if Seller
50 requests, in writing using OREF 110 - Notice from Seller to Buyer, all or a portion of any Risk Assessment reports during this transaction or within
51 thirty (30) Calendar Days following termination, Buyer will promptly comply.
- 52 **5. RIGHT OF TERMINATION:** Buyer has the right to terminate the Sale Agreement any time prior to the end of the Risk Assessment Period and up
53 to _____ Business Days (two [2] if not filled in) after Seller's Delivery to Buyer of this LBP Disclosure Addendum, the EPA Pamphlet, all LBP
54 Documents, and following Delivery of each supplement to the LBP Documents that contains material information previously unknown to Buyer (the
55 "LBP Contingency Deadline"). Buyer must Notify Seller using OREF 064 - Notice of Buyer's Unconditional Disapproval before 5:00 p.m. on the LBP
56 Contingency Deadline of Buyer's unconditional disapproval of the Property. Upon Delivery of Buyer's unconditional disapproval, all Deposits will be
57 promptly refunded to Buyer, and this transaction will be terminated. If Buyer fails to provide Seller with written unconditional disapproval of the Property
58 by 5:00 p.m. on the LBP Contingency Deadline, Buyer will no longer be able to terminate based on lead-based paint and/or lead-based paint hazards
59 at the Property. However, Buyer has no right to terminate under this LBP Disclosure Addendum if Buyer closes this transaction.
- 60 **6. CERTIFICATION OF ACCURACY:** The Parties and their agents have reviewed their statements above and certify, to the best of their knowledge,
61 that their statements are true and accurate.

62	Buyer _____	Date/Time _____ ←
63	Print _____	
64	Buyer _____	Date/Time _____ ←
65	Print _____	
66	Buyer _____	Date/Time _____ ←
67	Print _____	
68	Buyer _____	Date/Time _____ ←
69	Print _____	

70	Seller <u>Mr Ernst</u>	Date/Time <u>6/23/26</u> ←
71	Print <u>Gilchrist West Llc ; Theresa Ernst</u>	
72	Seller <u>John Ernst</u>	Date/Time <u>6/23/26</u> ←
73	Print <u>Gilchrist West Llc ; John Ernst</u>	
74	Seller _____	Date/Time _____ ←
75	Print _____	
76	Seller _____	Date/Time _____ ←
77	Print _____	

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

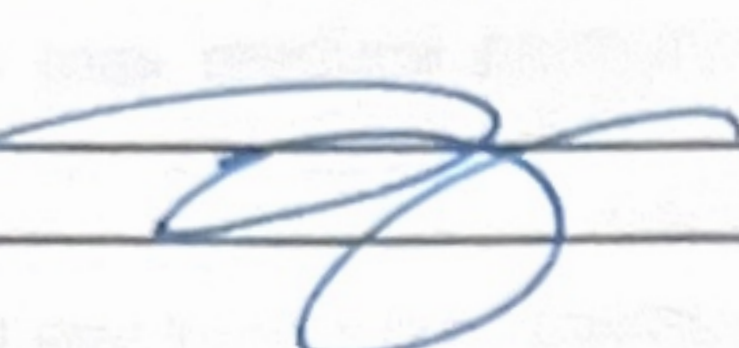
OREF 021 | Released 01/2026 | Page 2 of 3

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>.

LEAD-BASED PAINT DISCLOSURE ADDENDUM

AGENT SIGNATURES

78 Buyer's Agent 1 _____ Date/Time _____ ←
79 Print _____
80 Buyer's Agent 2 _____ Date/Time _____ ←
81 Print _____

82 Seller's Agent 1 _____ Date/Time 6/23/21 ←
83 Print Peggy Hoag 
84 Seller's Agent 2 _____ Date/Time _____ ←
85 Print _____

Buyer Initials _____ / _____ / _____ / _____

Seller Initials 6/23/21 BSZ TE / _____

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE

No portion of this form may be reproduced without the express permission of Oregon Real Estate Forms, LLC | Copyright Oregon Real Estate Forms, LLC 2022
This form has been licensed for use solely by the user named below under the terms of the Oregon Real Estate Forms license agreement located at:
<https://orefonline.com/oref-forms-license-terms-and-conditions>.