

Best Practices for Seller's and Lead Based Paint Disclosures

Effective August 1, 2018

Taking the Listing

Complete the listing contract with "Attachment A - Sellers Disclosures" and the Property Condition Disclosure Statement (PCDS). (When the house was built is part of these disclosures.)

If built prior to 1978, have seller complete "Attachment B - Lead Based Paint Disclosure (LBPD) (Separate Form).

Add "Attachment A - Sellers Disclosures" and "Attachment B - Lead Based Paint Disclosure" (if needed) and the "Property Condition Disclosure Statement" (PCDS) separately as a "Supplement" in Matrix.

Preparing the Offer

Go to Matrix and review Attachment A - Sellers Disclosures, Attachment B - Lead Based Paint Disclosure (if needed) and the "Property Condition Disclosure Statement" with your client/customer prior to completing the offer.

Use the information provided in Attachment A to complete the "Seller's Disclosures" in Paragraph 6 & 8 of the Contract of Sale.

If the house was built prior 1978, use Attachment B, to complete the "Lead Based Paint Rider."