

**LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARD ADDENDUM**Property: 156 Cheatham Mabry Road, Henderson, NC, 27537Seller: See Additional Signatures Addendum

Buyer: \_\_\_\_\_

This Addendum is attached to and made a part of the Offer to Purchase and Contract ("Contract") between Seller and Buyer for the Property.

During the Due Diligence Period, Buyer shall have the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards\* at Buyer's expense. Buyer may waive the right to obtain a risk assessment or inspection of the Property for the presence of lead-based paint and/or lead-based paint hazards at any time without cause.

**\*Intact lead-based paint that is in good condition is not necessarily a hazard. See EPA pamphlet "Protect Your Family From Lead in Your Home" for more information.**

**Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards****Lead Warning Statement**

*Every Buyer 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 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 hazards is recommended prior to purchase.*

**Seller's Disclosure (initial)**

- \_\_\_\_\_ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):  
☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  
 \_\_\_\_\_  
☒ 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 one)  
☐ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).  
 \_\_\_\_\_  
☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**Buyer's Acknowledgement (initial)**

- \_\_\_\_\_ (c) Buyer acknowledges receipt of Seller's statement set forth in (a) above, and copies of the records/reports listed in (b) above, if any.
- \_\_\_\_\_ (d) Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.
- \_\_\_\_\_ (e) Buyer (check one below):  
☐ Accepts the opportunity during the Due Diligence Period to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or  
☐ Waives the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

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This form jointly approved by:  
 North Carolina Bar Association's Real Property Section  
 North Carolina Association of REALTORS®, Inc.



**STANDARD FORM 2A9-T**  
 Revised 7/2021  
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Buyer Initials \_\_\_\_\_ Seller Initials \_\_\_\_\_

**Agent's Acknowledgment (initial)**

DS (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**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

IN THE EVENT OF A CONFLICT BETWEEN THIS ADDENDUM AND THE CONTRACT, THIS ADDENDUM SHALL CONTROL, EXCEPT THAT IN THE CASE OF SUCH A CONFLICT AS TO THE DESCRIPTION OF THE PROPERTY OR THE IDENTITY OF THE BUYER OR SELLER, THE CONTRACT SHALL CONTROL.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

**See Additional Signatures Addendum**

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Entity Buyer:

Entity Seller:

(Name of LLC/Corporation/Partnership/Trust/etc.)

(Name of LLC/Corporation/Partnership/Trust/etc.)

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Print NameName: \_\_\_\_\_  
Print Name

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Listing Agent: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 8/29/2023

DocuSigned by:

Karen Stainback  
Karen Stainback

**ADDITIONAL SIGNATURES ADDENDUM****[Consult "Guidelines" (Form 3G) for guidance in completing this form]****NOTE:** This form should not be used to add new parties after a contract has been formedProperty Address: 156 Cheatham Mabry Road, Henderson, NC, 27537

This ADDITIONAL SIGNATURES ADDENDUM is attached to and made a part of the following named document including any addendum listed here (describe form and addendum by name) Exclusive Right To Sell Listing Agreement, Lead-Based Paint Hazard Addendum, Mineral and Oil and Gas Rights Mandatory Disclosure Statement, Residential Property Disclosure, Continued... See Addendum Document Description 1 ("Document").

The number of parties who need to sign the Document exceed the space provided in the Document. The sole purpose of this Addendum is to provide additional spaces for the identification and signature of the Document by all necessary parties.

By signing this Addendum, each of the additional parties named below acknowledges receipt of the Document and agrees to be bound by all the terms, conditions and/or other provisions contained in the Document.

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Party Name (print): Nelson Wayne Cleaton ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Nelson Wayne Cleaton

Party Name (print): Valentina F. Cleaton ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/29/2023

Signature: Valentina F. Cleaton

Party Name (print): Wynn C. Parham ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Wynn C. Parham

Party Name (print): Michael O. Cleaton ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Michael O. Cleaton

Party Name (print): Patricia M. Cleaton ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Patricia M. Cleaton

Party Name (print): Terresa C. Reid ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Terresa C. Reid

Party Name (print): Alan R. Reid ☐ Buyer ☒ Seller ☐ Other: \_\_\_\_\_  
Date: 8/28/2023

Signature: Alan R. Reid

Party Name (print): \_\_\_\_\_ ☐ Buyer ☐ Seller ☐ Other: \_\_\_\_\_  
Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_ Print name and title \_\_\_\_\_

☐ Buyer ☐ Seller ☐ Other: \_\_\_\_\_

Entity Party Name (print): \_\_\_\_\_

By: \_\_\_\_\_

Signature of authorized representative \_\_\_\_\_ Date \_\_\_\_\_ Print name and title \_\_\_\_\_

☐ Buyer ☐ Seller ☐ Other: \_\_\_\_\_

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Revised 7/2020  
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