

## NEW MEXICO ASSOCIATION OF REALTORS® — 2025 ADDENDUM NO. \_ 1\_ LEAD-BASED PAINT ADDENDUM TO PURCHASE AGREEMENT





Federal law requires Seller to provide to Buyer all disclosures set forth in this Addendum AND to receive acknowledgment from Buyer that Buyer has received these disclosures PRIOR TO full execution of the Purchase Agreement. Further, Buyer shall not be obligated to purchase the Property unless Buyer has been provided an opportunity to inspect the Property as set forth in this Addendum. Click here for the Lead Base Paint Brochure

		endum is part of the Purchase agreement dated,					
Re	lating	to the following Property:					
	2105	S Espina	Las Cruces	NM 88001			
Sul		t, City, State, Zip Code) ULLEGE MESA SUBDIVISION 301 Lot: PT TR B S: 20 T: 2 ion	3S R: 2E ISNT#2219232				
	see me w Mex	tes and bounds or other legal description attached as Exhibit ico.	,Dona Ana	Count(ies),			
1.	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 paint hazards is recommended prior to purchase.						
2.	<b>A.</b> P	SELLER'S DISCLOSURE.  A. Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below as applicable):  i. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): SELLER(S)					
	ii	. Seller has no knowledge of lead-based paint and/or lead-bas	ed paint hazards in the housing.	SELLER(S) SK CS			
		secords and reports available to the Seller (initial (i) or (ii) bedefined Seller has provided Buyer with all available records and report paint and/or lead-based paint hazards in the housing (list do	orts pertaining to lead-based	SELLER(S)			
	ii	Seller has no reports or records pertaining to lead-based paraint hazards in the housing.	aint and/or lead-based	SELLER(S) SK CS			
3.	BUY	ER'S ACKNOWLEDGEMENT. (both A and B should be	initialed)				
	<b>A.</b> E	Buyer has received the Lead-Based Paint Warning Statement sased Paint Disclosures referenced in Paragraph 2(A) and if apeller's Disclosures referenced in Paragraph 2(B).	set forth in Paragraph 1 above				
	<b>B.</b> B	uyer has received the pamphlet "Protect Your Family from Le	ead in Your Home."	BUYER(S)			

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### 4. BUYER'S RIGHTS. (initial A or B below as applicable):

- A. Buyer has received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; **OR**BUYER(S)
- **B.** Buyer has waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

  BUYER(S)

<u> ATTENTION BUYER/SELLER</u>
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Both the Seller's Broker and the Buyer's Broker (if compensated by the Seller or Seller's Broker) are considered the "agents" under the Regulations and are required to certify as follows and sign this form, regardless of their brokerage relationships. Therefore, both the Seller and Buyer's brokers should initial below UNLESS the Buyer's Broker is being compensated entirely by the Buyer.

#### 5. BROKER'S CERTIFICATION. (both A and B should be initialed):

- A. Agent has informed Seller of Seller's obligations under Sec. 42 U.S.C.A. 4852d to:
  - 1) Provide Buyer with the federally approved pamphlet, "Protect Your Family from Lead in Your Home:"
  - 2) Complete this Lead-based Paint Addendum before giving it to Buyer;
  - 3) Disclose any known lead-based paint or lead-based paint hazards in the Property;
  - 4) Deliver to Buyer a list of and copies of all records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property;
  - 5) Provide Buyer with a ten-day (10) period (or other period mutually agreed in writing by Buyer and Seller) to have the Property inspected;
  - 6) Retain a completed copy of this Addendum for at least three (3) years following the closing of the sale.

BUYER BROK	XER(S)	SELLER BROKER(S)	MC btc KD
B. Agent is aware of Agent's duty to ensure compliance	ce with the requireme	ents of Sec. 42 U.S.C	C.A.4852d.
BUYER BROE	XER(S)	SELLER BROKER(S)	MC STO KD

#### Warning

Provisions of this form are required by Federal Regulations and should not be revised.



Each of the following parties has reviewed the information above and certifies, to the best of his or her knowledge, that the information provided by that party is true and accurate.





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### **BUYER(S)**

Buyer Signature	Printed Name		Date	Time
Buyer Signature	Printed Name		Date	Time
Authenticear	SELLER(S	)		
Sam Kunzman	Sam Kunzman		06/09/2025	5:05 PM
Sam Kunzman Seller Signature	Printed Name		Date	Time
Cory Sutphin	Cory Sutphin		06/09/2025	8:30 AM
Seller Signature	Printed Name		Date	
Authentisson  Authentisson  Authentisson  Authentisson	lines are needed, please use NN  SELLER'S BROE	06	Addendum /09/25	10:24 AM
Marvid Charlson	Marvid Charlson/Todd	Clarke/Kyle Deacon 6:3	6 PM 06/08/2025	5 06/08/25 9:03 PI
Broker Signature	Printed Name		Date	Time
Marvid Charlson #20397 / Todd C Qualifying Broker's Name and NMREC License No			d@pmiofnewmexico.com/tclarke@nm	apartment.com/kyled@deaconnm.com
Brokerage Firm Name	Office Phone		Email Address	
205 W. Boutz Rd. Bld.#6 Ste B/524 Central Ave SW Ste. #801 Albuquerque, NM 87102	Las Cruces	NM 88005	Broker <b>⋈</b> is □is n	ot a REALTOR®
Brokerage Address (Street, City, State, Zip Code)		VED (G)		
	BUYER'S BROK	<u>.ER(S)</u>		
Broker Signature	Printed Name		Date	Time
Qualifying Broker's Name and NMREC License No.				
Brokerage Firm Name	Office Phone	Cell Phone	Email Address	
			Broker □is □is n	ot a REALTOR®
Brokerage Address (Street, City, State, Zip Code)				