



ILLINOIS REALTORS®
DISCLOSURE OF INFORMATION ON RADON HAZARDS
(For Residential Real Property Sales or Purchases)



Radon Warning Statement

Every buyer of any interest in residential real property is notified that the property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer.

The Illinois Emergency Management Agency (IEMA) strongly recommends ALL homebuyers have an indoor radon test performed prior to purchase or taking occupancy and mitigated if elevated levels are found.

Seller's Disclosure (initial each of the following which applies)

- (a) Elevated radon concentrations (above EPA or IEMA recommended Radon Action Level) are known to be present within the dwelling. (Explain).
(b) Seller has provided the purchaser with the most current records and reports pertaining to elevated radon concentrations within the dwelling.
(c) Seller either has no knowledge of elevated radon concentrations in the dwelling or prior elevated radon concentrations have been mitigated or remediated.
(d) Seller has no records or reports pertaining to elevated radon concentrations within the dwelling.

Purchaser's Acknowledgment (initial each of the following which applies)

- (e) Purchaser has received copies of all information listed above.
(f) Purchaser has received the IEMA approved Radon Disclosure Pamphlet.

Agent's Acknowledgement (initial IF APPLICABLE)

Agent has informed the seller of the seller's obligations under Illinois law.

Certification of Accuracy

The following parties have reviewed the information above, and each party certifies, to the best of his or her knowledge, that the information he or she has provided is true and accurate.

Seller [Signature] Date 8-8-24
Seller [Signature] Date 8-8-24
Purchaser [ ] Date
Purchaser [ ] Date
Agent [Signature] Date 8-8-2024
Agent [ ] Date

Property Address: 5634 South Fork Road
City, State, Zip Code: Prairie du Rocher, IL 62277



**ILLINOIS REALTORS®**  
**DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT**  
**LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**



**Lead Warning Statement**

Every purchaser 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.

**Property Address:** \_\_\_\_\_ 5634 South Fork Road, Prairie du Rocher, IL 62277 \_\_\_\_\_

**Seller's Disclosure (initial)**

BHAW (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.

BHAW (b) Records and Reports available to the seller (check one below):

Seller has provided the purchaser 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.

**Purchaser's Acknowledgment (initial)**

<input type="checkbox"/>	(c) Purchaser has received copies of all information listed above.
<input type="checkbox"/>	(d) Purchaser has received the pamphlet <i>Protect Your Family From Lead in Your Home</i> .
<input type="checkbox"/>	(e) Purchaser has (check one below):
<input type="checkbox"/>	Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint or lead-based paint hazards; or
<input type="checkbox"/>	Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

**Agent's Acknowledgment (initial)**

[Signature] 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 they have provided is true and accurate.

Seller [Signature] Purchaser \_\_\_\_\_

Seller [Signature] Purchaser \_\_\_\_\_

Agent [Signature] Agent \_\_\_\_\_

(This disclosure form should be attached to the Contract to Purchase.)



This form has been prepared by legal counsel to the SOUTHWESTERN ILLINOIS BOARD OF REALTORS® and is intended solely for use by REALTOR® members of the SOUTHWESTERN ILLINOIS BOARD OF REALTORS®. Any unauthorized use is strictly prohibited.



### MEASUREMENT OF SQUARE FOOTAGE DISCLOSURE

Contract Dated: \_\_\_\_\_

Property Address: \_\_\_\_\_ 5634 South Fork Road, Prairie du Rocher, IL 62277

By and between: \_\_\_\_\_ Bambi Harrawood \_\_\_\_\_, (“Seller”)


and \_\_\_\_\_, (“Buyer”).

BUYER AND SELLER EACH ACKNOWLEDGE AND AGREE THAT BROKER HAS ADVISED THEM THAT BROKER: (1) is not an expert in measuring real estate structures or dwellings, (2) does not independently measure the total square footage of the properties that it markets for sale and/or shows to buyers, and (3) makes no opinion, representation, or warranty as to the accuracy of any measurement provided to Buyer or Seller, or relied upon by either.

To the extent that BROKER provides or shares information about total square footage of properties, then: (1) such information was received from one or more third-party sources, (2) is only an approximation, and (3) has not been verified by BROKER. There are several alternate standards relied upon for calculating total square footage, measurements, and the available data about total square footage can vary depending upon many variables, including but not limited to, the data source, the measurement standard that was used, the type of measurement device that was used, the date of measurement, and any obstructions, impediments or other limitations on accessibility or measurement points. One common source for total square footage is public information provided by the county assessor’s office. However, the county assessor’s office does not typically independently verify or warrant the accuracy of any such information. If you wish to have verifiable and accurate information about the total square footage of a particular property, you should retain a qualified professional appraiser to measure the property according to the measurement standard that you and/or the appraiser deem appropriate. The price per square foot for any property is a calculation based upon, among other things, total square footage, so price per square foot also is only an approximation and is subject to the same uncertainties and limitations described in this disclosure. In the event that any contract for the purchase or sale of real estate is dependent on or calculated based upon a square footage amount, the parties should acknowledge and agree upon the actual square footage to be used for such purposes.

  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

  
 Seller Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_