

LEAD-BASED PAINT TESTING CONTINGENCY RIDER

This Rider is hereby made part of the Contract to Purchase Real Estate commonly known as _____, Illinois, between Seller(s) _____ and Purchaser(s) _____, dated _____. The terms and conditions of this Rider shall govern over the provisions of the above-described Contract and are made a part thereof.

This Contract is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Purchaser's expense until 5:00 P.M. on either the tenth calendar day after ratification of the Contract or _____ (strike one). (insert date)

If the inspection or risk assessment discloses the presence of lead-based paint or lead-based paint hazards then Purchaser shall notify Seller, in writing, of such findings and provide Seller with a copy of the inspection report within forty-eight (48) hours after the time for conducting the inspection. Failure to give written notice to Seller within said time period shall mean that the contingency has been satisfied and the Purchaser is bound by this Contract. If Purchaser gives appropriate notice to Seller then:

_____ Purchaser may terminate this Contract with such forty-eight (48) hour written notice to the Seller.

_____ Purchaser shall provide Seller a written list of the existing deficiencies and the corrections needed with such forty-eight (48) hour written notice. Seller shall notify Purchaser in writing within _____ days after the date of such forty-eight hour written notice of the list of existing deficiencies and what conditions, if any, will be remedied by Seller prior to closing. Purchaser shall have three (3) days to provide written notice to Seller whether the proposed remediations are acceptable. If the proposed remediations are accepted by Purchaser the Contract will be binding on both sides and Seller shall be obligated to make the proposed remediations prior to closing and provide the Purchaser with certification from a risk assessor or inspector demonstrating that such deficiencies have been remedied. If Purchaser fails to respond within three (3) days or does not accept the proposed remediations then this Contract shall be void and the earnest money returned to Purchaser.

Seller(s)

Purchaser(s)

Date: _____

Date: _____