



SELLER'S DISCLOSURE ALTERNATIVES

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1. Date 4.4.13

2. Page 1 of 4 pages

3. Property located at 2615 Park Avenue #311

4. City of Minneapolis, County of Hennepin, State of Minnesota.

5. NOTICE: Sellers of residential property, with limited exceptions, are obligated to satisfy the requirements of MN Statutes 513.52 through 513.60. To comply with the statute, Seller must provide either a written disclosure to the prospective Buyer (see Seller's Property Disclosure Statement) or satisfy one of the following two options:

8. (Select one option only.)

9. 1) [] QUALIFIED THIRD-PARTY INSPECTION: Seller shall provide to prospective Buyer a written report that discloses material information relating to the real property that has been prepared by a qualified third party. "Qualified third party" means a federal, state or local governmental agency, or any person whom Seller or prospective Buyer reasonably believes has the expertise necessary to meet the industry standards of practice for the type of inspection or investigation that has been conducted by the third party in order to prepare the written report.

15. Seller shall disclose to prospective Buyer material facts known by Seller that contradict any information that is included in a written report, or material facts known by Seller that are not included in the report.

18. The inspection report was prepared by

19. _____

20. and dated _____, 20_____.

21. Seller discloses to Buyer the following material facts known by Seller that contradict any information included in the above referenced inspection report.

22. _____

23. _____

24. _____

25. _____

26. _____

27. Seller discloses to Buyer the following material facts known by Seller that are not included in the above referenced inspection report.

28. _____

29. _____

30. _____

31. _____

32. _____

33. 2) [X] WAIVER: The written disclosure required may be waived if Seller and prospective Buyer agree in writing. Seller and Buyer hereby waive the written disclosure required under MN Statutes 513.52 through 513.60.

35. NOTE: If both Seller and prospective Buyer agree, in writing, to waive the written disclosure required under MN Statutes 513.52 through 513.60, Seller is not obligated to disclose ANY material facts of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property, other than those disclosure requirements created by any other law. Seller is not obligated to update Buyer on any changes made to material facts of which Seller is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property or any intended use of the property that occur, other than those disclosure requirements created by any other law.

42. Waiver of the disclosure required under MN Statutes 513.52 through 513.60 does not waive, limit or abridge any obligation for Seller disclosure created by any other law.





45. Property located at 2615 Park Avenue #311, Minneapolis, MN 55407

46. OTHER REQUIRED DISCLOSURES:

47. NOTE: In addition to electing one of the above alternatives to the material fact disclosure, Minnesota law also
48. requires sellers to provide other disclosures to prospective buyers, such as those disclosures listed below.
49. Additionally, there may be other required disclosures by federal, state, local or other governmental entities
50. that are not listed below.

51. A. SUBSURFACE SEWAGE TREATMENT SYSTEM DISCLOSURE: (A subsurface sewage treatment system
52. disclosure is required by MN Statute 115.55.) (Check appropriate box.)

53. Seller certifies that Seller [] DOES [X] DOES NOT know of a subsurface sewage treatment system on or serving
(Check one.)

54. the above-described real property. (If answer is DOES, and the system does not require a state permit, see
55. Subsurface Sewage Treatment System Disclosure Statement.)

56. [] There is a subsurface sewage treatment system on or serving the above-described real property.
57. (See Subsurface Sewage Treatment System Disclosure Statement.)

58. [] There is an abandoned subsurface sewage treatment system on the above-described real property.
59. (See Subsurface Sewage Treatment System Disclosure Statement.)

60. B. PRIVATE WELL DISCLOSURE: (A well disclosure and Certificate are required by MN Statute 103f.235.)
61. (Check appropriate box.)

62. [X] Seller certifies that Seller does not know of any wells on the above-described real property.

63. [] Seller certifies there are one or more wells located on the above-described real property.
64. (See Well Disclosure Statement.)

65. Are there any wells serving the above-described property that are not located on the property? [] Yes [] No

66. Contaminated Well: Is there a well on or serving the property that contains contaminated water? [] Yes [] No

67. To your knowledge, is the property in a Special Well Construction Area? [] Yes [] No

68. Comments: _____

69. C. VALUATION EXCLUSION DISCLOSURE: (Required by MN Statute 273.11, Subd. 16)

70. There [] IS [X] IS NOT an exclusion from market value for home improvements on this property. Any valuation
(Check one.)

71. exclusion shall terminate upon sale of the property, and the property's estimated market value for property tax purposes
72. shall increase. If a valuation exclusion exists, Buyers are encouraged to look into the resulting tax
73. consequences.

74. Additional comments: _____

75. _____

76. D. METHAMPHETAMINE PRODUCTION DISCLOSURE:

77. (A methamphetamine production disclosure is required by MN Statute 152.0275, Subd. 2 (m).)

78. [X] Seller is not aware of any methamphetamine production that has occurred on the property.

79. [] Seller is aware that methamphetamine production has occurred on the property.
80. (See Methamphetamine Production Disclosure Statement.)

81. E. NOTICE REGARDING AIRPORT ZONING REGULATIONS: The property may be in or near an airport safety zone
82. with zoning regulations adopted by the governing body that may affect the property. Such zoning regulations are
83. filed with the county recorder in each county where the zoned area is located. If you would like to determine if such
84. zoning regulations affect the property, you should contact the county recorder where the zoned area is located.



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87. F. NOTICE REGARDING CARBON MONOXIDE DETECTORS:

88. MN Statute 299F.51 requires Carbon Monoxide Detectors to be located within ten (10) feet from all sleeping
89. rooms. Carbon Monoxide Detectors may or may not be personal property and may or may not be included in the
90. sale of the home.

91. G. WATER INTRUSION AND MOLD GROWTH: Recent studies have shown that various forms of water intrusion
92. affect many homes. Water intrusion may occur from exterior moisture entering the home and/or interior moisture
93. leaving the home.

94. Examples of exterior moisture sources may be

- 95. • improper flashing around windows and doors,
96. • improper grading,
97. • flooding,
98. • roof leaks.

99. Examples of interior moisture sources may be

- 100. • plumbing leaks,
101. • condensation (caused by indoor humidity that is too high or surfaces that are too cold),
102. • overflow from tubs, sinks or toilets,
103. • firewood stored indoors,
104. • humidifier use,
105. • inadequate venting of kitchen and bath humidity,
106. • improper venting of clothes dryer exhaust outdoors (including electrical dryers),
107. • line-drying laundry indoors,
108. • houseplants—watering them can generate large amounts of moisture.

109. In addition to the possible structural damage water intrusion may do to the property, water intrusion may also result
110. in the growth of mold, mildew and other fungi. Mold growth may also cause structural damage to the property.
111. Therefore, it is very important to detect and remediate water intrusion problems.

112. Fungi are present everywhere in our environment, both indoors and outdoors. Many molds are beneficial to humans.
113. However, molds have the ability to produce mycotoxins that may have a potential to cause serious health problems,
114. particularly in some immunocompromised individuals and people who have asthma or allergies to mold.

115. To complicate matters, mold growth is often difficult to detect, as it frequently grows within the wall structure. If you
116. have a concern about water intrusion or the resulting mold/mildew/fungi growth, you may want to consider having
117. the property inspected for moisture problems before entering into a purchase agreement or as a condition of your
118. purchase agreement. Such an analysis is particularly advisable if you observe staining or any musty odors on the
119. property.

120. For additional information about water intrusion, indoor air quality, moisture or mold issues, please view the
121. Minnesota Association of REALTORS® Desktop Reference Guide at www.mnrealtor.com.

122. H. NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory
123. offender registry and persons registered with the predatory offender registry under MN Statute 243.166
124. may be obtained by contacting the local law enforcement offices in the community where the property is
125. located or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections
126. web site at www.corr.state.mn.us.

127. I. ADDITIONAL REQUIRED DISCLOSURES (e.g., city, municipal, county):

128. _____
129. _____
130. _____
131. _____
132. _____



134. **J. SELLER'S STATEMENT:**

135. *(To be signed at time of listing.)*

136. Seller(s) hereby authorizes any licensee(s) representing or assisting any party(ies) in this transaction to provide
137. a copy of this Disclosure to any person or entity in connection with any actual or anticipated sale of the property.

138. Betty R Kinsey 4/14/13 _____
(Seller) Betty Kinsey (Date) (Seller) (Date)

139. **K. BUYER'S ACKNOWLEDGEMENT:**

140. *(To be signed at time of purchase agreement.)*

141. I/We, the Buyer(s) of the property, acknowledge receipt of this SELLER'S DISCLOSURE ALTERNATIVES form
142. and agree to the seller's disclosure option selected in this form. I/We further agree that no representations regarding
143. material facts have been made, other than those made in this form.

144. _____ (Buyer) _____ (Date) _____ (Buyer) _____ (Date)

145. **L. SELLER'S ACKNOWLEDGEMENT:**

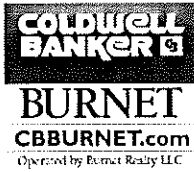
146. *(To be signed at time of purchase agreement.)*

147. **AS OF THE DATE BELOW, I/we, the Seller(s) of the property, state that the material facts are the same, except**
148. **for changes as indicated below, which have been signed and dated.**

149. _____
150. _____
151. _____
152. _____
153. _____
154. _____

155. _____ (Seller) Betty Kinsey _____ (Date) _____ (Seller) _____ (Date)

156. **LISTING BROKER AND LICENSEES MAKE NO REPRESENTATIONS AND ARE**
157. **NOT RESPONSIBLE FOR ANY CONDITIONS EXISTING IN THE PROPERTY.**



CONDOMINIUM/TOWNHOUSE/
COOPERATIVE ADDENDUM
COMMON INTEREST COMMUNITY (CIC)

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1. Date 4.4.13
2. Page _____

3. Addendum to Purchase Agreement between parties, dated _____, 20____, pertaining
4. to the purchase and sale of property at 2615 Park Avenue #311
5. Minneapolis MN 55407

6. **THIS TRANSACTION MAY NOT BE SUBJECT TO THE DISCLOSURE REQUIREMENTS (see information**
7. **under "EXCEPTIONS") AND TEN (10)-DAY RIGHT OF CANCELLATION DESCRIBED BELOW. BUYER MAY**
8. **WISH TO DETERMINE WHETHER THESE PROVISIONS APPLY BEFORE PROCEEDING WITH THIS OFFER TO**
9. **PURCHASE.**

10. **NOTICE:** Unless they are otherwise exempt, the following statutory NOTICE applies to transactions involving
11. condominiums or cooperatives or planned communities (including townhomes) that are subject to or have elected to be
12. subject to the Minnesota Common Interest Ownership Act (MCIOA), MN Statutes 515B.1-101 through 515B.4-118:
13. "The following notice is required by Minnesota Statutes. The purchaser is entitled to receive a disclosure statement
14. or resale disclosure certificate, as applicable. The disclosure statement or resale disclosure certificate contains
15. important information regarding the common interest community and the purchaser's cancellation rights."

16. **NOTICE FOR INITIAL SALE:** Minnesota Statutes require that the following disclosure be made to the initial occupant,
17. of a platted lot or other parcel of real estate (i) which is or may be subject to a master declaration, (ii) which is intended
18. for residential occupancy, and (iii) which does not and is not intended to constitute a unit, shall be subject to the following
19. requirements.

20. "(1) The following notice is required by Minnesota Statutes: The real estate to be conveyed under this Purchase
21. Agreement is or may be subject to a master association as defined in MN Statute 515B. The master developer
22. is required to provide to the buyer, within ten (10) days after receipt of a request from the buyer or the buyer's
23. authorized representative, a statement containing the information required by MN Statute 515B.4-102(a)(20),
24. with respect to the master association. The statement contains important information regarding the master
25. association. The name, address and telephone number of the master developer are:

26. _____
27. _____

28. (2) A master developer shall, within ten (10) days after receipt of a request described in clause (1), furnish to the
29. requesting person the information required to be provided by MN Statute 515B.4-102(a)(20)."

30. **DOCUMENTATION AND RIGHT TO CANCEL**

31. **APPLICABILITY:** If this transaction involves ownership of a condominium or of a cooperative or of a unit in a planned
32. community (including townhomes) that is subject to or has elected to be subject to MCIOA, then the following disclosure
33. requirements and right of cancellation apply to this transaction. However, certain properties are exempt from coverage
34. under MCIOA. Buyer may wish to determine whether this property is subject to MCIOA before submitting an offer to
35. purchase.

36. **DOCUMENTS:** Seller is required to furnish Buyer with the following documents relating to the Association
37. and/or the Master Association, if applicable, before conveyance of unit:

- 38. (1) (a) a copy of the declaration (other than any CIC plat), (b) the articles of incorporation, (c) bylaws, (d) any rules
39. and regulations for the association, and (e) any amendments or supplemental declarations;
- 40. (2) a copy of the master declaration, articles of incorporation, bylaws, and rules and regulations, if the common interest
41. community is a member of a master association;
- 42. (3) (a) a **Disclosure Statement** (for initial sale of property) and all amendments thereto required by MN Statute
43. 515B.4-101, including a balance sheet of the Association, current within 90 days, and the projected annual budget
44. of the Association and a statement identifying the party responsible for preparation of the budget; or (b) **Resale**
45. **Disclosure Certificate** (for resale of property) and all amendments thereto required by MN Statute 515B.4-107,
46. including the most recent regularly prepared balance sheets, income and expense statements and current budget
47. of the Association. The **Resale Disclosure Certificate** from the Association must be dated not more than 90 days



CONDOMINIUM/TOWNHOUSE/
COOPERATIVE ADDENDUM
COMMON INTEREST COMMUNITY (CIC)

48. Page _____

49. Property located at 2615 Park Avenue #311 Minneapolis
50. prior to the date of this Purchase Agreement or the date of conveyance, whichever is earlier. The Association may
51. charge a reasonable fee for providing the required documents, which shall be paid by Seller. A Seller, on resale
52. of the property, is not liable to Buyer for any erroneous information provided by the Association and included in the
53. *Resale Disclosure Certificate*. Nor is a Seller, on resale of the property, liable to Buyer for failure of the Association
54. to provide the *Resale Disclosure Certificate*, or for a delay by the Association in providing said *Disclosure Certificate*
55. in a timely manner. For an initial sale of the property, a declarant of a common interest community may be liable
56. to provide the *Disclosure Statement* and its contents.
57. **Receipt of the documents relating to the Association and/or the Master Association, if applicable, by Buyer's**
58. **agent, or licensee representing or assisting Buyer, shall constitute delivery of documents to Buyer.**
59. **RIGHT TO CANCEL PURCHASE AGREEMENT:** Unless Buyer received Association documents (described on lines
60. 36-56) more than ten (10) days before signing the Purchase Agreement, Buyer has the right to cancel this
61. Purchase Agreement within ten (10) days of receipt of said documents. This ten (10)-day right of rescission
62. begins when the last document relating to the Association and/or the Master Association, if applicable, is
63. delivered. If an *Amendment to a Disclosure Statement* (for an initial sale of the property only) materially and adversely
64. affects a Buyer, then Buyer may cancel this Purchase Agreement within ten (10) days after delivery of the
65. *Amendment*. If Buyer elects to cancel this Purchase Agreement, the Purchase Agreement is canceled. Buyer and Seller shall
66. immediately sign a *Cancellation of Purchase Agreement* confirming said cancellation and directing all earnest money
67. paid hereunder to be refunded to Buyer. Buyer shall return all documents to Seller or shall reimburse Seller for Seller's
68. cost to obtain the documents. Buyer may cancel, without penalty, by either delivering written notice of cancellation to
69. Seller, or licensee representing or assisting Seller, or by mailing such notice by postage-prepaid U.S. mail, to Seller,
70. or licensee representing or assisting Seller, within said ten (10)-day period. On residential transactions, the ten (10)-
71. day rescission period, after delivery of the *Disclosure Statement*, *Amendment to the Disclosure Statement* or the
72. *Resale Disclosure Certificate*, may be modified or waived, in writing, by agreement of Buyer of a unit **ONLY AFTER**
73. Buyer has received and had an opportunity to review the *Disclosure Statement*, *Amendment to the Disclosure Statement*
74. or *Resale Disclosure Certificate*. The person required to deliver a *Disclosure Statement*, *Amendment to the Disclosure*
75. *Statement* or the *Resale Disclosure Certificate* may not condition the sale of the unit on Buyer agreeing to modify or
76. waive Buyer's ten (10)-day right of rescission, may not contractually obligate Buyer to modify or waive Buyer's ten (10)-
77. day right of rescission and may not include a modification or waiver of the ten (10)-day right of rescission in any purchase
78. agreement for the unit. To be effective, a modification or waiver of Buyer's ten (10)-day right of rescission must be
79. evidenced by an instrument separate from the Purchase Agreement signed by Buyer more than **THREE (3) DAYS**
80. after Buyer receives the *Disclosure Statement*, *Amendment to Disclosure Statement* or the *Resale Disclosure Certificate*.
81. On residential transactions, the ten (10)-day rescission period may also be waived or shortened by Buyer's acceptance
82. of conveyance (closing) of the property, in accordance with MN Statute 515B.
83. **ASSOCIATION REPLACEMENT RESERVES AND ASSESSMENTS:** The selling price includes any funds held in
84. replacement reserve by the Unit Owners' Association for repairs or capital improvements. There shall be no adjustment
85. at closing for such replacement reserves, except for such portion of the current (month of closing) monthly assessments
86. allotted for such replacement reserves.
87. **REGULAR ASSESSMENTS:** All Unit Owners' Association regular assessments shall be paid to date of closing by
88. Seller as required by Unit Owners' Association documents. The installment of regular assessments due or paid in
89. the month of closing shall be prorated between Buyer and Seller as of the date of closing. Seller shall furnish paid
90. receipts or a letter from the Unit Owners' Association at closing, confirming that all assessments have been paid as
91. required by Unit Owners' Association documents.
92. **UNIT OWNERS' ASSOCIATION SPECIAL ASSESSMENTS:** Shall be handled as specified on page two (2) of the
93. Purchase Agreement. Seller makes no representation or warranty whatsoever concerning the amount of Unit Owners'
94. Association assessments which may be assessed against the property after the date of closing. Such information, if
95. known, is reflected in the *Disclosure Statement* or *Resale Disclosure Certificate*. However, Seller shall provide Buyer
96. with any written notice received by Seller from the Unit Owners' Association relating to potential expenditures which
97. may occur subsequent to the date of closing.



CONDOMINIUM/TOWNHOUSE/
COOPERATIVE ADDENDUM
COMMON INTEREST COMMUNITY (CIC)

98. Page _____

99. Property located at 2615 Park Avenue #311 Minneapolis

100. WARRANTY DISCLAIMER: Notwithstanding anything to the contrary contained in this Purchase Agreement,
101. Seller makes no warranty of any kind regarding the condition of the common areas and facilities, subject to
102. any statutorily mandated warranty. For an initial sale of a property, the builder/developer may be required by
103. statute to provide specified warranties.

104. OTHER: _____

105. _____

106. _____

107. _____

108. _____

109. _____

110. _____

111. _____

112. EXCEPTIONS: Most common interest communities will be subject to MN Statute 515B (MCIOA); however, current
113. MN Statute 515B.1-102 (e) states that Chapter 515B shall not apply, unless the association has elected to be
114. covered by MN Statute 515B (MCIOA), to the following:

- 115. (1) a planned community which consists of two (2) units, which utilizes a CIC plat complying with section
116. 515B.2-110(d) (1) and (2) if the association was formed before August 1, 2010, or section 515B.2-1101 if the
117. association was formed on or after August 1, 2010, which is not subject to any rights to subdivide or convert
118. units or to add additional real estate, and which is not subject to a master association;
119. (2) a common interest community that consists solely of platted lots or other separate parcels of real estate
120. designed or utilized for detached single-family dwellings or agricultural purposes, with or without common
121. property, where no association or master association has an obligation to maintain any building containing a
122. dwelling or any agricultural building located or to be located on such platted lots or parcels; except that section
123. 515B.4-101(e) shall apply to the sale of such platted lots or parcels of real estate if the common interest
124. community is or will be subject to a master declaration;
125. (3) a cooperative where, at the time of creation of the cooperative, the unit owners' interests in the dwellings as
126. described in the declaration consist solely of proprietary leases having an unexpired term of fewer than 20
127. years, including renewal options;
128. (4) planned communities utilizing a CIC plat with section 515B.2-110(d) (1) and (2) if the association was formed
129. before August 1, 2010, or section 515B.2-1101(d) (1) and (2) if the association was formed on or after August
130. 1, 2010, and cooperatives, which are limited by the declaration to nonresidential uses in which individual
131. dwellings do not constitute units or other separate parcels of real estate; or
132. (5) real estate subject only to an instrument or instruments filed primarily for the purpose of creating or modifying
133. rights with respect to access, utilities, parking, ditches, drainage or irrigation.

134. Unless a common interest community described in (1)-(5) above has elected to be subject to MN Statute 515B,
135. Seller would not be required to provide a Disclosure Statement, Amendment to the Disclosure Statement or the Resale
136. Disclosure Certificate or the ten (10)-day purchaser's right of rescission.

137. If you have determined that the common interest community is subject to MN Statute 515B, then the seller
138. MUST provide a Disclosure Statement, Amendment to the Disclosure Statement or the Resale Disclosure
139. Certificate and the ten (10)-day purchaser's right of rescission for all common interest communities, including
140. condominiums, townhomes and cooperatives, regardless of when they were created.



CONDOMINIUM/TOWNHOUSE/
COOPERATIVE ADDENDUM
COMMON INTEREST COMMUNITY (CIC)

141. Page _____

142. Property located at 2615 Park Avenue #311 Minneapolis

143. MN Statute 515B.4-101(c) Neither a *Disclosure Statement* nor a *Resale Disclosure Certificate* need be prepared
144. or delivered in the case of

- 145. (1) a gratuitous transfer;
- 146. (2) a transfer pursuant to a court order;
- 147. (3) a transfer to a government or governmental agency;
- 148. (4) a transfer to a secured party by foreclosure or deed in lieu of foreclosure;
- 149. (5) an option to purchase a unit, until exercised;
- 150. (6) a transfer to a person who "controls," or is "controlled by," the grantor, as those terms are defined with respect
- 151. to a declarant under MN Statute 515B.1-103(2);
- 152. (7) a transfer by inheritance;
- 153. (8) a transfer of special declarant rights under MN Statute 515B.3-104 for associations created before August 1,
- 154. 2010, and section 515B.3-1041 for associations created on or after August 1, 2010; or
- 155. (9) a transfer in connection with a change of form of common interest community under MN Statute
- 156. 515B.2-123.

157. A *Disclosure Statement* and a *Resale Disclosure Certificate* can be waived by written agreement of purchasers of a
158. unit which is restricted to nonresidential use.

159. Betty R Kinsey 4/7/13 _____
 (Seller) Betty Kinsey (Date) (Buyer) (Date)

160. _____
 (Seller) (Date) (Buyer) (Date)

161. THIS IS A LEGALLY BINDING CONTRACT BETWEEN BUYERS AND SELLERS.
162. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

MN:CA-4 (10/12)





ADDENDUM TO PURCHASE AGREEMENT
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS

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- 1. Date 4.4.13
2. Page

- 3. Addendum to Purchase Agreement between parties, dated
4. pertaining to the purchase and sale of the property at 2615 Park Avenue #311
5. Minneapolis, MN 55407

Section I: 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.

Seller's Disclosure (initial)

- BRX (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):
[X] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
BRX (b) Records and reports available to the seller. (Check one below.)
[] Seller has provided Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):
[X] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment (initial)

- (c) Buyer has received copies of all information listed under (b) above.
(d) Buyer has received the pamphlet, Protect Your Family from Lead in Your Home.
(e) Buyer has (check one below):
[] Received a 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 (if checked, see Section II on page 2); or
[] Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.



ADDENDUM TO PURCHASE AGREEMENT
DISCLOSURE OF INFORMATION ON
LEAD-BASED PAINT AND LEAD-BASED
PAINT HAZARDS

38. Page _____

39. Property located at 2615 Park Avenue #311 Minneapolis, MN 55407

40. Real Estate Licensee's Acknowledgement (initial)

41. [Signature] (f) Real estate licensee has informed Seller of Seller's obligations under 42 U.S.C. 4852(d) and is aware
42. of licensee's responsibility to ensure compliance.

43. Certification of Accuracy

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

46. [Signature: Betty Kinsey] 4/4/13 (Date)
(Seller) Betty Kinsey (Date) (Buyer) (Date)

47. _____ (Date) (Buyer) (Date)

48. [Signature: Laurie Allen] 4/4/13 (Date)
(Real Estate Licensee) Laurie Allen (Date) (Real Estate Licensee) (Date)

49. Section II: Contingency (Initial only if first box under (e) is checked in Buyer's Acknowledgment above.)

50. This contract is contingent upon a risk assessment or an inspection of the property for the presence of lead-
51. based paint and/or lead-based paint hazards to be conducted at Buyer's expense. The assessment or inspection
52. shall be completed within [] ten (10) [] _____ calendar days after Final Acceptance of the Purchase Agreement.
..... (Check one.)

53. This contingency shall be deemed removed, and the Purchase Agreement shall be in full force and effect, unless Buyer or
54. real estate licensee representing or assisting Buyer delivers to Seller or real estate licensee representing or assisting
55. Seller, within three (3) calendar days after the assessment or inspection is timely completed, a written list of the specific
56. deficiencies and the corrections required, together with a copy of any risk assessment or inspection report. If Seller
57. and Buyer have not agreed in writing within three (3) calendar days after delivery of the written list of required corrections
58. that: (A) some or all of the required corrections will be made; or (B) Buyer waives the deficiencies; or (C) an adjustment to
59. the purchase price will be made; this Purchase Agreement is canceled. Buyer and Seller shall immediately sign a
60. Cancellation of Purchase Agreement confirming said cancellation and directing all earnest money paid hereunder to
61. be refunded to Buyer. It is understood that Buyer may unilaterally waive deficiencies or defects, or remove this contingency,
62. providing that Buyer or real estate licensee representing or assisting Buyer notifies Seller or real estate licensee
63. representing or assisting Seller of the waiver or removal, in writing, within the time specified.