

PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser prior to signing a purchase and sale agreement or by the lessee-prospective purchaser prior to signing a lease with an option to purchase for residential property construction prior to 1978.

_____ The Massachusetts Department of Public Health’s property transfer notification was provided to the prospective purchaser or lessee-prospective purchaser. The prospective purchaser or lessee-prospective purchaser has read the notification or has it read to him or her.

_____ The auctioneer has provided the prospective purchaser or lessee-prospective purchaser with verbal information on the possible presence of dangerous levels of lead in paint, plater, putty or other structural materials.

_____ The prospective purchaser or lessee-prospective purchaser was verbally informed about his or her obligation to bring a property into compliance with the Lead Law – either through full deleading or interim control – if it was built before 1978 and a child under six years old resides or will reside in the property.

_____ The prospective purchaser or lessee-prospective purchaser has been informed about the availability of lead inspections or risk assessments and that he or she has a 10-day period in which to have a lead inspection or risk assessment performed, either through a contingency clause in the purchase and sale agreement or lease with an option to purchase, or otherwise.

_____ The prospective purchaser or lessee-prospective purchaser has been provided with all information and documentation on lead hazards in the property known to the seller or real estate agent, including but not limited to copies of any inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control.

_____ The prospective purchaser or lessee-prospective purchaser of a rental property in which tenants currently residing will continue to live there after the transfer of title, has been provided with information or documentation on whether or not the seller has carried out the tenant Lead Law notification procedure with respect to those tenants who will continue to live on the property after transfer of title, including any signed copies of Tenant Certification forms for these tenants or a list of these tenants who have been notified and those who have not.

I, _____, have been so notified and informed.

Prospective Purchaser’s/Lessee-Prospective Purchaser’s Signature

Date: _____

Address of Residential Property:

123 SMITH STREET

ANY TOWN, MA

Auctioneer’s Signature

Date:
