Comparison of Disclosure Requirements

	Seller Disclosure	Agency Disclosure	Lead-Based Paint Disclosure
Applies to:	Sales of not less than 1 or not more than 4 residential dwelling units (includes leases with options to purchase)	Sales or leases of not less than 1 or not more than 4 residential dwelling units or consisting of a residential building site on either a lot or condominium unit	Sales or leases of all residential housing built prior to 1978
Exemptions:	• Court ordered transfers • Foreclosure sales/deeds in lieu and subsequent sale from lender • Transfers from non-occupant fiduciaries • Transfers from one co-tenant to another co-tenant • Divorce proceeding transfers • Transfers to or from a governmental entity • Builder's sale of newly constructed never-been-inhabited home	• None	• Foreclosure sales (subsequent sale from lender NOT exempt) • Rental housing where there has been a formal declaration that it is "lead-based paint free" • Short term leases of 100 days or less, when no renewal or extension can occur • Lease renewals after initial compliance with lead based paint disclosure requirements • Zero bedroom dwellings (*e.g.*, dorm rooms, studio apartments) • Housing exclusively for elderly or persons with disabilities (unless children are living there)

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