

Agent Be Aware of The Following County and Federal Requirements:

Agents: (Form 22J)

LEAD BASED PAINT DISCLOSURE REQUIRED

If the subject property was built prior to 1978, the seller must disclose to the buyer the possible presence of lead based paint to comply with Federal Regulations. The following items must be included in the purchase and sale process:

- 1) NWMLS Form 22J
- 2) Lead Paint EPA Pamphlet

Agents: (Form 22U, 22V, 22SKing)

ON SITE SEPTIC (OSS) King County Requirements

If the subject property is in King County and is serviced by an On Site Septic System, you must have your seller sign and notarize form 22U which is a maintenance statement to be recorded against the Title prior to closing.

If you are a Buyers Agent, you should include a Form 22SKing which incorporates the King County On Site Septic requirements into the purchase and sale process.

SELLING AGENT

If you are a selling agent you must use Form 89 for receipt of Earnest Money and obtain a copy of the deposit receipt from escrow.