

# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS (RENTALS)

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1. Premises Address: \_\_\_\_\_
2. Lead Warning Statement: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally-approved pamphlet on lead poisoning prevention.

## LANDLORD'S DISCLOSURE (Landlord must complete and initial sections a, b and c below)

7. (a) Lead-based paint and/or lead-based paint hazards (check 1 or 2 below):
8. 1.  Landlord is aware that lead-based paint and/or lead-based paint hazards are present in the residence(s) and/or building(s) included in this rental. (Explain) \_\_\_\_\_
- 9.
10. 2.  Landlord has no knowledge of any lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental.
11. (LANDLORD'S INITIALS REQUIRED) \_\_\_\_\_
12. LANDLORD LANDLORD
13. (b) Records and reports available to the landlord (check 1 or 2 below):
14. 1.  Landlord has provided the tenant with all available records and reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental. (List documents) \_\_\_\_\_
- 15.
16. 2.  Landlord has no records or reports relating to lead-based paint and/or lead-based paint hazards in the residence(s) and building(s) included in this rental.
17. (LANDLORD'S INITIALS REQUIRED) \_\_\_\_\_
18. LANDLORD LANDLORD
19. (c) Landlord acknowledges his obligation to disclose to any real estate agent(s) to whom the landlord directly or indirectly is to pay compensation with regard to the transaction contemplated by this disclosure any known lead-based paint or lead-based paint hazards in the premises to be rented, as well as the existence of any reports or records relating to lead-based paint or lead-based paint hazards in the premises to be rented. Landlord further acknowledges that this disclosure accurately reflects the entirety of the information provided by the landlord to the agent(s) with regard to lead-based paint, lead-based paint hazards, and lead-based paint risk-assessment or inspection reports and records.
20. (LANDLORD'S INITIALS REQUIRED) \_\_\_\_\_
21. LANDLORD LANDLORD

## TENANT'S ACKNOWLEDGMENT (Tenant must complete and initial sections a and b below)

25. (a) Tenant has read the information set forth above, and has received copies of the reports, records, or other materials referenced above, if any.
- 26.
27. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_
28. (b) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.
29. (TENANT'S INITIALS REQUIRED) \_\_\_\_\_
- TENANT TENANT

## AGENT'S ACKNOWLEDGMENT (Any real estate agent who is to receive compensation from the landlord or the property manager with regard to the transaction contemplated in this disclosure must initial below.)

30. The agent(s) whose initials appear below has (have) ensured the landlord's compliance under the Residential Resale Lead-Based Paint Hazard Reduction Act of 1992 by the landlord's use and completion of this disclosure form.
- 31.
32. (AGENT'S INITIALS REQUIRED) \_\_\_\_\_
- PROPERTY MANAGER/LISTING AGENT LEASING AGENT

## CERTIFICATION OF ACCURACY

33. By signing below, each signatory acknowledges that he or she has reviewed the above information, and certifies that, to the best of his or her knowledge, the information provided by the signatory is true and accurate.
- 34.
35. ^ LANDLORD'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ TENANT'S SIGNATURE \_\_\_\_\_ MO/DA/YR
36. ^ LANDLORD'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ TENANT'S SIGNATURE \_\_\_\_\_ MO/DA/YR
37. ^ PROPERTYMANAGER/LISTING AGENT'S SIGNATURE \_\_\_\_\_ MO/DA/YR ^ LEASING AGENT'S SIGNATURE \_\_\_\_\_ MO/DA/YR

