

**Disclosure of Information on Lead-Based Paint and/or
Lead-Based Paint Hazards
Target Housing Rentals and Leases**

**TO BE COMPLETED BY
LANDLORD/LESSOR AND DELIVERED TO TENANT/LESSEE
PROPERTY ADDRESS:**

APPROXIMATE YEAR OF CONSTRUCTION: _____

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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord/Lessor's Disclosure--To be completed by landlord/lessor before renting pre-1978 housing

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(Initial) (i)---Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

_____ (ii)---Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ (b) Records and reports available to the lessor (Check (i) or (ii) below):

(Initial) (i)---Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

_____ (ii)---Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Landlord/Lessor's Acknowledgment (initial) _____

(c) Landlord/Lessor acknowledges that Landlord/Lessor has been informed of Landlord/Lessor's obligations to provide Tenant/Lessee with the EPA approved pamphlet, *Protect Your Family From Lead in Your Home*; disclose to Tenant/Lessee the presence of any known lead-based paint or lead-based paint hazards in the housing being leased; disclose to the real estate licensee the presence of any known lead-based paint or lead-based paint hazards in the target housing and the existence of any available records or reports pertaining to the same; and provide those records or reports to the Tenant/Lessee. Landlord/Lessor is aware that civil and criminal penalties may be imposed if the Landlord/Lessor fails to comply with these obligations. Landlord/Lessor must retain a copy of this disclosure for not less than three years from the commencement of the rental period.

Tenant/Lessee's Acknowledgment

_____ (d) Lessee has received and reviewed copies of all information listed above.

(Initial)

_____ (e) Lessee has read the Lead Warning Statement above and understands its contents.

(Initial)

_____ (f) Lessee has received and reviewed the pamphlet *Protect Your Family from Lead in Your Home*.

(Initial)

Licensee's Acknowledgment (initial) _____

(g) Real Estate Licensee ("Licensee") has informed the lessor of the lessor's obligations under The Lead-Based Paint Hazard Reduction Act and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is True and accurate.

SUBSTANTIAL PENALTIES EXIST FOR FAILURE TO COMPLY WITH FEDERAL LEAD-BASED PAINT DISCLOSURE LAWS

Lessor _____ Date _____

Lessor _____ Date _____

Lessor _____ Date _____

Lessor _____ Date _____

Lessor _____ Date _____

Lessor _____ Date _____

Licensee working with the Lessor _____ Date _____
(if applicable)

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Lessee _____ Date _____

Licensee Working with Lessor _____ Date _____
(if applicable)