

# LEAD BASED PAINT AND/OR LEAD BASED PAINT HAZARDS DISCLOSURE

## Lead Warning Statement

Every tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The landlord of any interest in residential real property is required to provide the tenant with any information on lead-based paint hazards from risk assessments or inspections in the landlord's possession and notify the tenant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended before taking occupancy.

## Landlord's Disclosure (Landlord must initial here: \_\_\_\_\_)

(a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

(1) known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

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(2) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the tenant (check (1) or (2) below):

(1) Landlord has provided the tenant with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

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

## Tenant's Acknowledgment.....Protect Your Family from Lead in Your Home.

(e) Tenant has (check (1) or (2) below):

(1) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(2) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

## Agent's Acknowledgment (Agent must initial here: \_\_\_\_\_)

(f) Agent has informed the landlord of the landlord's obligations under federal law and is aware of his/her responsibility to ensure compliance.

_____ Landlord	_____ Date	_____ Tenant	_____ Date
_____ Tenant	_____ Date	_____ Tenant	_____ Date
_____ Tenant	_____ Date	_____ Agent	_____ Date