

RESIDENTIAL RENTAL LEASE

MICHIGAN LAW ESTABLISHES RIGHTS AND OBLIGATIONS FOR PARTIES TO RENTAL AGREEMENTS. THIS AGREEMENT IS REQUIRED TO COMPLY WITH THE TRUTH AND RENTING ACT. IF YOU HAVE A QUESTION ABOUT THE INTERPRETATION OR LEGALITY OF A PROVISION OF THIS AGREEMENT, YOU MAY WANT TO SEEK ASSISTANCE FROM A LAWYER OR OTHER QUALIFIED PERSON.

1. THE LANDLORD/AGENT

Name: JJAM PROPERTIES, LLC, P.O. Box 343 Mattawan, MI 4071, Phone 269-377-2853 – Gary Wheeler

2. OWNERS NAME - Same as above

3. TENANT NAME (please print legibly) TENANT CELL PHONE # PARENTS NAMES & NUMBERS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. ADDRESS OF RENTAL UNIT _____, Kalamazoo, Michigan 49006

5. TERM OF LEASE - Fixed Term Beginning at 12:00 PM (Noon) _____ & Ending at 12:00 PM (Noon) _____
 This is a 360-day lease with the first payment due at move-in and on the first of each month following. Your last payment will be due on July 1. If you intend to renew your lease for the following school year, you will need to contact us. We cannot assume that you are going to renew and we DO NOT hold open units or properties for current TENANTS.

6. RENTS & OTHER CHARGES - RENTAL RATE \$ _____ per Month per Tenant \$ _____ Total per house/unit

- a. TENANT(S) agree that rent will be mailed to LANDLORD on or before the 1st of every month, and that a fee of \$45 per person/TENANT who is late will be assessed if rent is not paid in full by the 1st of each month (must be postmarked no later than the 1st), plus an additional \$5 per day thereafter.
- b. A \$45 service charge will be assessed for any check returned for non-sufficient funds. If more than two checks are returned for non-sufficient funds, LANDLORD will require that all future rent be paid by certified funds only and may be sufficient grounds for termination of tenancy. Charges are due and payable on or before the following rent due date.
- c. If a late fee charged in one month is not paid by the 1st of the next month, it will be considered unpaid rent. Your rent is not paid in full unless late fees are also paid. This will be your only notice regarding late fees. You will not receive a statement for late fees alone. We do not routinely send past due notices to cosigners.
- d. Rent Arrearage: Any money received by LANDLORD shall be applied in the following order: first to Security Deposit, second to fees due pursuant to the Rental Agreement, third to past due rent, fourth to current rent.

7. SECURITY DEPOSIT & CLEANING FEE – (Note for renewing TENANTS: If your house or unit is only partially renewing the security deposit must be brought back to full amount because the previous year’s deposit will be returned to the whole unit.) TENANTS agree to pay a security deposit equal to one month’s rent prior to move-in along with a non-refundable cleaning fee of \$100 per TENANT. If all TENANTS choose not to pay a cleaning fee, then TENANTS agree to leave premises clean and in good condition, otherwise TENANTS will be charged \$35 per hour for cleaning service. If TENANTS choose to pay the cleaning fee, this does not grant a license to leave trash or personal belongings at move out.

We are going to pay the cleaning fee. We are not going to pay the cleaning fee
 The security deposit will be held in a security deposit account at Flagstar Bank. The deposit **may not** be used as the final month’s rent. Any refunds will be made within 30 (thirty) days after termination of occupancy. The security deposit shall be used by the LANDLORD for the following reasons:

- a. To reimburse LANDLORD for actual damages to the rental unit or any facility that is the direct result of conduct not reasonably expected in the normal use of habitation of the dwelling. TENANT(S) understand that if any extensive cleaning is required, LANDLORD reserves the right to collect for those damages by whatever legal means necessary.
- b. TENANT(S) is to pay the LANDLORD all rent in arrearage under this rental agreement, rent due for premature termination of this agreement by the TENANT(S), and all utility bills not paid by the TENANT(S) if the TENANT(S) is responsible for payment of these bills.

8. JOINT AND SEVERAL AGREEMENT – All TENANTS who sign this Lease are jointly and severally responsible for payment of rent to the LANDLORD and for Damages caused to the rental unit (late fees, physical damage, unpaid utility bills, rent in arrears, etc.). Failure to meet the terms and conditions of the contract by one or more of the TENANT(S) shall be considered a failure of all TENANTS to meet the terms and conditions of the contract and shall make all equally responsible.

9. SUBLETTING - TENANT(S) will not sublet the premises and TENANT(S) will not permit the premises to be occupied by other than the TENANT(S) specified on this agreement without written permission between LANDLORD and TENANT. Subletting does not relieve the original signer of his or her responsibility for the terms of the lease. TENANT agrees that he or she will be held responsible for past due rent and damages of sublesser.

10. FORWARDING ADDRESS - Michigan Public Act 348 YOU MUST NOTIFY YOUR LANDLORD IN WRITING WITHIN 4 DAYS AFTER YOU MOVE OF A FORWARDING ADDRESS WHERE YOU CAN BE REACHED AND WHERE YOU WILL RECEIVE MAIL, OTHERWISE YOUR LANDLORD SHALL BE RELIEVED OF SENDING YOU AN ITEMIZED LIST OF DAMAGES AND THE PENALTIES ADHERENT TO THAT FAILURE. Mail forwarding address information to P.O. Box 343, Mattawan, MI 49071. One copy of the Notice of Damages will be mailed to one person. If a forwarding address has been provided, we will mail to that person. If not, we will mail to the first name on the lease for that unit or house.

11. SERVICES - (Who is responsible)

	Landlord	Tenant		Landlord	Tenant
A. Electricity		X	H. Transporting Garbage to/from Curbside		X
B. Gas		X	I. Snow Removal Driveway/Parking Area		X
C. Basic Cable/Internet		X	J. Snow Removal Steps/Walks/Porches		X
D. Water & Sewer		X	K. Lawn Care	X	
E. Telephone		X	L. Light Bulb Replacement		X
F. Garbage Pick-Up	X		M. Smoke Detector Batteries		X
G. Laundry Facilities	X		N. Trash Around Units		X

12. LEGAL EXPENSES - TENANT(S) shall be liable for all expenses incurred by LANDLORD, including statutory attorney fees and court costs incurred by LANDLORD as a result of a violation of any provision of the Lease.

13. **PARKING** Spaces Provided by Landlord for TENANT(S) _____. If you park illegally, you will be towed. Parking on the lawn is not allowed by the LANDLORD or by the City of Kalamazoo. The City will issue a fine if you violate this ordinance.
14. **UTILITIES** – any utilities such as Consumers Energy (gas/electric) and water (if applicable) that have not been put in a TENANT’S name within five days of start of lease will be shut off by LANDLORD. Any charges received and paid by LANDLORD must be reimbursed by TENANTS for utilities from lease beginning to lease end. If utilities are put back into LANDLORD’S name at any time before lease end TENANTS will be required to reimburse LANDLORD for amount of the utilities invoice plus \$20 per week that the account remains in LANDLORD’S name.
15. **INVENTORY CHECKLIST** - Michigan Public Act 348 - The LANDLORD shall make use of an inventory checklist at the beginning and end of occupancy for each rental unit. If you do not receive an inventory checklist at the beginning of your occupancy, you must contact the LANDLORD. TENANT accepts responsibility for returning completed checklist to LANDLORD. The TENANT(S) is entitled to receive a copy of the last ending inventory checklist which shows what claims were chargeable to prior TENANT(S). The TENANT(S) shall note the condition of the unit and the furnishings and return a copy to the LANDLORD within 7 (seven) days after receiving possession.
16. **NOTICE OF DAMAGES** - In case of damage to the rental unit attributable to the TENANT(S) or other obligations against the deposit, the LANDLORD shall mail to the TENANT(S) within 30 (thirty) days after the termination of occupancy an itemized list of damages and costs. The list shall be accompanied by a check or money order for the difference between the cost of damages or other obligations and the amount of the security deposit. The TENANT(S) must respond to the LANDLORD’S claim by mail within 7 (seven) days of receipt of the itemized list or forfeit amount claimed. If agreement is not reached as to the amount of the deposit withheld, the LANDLORD is required to commence action in court within 45 (forty-five) days after termination of occupancy. (See Section 13 of Notice of Damages.) Minimum costs of basic items not including installation (actual costs could be greater) are as follows: refrigerator - \$1,000, exterior door - \$400, interior door - \$350 (door jamb - \$200 or door panel/slab - \$200), window - \$350, screen - \$50, slider or bi-fold - \$350, handrail - \$220 (reattach handrail only - \$40), bedroom carpet \$500, carpet for stairs - \$450, broken tile - \$75, light fixture globe - \$50, dishwasher silverware basket - \$50, blinds - \$50, doorknob/ handle - \$50, towel rod - \$35, refrigerator items: crisper drawer - \$90, door rack - \$50, meat drawer - \$100, door handle - \$75.
17. **DEPOSIT INTACT** - TENANT(S) agrees to reimburse LANDLORD immediately for actual repairs of damage agreed to be the responsibility of the TENANT(S) and not to assume that the cost incurred will be deducted from the deposit at the termination of tenancy.
18. **CLEANLINESS** - TENANT(S) agrees to keep the premises, common areas, and yard clean, in good order, and free of garbage and refuse. TENANTS are responsible for keeping the area in front of their unit and parking area in direct line of their unit free of debris, including garbage, grills, household furniture, etc. If leasing a stand-alone, TENANTS are responsible for entire property. Outdoor furniture only is allowed on porches and balconies. No object may be stored or placed in the common areas. Entrances, passages, and stairways shall not be obstructed by TENANT(S). TENANT(S) shall not store anything within four feet of the furnace or water heater. If garbage, trash, or trash bags are found outside the unit, a minimum charge of \$55 each occurrence will be charged to the unit and a photo will be taken of the trash and e-mailed to the TENANTS. A charge of \$45 per day will be assessed for each day that the trash is not removed.
19. **SMOKING** – TENANTS(S) will not smoke in the rental unit and will not allow smoking by others in the unit. There will be a charge of \$100 per instance per unit if signs of smoking are observed.
20. **ALTERING PREMISES** - TENANT(S) will not alter premises or LANDLORD supplied furnishings in any way without written consent of the LANDLORD. TENANT(S) agrees not to repaint, remodel, drive nails into woodwork or other surfaces, and/or use any adhesive items on walls or other surfaces unless prior written permission is given to TENANT(S) by LANDLORD. LANDLORD will consider all alterations as damages and charge TENANT(S) against their security deposit to restore the premises to its original state.
21. **PETS OR ANIMALS** – NO PETS. Under special circumstances pets may be approved. Pet approval requires written permission from the LANDLORD and a pet lease must be completed. TENANT must pay a nonrefundable extra deposit of \$500.00 per pet, plus an extra \$50.00 a month pet fee. If it is discovered that TENANT is not taking proper care of the unit and/or is not cleaning up pet excrement from outside, then TENANT will have 7 days to remove the pet. In addition, the outside area must be cleaned immediately or a \$50 per day fine will be charged. If the pet is still on the premises after the 7 days there is a \$500.00 fine and the pet will be removed immediately.
22. **MAXIMUM NUMBER OF TENANTS** - Occupancy shall be restricted to those TENANT(S) who are named on the Lease plus no more than one guest per tenant. If individuals are found residing at subject rental unit that are not on the Lease for more than a three-day period without prior written approval by LANDLORD, LANDLORD at its sole discretion may pursue eviction of the entire house.
23. **NOISE/INTOXICANTS/PARTIES/ORDINANCES** - Violation of local housing ordinances by TENANT(S) and disturbances to neighbors will not be tolerated. TENANT(S) are responsible for the conduct of their guests. If local enforcement authorities are needed to enforce ordinances or control noise, TENANT(S) may be subject to eviction. For each noise violation issued by the City of Kalamazoo Public Safety Department, a fine of \$250 will be due to the LANDLORD.
24. **ILLEGAL ACTIVITIES** - TENANT(S) shall not engage in any illegal or unlawful activities on the premises.
 - a. TENANT(S), guest, or other person shall not engage in any act intended to facilitate criminal activities and acts of violence, including, but not limited to, the unlawful discharge of firearms on or off the premises, acts of violence that damage or destroy the dwelling unit or disturb or injure other residents or others in the unit, common areas, or on the grounds. If it is determined that illegal activities are occurring on the premises, the LANDLORD may begin eviction proceedings and TENANT(S) will be held responsible for any loss of rent during the term of the Lease.
 - b. TENANT(S) shall not violate the laws of any state, city, or municipality or other governmental unit regarding the use of controlled substances or the use of alcohol by minors. Lessee shall not knowingly permit any member of Lessee’s household, or a guest or other person under Lessee’s control to engage in drug-related criminal activity in the unit, in the common areas, or on the grounds of the property. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, use or possession, with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substances ACT (21 U.S.C. 802).
25. **SALE OF PREMISES** - Upon termination of a LANDLORD’S interest in a rental unit whether by sale, assignment, death, appointment of receiver, or otherwise, the LANDLORD or his agent is liable with respect to the security deposit, until the occurrence of the following: (a) Transfer of the deposit to the LANDLORD’S successor in interest and written notification to the TENANT(S) by ordinary mail of the transfer and of the successor’s name and address. (b) Successor deposit funds in a regulated financial institution. (c) Return of the security deposit to TENANT(S).
26. **RENTERS INSURANCE** - TENANT(S) is hereby notified that LANDLORD’S insurance **does not** insure against loss of personal property on the premises due to fire, theft, vandalism, or other causes. TENANT(S) is responsible for personal liability insurance on TENANT’S own property for fire, casualty loss, theft, and all other losses. (Recommended but not required.)

27. **ABANDONMENT OF PERSONAL PROPERTY** - Personal property left by vacating TENANT(S) after move-out date and time will be considered abandoned. LANDLORD may elect at its sole discretion to store personal property left by TENANT(S) and charge TENANT(S) reasonable storage and moving fees. TENANT(S) gives LANDLORD the right to retain possession of abandoned personal property until storage charges are paid in full. At TENANT move-out, unit must be left debris free. There is a minimum charge of \$300 for debris left in the unit.
28. **INVALID PROVISIONS** - If any provision of this Lease shall be deemed invalid or unenforceable, the remaining provisions shall remain in full force and effect.
29. **PEST/RODENTS/FLEAS** - TENANTS(S) shall exterminate any insect, rodents, or other pests (except wood eating or wood destroying insects) infesting that portion of the premises he/she occupies. TENANT(S) responsibility for extermination shall begin (30) thirty days after occupancy commences. This responsibility may be relieved at the sole discretion of the LANDLORD if LANDLORD deems infestation occurred before TENANTS took occupancy. LANDLORD shall be permitted to use whatever commercially accepted methods LANDLORD considers suitable to deal with such infestations.
30. **CONFLICT RESOLUTION SERVICE** - Conflict resolution services are provided by Off-Campus Life at Western Michigan University for disputes involving Western Michigan University students that cannot be resolved between LANDLORDS & TENANT(S).
31. **NON-OCCUPANCY BY TENANTS** - If the TENANT(S) do not intend on taking occupancy, they must provide written notice to the LANDLORD with a receipt given by LANDLORD at least 60 (sixty) days before occupancy is to begin. The TENANT(S) will be held responsible for all rent and advertising expenses through the term of the Lease until the unit can be re-leased by the LANDLORD.
32. **RIGHT TO PRIVACY** - The TENANT(S) agrees to let the LANDLORD enter the unit within twenty-four hours of a request to repair, inspect, or show the unit. Failure by the TENANT(S) to agree to a pre-arranged time of entry is viewed as permission to enter. Immediate entry is permissible for emergency conditions. If the LANDLORD enters without a pre-arranged time, a written statement that there was entry and reason for it must be left for the TENANT(S).
33. **CITY OF KALAMAZOO FINES AND CHARGES** - Per the City of Kalamazoo Zoning Ordinance, the city can impose fines against properties within the city limits for numerous violations. Some of the violations include trash not placed in a container, trash container or recycle container not in the appropriate place or left by the curb, interior furniture on porch or outside, noise violations, failure to keep sidewalks clear in the winter, parking in non-designated areas, and trash in the yard. TENANT(S) will be held responsible for any fines levied on the property because of these or other violations. If the city fines the TENANTS, TENANTS will also be charged this same amount by the landlord for administration fees. In some cases, there is no advance warning of these fines and the fees can range from \$70 to several hundred depending upon the offense. TENANT(S) are responsible to pick up and dispose of any trash or debris that has been placed or blown on the property.
34. **FIRE EXTINGUISHER/SMOKE DETECTORS/LIGHT BULBS** - All smoke detectors, fire extinguishers, and light bulbs are in working order at the time of your move-in. TENANT(S) are responsible for replacing batteries as needed and shall not at any time disarm these safety devices. After move-in there is a 7-day grace period to report in writing if any of these items are malfunctioning. Upon receipt of written notice, the LANDLORD will promptly repair these items. After the 7-day grace period, the TENANT(S) is held responsible for these devices. If the LANDLORD identifies one of these devices as missing or disabled after the 7-day grace period, the LANDLORD will fix the device and bill the TENANT accordingly. Fees range from \$7 to \$35 per device.
35. **BROKEN SCREENS, WINDOWS, DOORS, DOOR JAMBS, AND OTHER DAMAGES TO THE UNIT OR HOUSE** - TENANT(S) have Care and Custody of the Rental Unit. **It is the responsibility of TENANT(S) to notify the landlord of the need for repairs when a problem arises to avoid any additional damage caused by not reporting the issue. Failure to do so could result in fines starting at \$45.** TENANT(S) are responsible for repair and replacement of broken windows, screens, doors, door jambs, and other damages due to their negligence or vandalism. TENANT(S) further understand and agree that even if it is proven another party has vandalized these items, it is the TENANT(S) responsibility to pay for the repair/replacement of these items. TENANT(S) further understand and agree that if it is proven that a licensee or invitee has vandalized these items, it is the TENANT(S) responsibility to pay for the repair/replacement of these items.
36. **PAYMENT FOR DAMAGES** - LANDLORD or LANDLORD representative will enter units or houses as necessary to assess damages and will bill periodically for damages that are TENANT(S) responsibility.
37. **PLUMBING AND BLOCKED/PLUGGED TOILETS** - Drains and other plumbing fixtures shall not be used for any purpose other than those for which they were designed. Do not place or flush foreign objects into toilets or drains. Foreign objects include but are not limited to condoms, feminine products (sanitary napkins, tampons), Q-tips, paper towels, diapers (cloth, disposable, "flushable"), facial tissues, baby/disinfectant/moist wipes, cotton balls, toilet bowl scrub pads, napkins (paper or cloth), paper towels, dental floss, egg shells, nutshells, coffee grounds, grease/oil, food, hair, vitamins, medicines or other pharmaceuticals, washcloths, towels, rags, or clothing. If plumbing becomes clogged, TENANT(S) should first try to plunge the drain or toilet before calling for maintenance. If clog remains, the LANDLORD will send a maintenance person out to investigate. If it is discovered that the problem was due to something the TENANT(S) placed in the toilet or drain, then the TENANT(S) will be billed accordingly. Charges can start at \$45 and go up depending on extent of damage.
38. **LIGHT BULBS** - All light fixtures will contain bulbs in working order at move-in. TENANT(S) have 7 days after move-in to report in writing a burned out bulb. After this 7-day period TENANT(S) shall be solely responsible for the replacement of these bulbs. TENANT(S) will be charged starting at \$7 plus installation fee for each missing or burned out bulb upon vacating the property.
39. **KEYS & LOCKS** - It is agreed the LANDLORD will provide one key to each TENANT upon execution of Lease and move in date. At the end of the Lease term all keys (front door, bedroom, mailbox, etc.) and any copies made are to be returned to LANDLORD. Any keys not returned by noon on the last day of tenancy are subject to a \$75/lock re-keying fee applied against the Security Deposit. TENANT(S) accept existing locks as safe and acceptable. TENANT(S) may request locks to be changed for a \$75/lock fee. Any locks that are found installed by individuals other than the LANDLORD will be removed and LANDLORD will assess a \$75/lock change-out fee.
40. **LOCKOUT POLICY** - LANDLORD suggests that TENANT(S) make a copy immediately of front door and room keys to keep in a safe place in case of emergency. If you are locked out and you call the maintenance number to be let in, a \$40 charge will be assessed for this service, due at time of service. It is suggested that you call Bill's Lock Shop at 269-381-5634 and make arrangements to get new keys and to provide payment directly to them.
41. **TENANT LIABILITY IN FREEZING TEMPERATURES OR POWER OUTAGES:** TENANTS agree not to shut-off, stop service, or turn back heat of the rental unit in periods of time where outside temperature drops below the freezing level. TENANTS agree to pay for all damages caused by failure to comply. TENANTS agree not to turn off power during winter or spring breaks or end of term unless lease has ended. If this happens any damages including a maggot-infested refrigerator will be paid for by the TENANTS. A new refrigerator costs approximately \$1,000.

- 42. END OF TENANCY** - At the end of tenancy as defined by the Lease, TENANT(S) agree to let LANDLORD enter unit and start the turnover process, even though keys and other paperwork might have not yet been returned to LANDLORD. If a TENANT does not vacate the property at lease end, the unit or house will be fined \$250 per person who doesn't vacate. If LANDLORD agrees to extend the end of the lease there will be a charge of \$100.00 per day per TENANT.
- 43. GARBAGE** - Each TENANT(S) shall deposit all garbage in the proper outside container each day. It is the TENANT(S) responsibility to bring the container to the proper pick-up area no earlier than 8 p.m. the night before the scheduled pick-up day and remove the container by 5 p.m. on the scheduled pick-up day. Any fines imposed by the city for failure to remove the container from the curb strip at the appropriate times will be charged to the TENANT(S) with an additional \$10 processing fee payable to the LANDLORD. The City has been historically charging at least \$50 for containers left on the curb strip or not returned to their proper place after their scheduled pick-up times. Garbage should be placed into specified containers only. Do not overfill the dumpsters because the garbage company will not take any additional garbage. Large items such as couches and furniture may not be left on the exterior of the property or the curb strip. If this happens the City or LANDLORD can elect to remove these items and the TENANT(S) will be billed for the removal of these items.
- 44. PARTY POLICY** - Recurring noise violations, providing to or consumption of alcohol by underage persons, or use of drugs may be grounds for an eviction as determined by the LANDLORD. At no time shall the number of individuals in the house or unit be greater than three times the number of bedrooms. There will be a fine of \$500 per occurrence for failure to observe this policy. Failure to comply with this provision shall give LANDLORD right to terminate the Lease at its sole discretion.
- 45. EXCEPTIONS** –
- 46. COSIGNER AND SECURITY DEPOSIT REQUIREMENT** - By signing this lease you are agreeing that you will pay the security deposit before the move-in date and that you are capable of getting a cosigner and will have a cosigner form turned in before move in. If you are not able to get a cosigner your roommates will need to inform the LANDLORD in writing that they are aware that you do not have a cosigner and approve. If you do not have a cosigner, your rent will increase by \$50 per month. If you do not provide a security deposit, your rent will increase by \$50 per month.
- 47. AGREEMENT SIGNATURES** - When executed by LANDLORD and TENANT(S), LANDLORD and TENANT(S) agree that this shall constitute a binding agreement for the Lease of this property. All parties to this Agreement have read and agree to abide by all rules and regulations listed herein. In consideration hereof, the undersigned hereby guarantee the faithful performance of the covenants and conditions of this Lease. By signing this lease you are securing this property for rental during the lease period.
- 48.** By signing this document you are affirming that you have read and agree to the above mentioned rules and policies.

Tenant's Names (Signatures)	Date	Tenant's E-mail Address
1. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number
2. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number
3. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number
4. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number
5. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number
6. _____ Tenant's Signature	_____	_____
_____	Date	Tenant's E-mail Address
_____		_____
_____		Driver's License Number

LANDLORD: _____ DATE: _____

LEAD DISCLOSURE (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. Before renting pre-1978 housing, LANDLORDS must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. TENANT(S) must also receive a Federally approved pamphlet on lead poisoning prevention.

Built after 1978

Lessee's Acknowledgement

I understand that the Lessor has no knowledge or reports of lead-based paint and/or lead-based paint hazards in the housing. I further acknowledge that I have received the pamphlet Protect Your Family from Lead in Your Home.

Acknowledged _____