MANDATORY ADDENDUM TO
RESIDENTIAL LEASE

DISCLOSURE OF INFORMATION AND ACKNOWLEDGEMENT ABOUT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

I. LEAD PAINT WARNING

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.

II. PROPERTY ADDRESS: ____________________________________________

III. LESSOR’S DISCLOSURE (Must initial a, b, and c; 1 Box must be checked in a and b) (To be completed and signed at time of listing)

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

[ ] Known lead-based paint and/or lead-based paint hazards are present in the housing (explain);

[ ] 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 one below):

[ ] Lessor has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

[ ] Lessor has the following reports and records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which lessor has provided to its agent, and has directed its agent to provide lessee or lessee’s agent with these records and reports prior to lessee accepting any offer to lease (list documents below):

____ c) If there is any change in the above information prior to lessee accepting an agreement from the lessee to lease, lessor will disclose all changes to the lessee prior to accepting the lease.

IV. LESSOR’S CERTIFICATION OF ACCURACY

Lessor(s) have reviewed the Lessor’s Disclosure in Section III and certify, to the best of his/her/their knowledge, that the Information they have provided is true and accurate.

Lessor ______________________ Date / / Lessor ______________________ Date / /

V. LESSOR’S AGENT’S CERTIFICATION OF ACCURACY

Lessor’s Agent certifies that he/she has informed the lessor of the lessor’s obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Lessor’s Agent ______________________ Date / /

(Lessor’s Disclosure in Section III, Lessor’s Certification in Section IV and Lessor’s Agent’s Certification in Section V must be completed and signed prior to Lessee signing this Addendum).

VI. LESSEE’S ACKNOWLEDGEMENT (must initial a & b)

_____ a) Lessee has received copies of all information listed in Section III above.

_____ b) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

VII. LESSEE’S CERTIFICATION OF ACCURACY

Lessee(s) have reviewed the Lessee’s Acknowledgement in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Lessee ______________________ Date / / Lessee ______________________ Date / /

VIII. LESSEE’S AGENT’S CERTIFICATION OF ACCURACY

Lessee’s Agent certifies that the lessee has received the information in Section VI a) and b).

Lessee’s Agent ______________________ Date / /