

This Form is used on all properties built before 1978 or if an antique, window, mantle, or door has been adhered to the property. This Form should be provided to tenants prior to making an offer.

Address: _____

This is the Property Address

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Lessor's Disclosure

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

Use check mark here if landlord/lessor knows that the property has lead based paint (only)

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

Use check mark here if landlord/lessor has no knowledge of lead based paint (only)

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

Use a check mark here when landlord/lessor has provided reports or records that pertain to lead paint (ie: abatement reports or reports of evidence of lead based paints)

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

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).

Use a check mark here only if the landlord/lessor has no reports

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

All tenants/lessees MUST initial here to acknowledge that they received the reports from the landlord/lessor, or if the landlord/lessor has no reports, they could leave it blank or write N/A to comply with the Lead Disclosure Rule.

Lessee's Acknowledgement (initial)

c) Lessee has received copies of all information listed above.

d) Lessee has received the pamphlet "Protect Your Family From Lead in Your Home".

All tenants/lessees initial here that they have received the Pamphlet "Protect Your Family From Lead in Your Home". Agent should supply.

Agent's Acknowledgement (initial)

e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Landlord/Lessor's Agent Initials after they have informed the seller of their obligations to disclose the presence of lead paint

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.

All Landlords/Lessors must sign Listing agent must sign

Lessor _____ Date _____ Lessor _____ Date _____

All Tenants/Lessees must sign. Buyer's agent must sign.

Lessee _____ Date _____ Lessee _____ Date _____

Agent _____ Date _____ Agent _____ Date _____

4852d. Disclosure of information concerning lead upon transfer of residential property.

(a) Lead disclosure in purchase and sale or lease of target housing

(1) Lead-based paint hazards

Not later than 2 years after October 28, 1992, the Secretary and the Administrator of the Environmental Protection Agency shall promulgate regulations under this section for the disclosure of lead-based paint hazards in target housing which is offered for sale or lease. The regulations shall require that, before the purchaser or lessee is obligated under any contract to purchase or lease the housing, the seller or lessor shall—

- (A) provide the purchaser or lessee with a lead hazard information pamphlet, as prescribed by the Administrator of the Environmental Protection Agency under section 406 of the Toxic Substances Control Act {15 U.S.C.A. § 2686};
- (B) disclose to the purchaser or lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to the purchaser or lessee any lead hazard evaluation report available to the seller or lessor; and
- (C) permit the purchaser a 10-day period (unless the parties mutually agree upon a different period of time) to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(2) Contract for purchase and sale

Regulations promulgated under this section shall provide that every contract for the purchase and sale of any interest in target housing shall contain a Lead Warning Statement and a statement signed by the purchaser that the purchaser has—

- (A) read the Lead Warning Statement and understands its contents;
- (B) received a lead hazard information pamphlet; and
- (C) had a 10-day opportunity (unless the parties mutually agreed upon a different period of time) before becoming obligated under the contract to purchase the housing to conduct a risk assessment or inspection for the presence of lead-based paint hazards.

(3) Contents of Lead Warning Statement

The Lead Warning Statement shall contain the following text printed in large type on a separate sheet of paper attached to the contract:

“Every purchaser 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 seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase”.

(4) Compliance assurance

Whenever a seller or lessor has entered into a contract with an agent for the purpose of selling or leasing a unit of target housing, the regulations promulgated under this section shall require the agent, on behalf of the seller or lessor, to ensure compliance with the requirements of this section.

(5) Promulgation

A suit may be brought against the Secretary of Housing and Urban Development and the Administrator of the Environmental Protection Agency under section 20 of the Toxic Substances Control Act [15 U.S.C.A. § 2619] to compel promulgation of the regulations required under this section and the Federal district court shall have jurisdiction to order such promulgation.