



RENTAL PROPERTY DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

This disclosure is made with respect to the property ("Property") located at the following address: \_\_\_\_\_

and must be attached to any lease agreement made with respect to the Property.

1. 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 lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

2. REQUIREMENTS OF 42 U.S.C. §4852(D)

42 U.S.C. §4852(d) provides that Lessor shall: (a) provide Lessee with a lead hazard information pamphlet; and (b) disclose to Lessee the presence of any known lead-based paint, or any known lead-based paint hazards, in such housing and provide to Lessee any lead hazard evaluation report available to Lessor.

3. LESSOR'S / LANDLORD'S DISCLOSURE

(a) Presence of lead-based paint and/or lead-based paint hazards [Initial and complete (i) or (ii) below, as applicable]:

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

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

(b) Records and reports available to the Lessor / Landlord [Initial and complete (i) or (ii) below, as applicable]:

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

4. LESSEE'S / APPLICANT ACKNOWLEDGMENTS (Initial)

(a) \_\_\_\_\_ Lessee / Applicant has received copies of all the information listed above.

(b) \_\_\_\_\_ Lessee / Applicant has received the pamphlet Protect Your Family from Lead in Your Home.

5. AGENT'S / PROPERTY MANAGER'S ACKNOWLEDGMENTS (Initial)

(a) \_\_\_\_\_ Agent / Property Manager's has informed the lessor of the lessor's obligation under 42 U.S.C. 4852d and is aware of his/her responsibility to insure 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.

Tidewater Real Estate Alliance Inc. t/a RE/MAX Alliance

Rental Leasing Firm / Management Company Date

Lessor / Landlord

Date

Agent / Property Manager

Date

Lessor / Landlord

Date

LESSEE IS ADVISED NOT TO SIGN THIS DISCLOSURE UNLESS AND UNTIL LESSOR HAS EXECUTED THIS DISCLOSURE AND LESSEE HAS RECEIVED THE INFORMATION DESCRIBED IN PARAGRAPH 2 ABOVE.

Applicant or Lessee

Date

Applicant or Lessee

Date