

FILLING OUT THE LEAD PAINT DISCLOSURE FORM

If you are renting a residence that was built prior to 1978, you are required by Federal Law to give the tenant a Lead Paint Disclosure form at the point that they rent the premises. To fill out your lead paint disclosure form, print out this document and set it aside for reference. Then open the document called, "lead.pdf." If you're filling it out with a pen, just print it out; if you're using your word processor, then keep it open. Follow the simple numbered steps in the example below.

1 - The landlord should initial the form here.

2 - If there are known lead paint hazards in the home, you should put a check mark or X here. If you're using your word processor, just click your mouse in the box and it will fill in the check.

3 - On this line, you fill in what the known hazards are. If you're using your word processor, then just click your mouse on the line and fill in the hazards.

4 - If the landlord is NOT aware of any known lead paint hazards in the home, then put a check mark or X here.

5 - If the landlord has any records or reports about lead hazards in the residence, put a check or X here. (These might be such things as housing inspector's reports, building inspector citations, etc.)

6 - On these lines, you indicate what the reports or records are.

7 - If you have no reports or records, then you would put a check mark or an X here.

8 - Here you have a choice between two statements. Federal law requires that any tenant be given a ten day grace period to have an inspection for lead hazards done. If the tenant wants to do that, you put a check mark or an X in front of the first sentence. If the tenant decides to waive having an inspection done, then you put a check mark or an X in front of the second sentence.

9 - If the residence is being rented out by a real estate agent, rather than the actual owner, the agent should put his/her initials here.

10 - If there is an agent, then he/ she should put an X or a check mark here, indicating that the landlord was informed.

Finally, print out two copies. All parties should sign it and each party retain one copy.

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: ____ **1** ____)

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

(1) ____ **2** ____ known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

____ **3** ____

(2) ____ **4** ____ 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) ____ **5** ____ 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).

____ **6** ____

(2) ____ **7** ____ 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) ____ **8** ____ 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) ____ **8** ____ 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: ____ **9** ____)

(f) ____ **10** ____ 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