

# 1. Disclosure of Lead Based Paint & Lead Based Paint Hazards

## 1.1 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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting housing built before 1978, property owners must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Address of Leased Property: <<Property Address>>

## 1.2 OWNER'S DISCLOSURE

>>Presence of lead-based paint and lead-based paint hazards, check one below:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: \_\_\_\_\_

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

>>Reports and records available to the owner, check one below:

Owner has provided the tenant with all available reports and records pertaining to lead-based paint and/or lead-based paint hazards in the housing. List the documents below: \_\_\_\_\_

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

## 1.3 TENANT ACKNOWLEDGEMENT

(a) Tenant has received the pamphlet, *Protect Your Family from Lead in Your Home*.

(b) Tenant has received copies of the reports and records listed above

(c) Tenant(s) will obtain prior written approval from the Landlord prior to painting or disturbing any painted surfaces or making any other alterations. Further, Tenant(s) shall notify Landlord and Agent in the event there is any chipped or peeling paint in the Dwelling Unit.

(d) Tenant(s) acknowledge that compliance by Landlord and Agent with Section 8.01-226.7 of the Code of Virginia provides immunity from lawsuit for lead poisoning arising from the condition of the premises.

## 1.4 AGENT ACKNOWLEDGMENT

Agent has informed the owner of the owner's obligations under 42 U.S.C. 4852(d), and is aware of agent's responsibility to ensure compliance.

If Landlord and/or Managing Agent obtain new information or acquire actual knowledge concerning the presence of lead-based paint or lead-based paint hazards during the term of tenancy, Landlord and Managing Agent shall notify Resident(s) of such new information.

## 1.5 ACCEPTANCE OF ADDENDUM

**ATTORNEY FEES:** In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

**Certification of Accuracy:** The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate:

X \_\_\_\_\_  
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