

**320-57 Corporation
320 East 57th Street
New York, NY 10022**

PROCEDURES TO SUBLEASE APARTMENT:

PLEASE SUBMIT ONE (1) ORIGINAL & SEVEN (7) COLLATED SETS OF THE SUBLEASE APPLICATION TO:

THE LOVETT COMPANY, LLC.
109-15, 14TH AVENUE
COLLEGE POINT, NY 11356
ATTN: YAJAIRA V. CRESPO- COLON

Contact Information for Yajaira: Email: ycespo@lovettrealty.com & Direct: 718-559-0246

MONTHLY SUBLET AND APPLICATION FEES:

EFFECTIVE JANUARY 11, 2011: THERE IS A MONTHLY SUBLET FEE EQUAL TO 30% OF THE MONTHLY MAINTENANCE THAT WILL APPEAR AS A SEPARATE LINE ITEM ON THE SHAREHOLDER'S MAINTENANCE STATEMENT EVERY MONTH.

1. **\$350.00 Non-refundable Processing Fee**, payable to **The Lovett Company, LLC.**
2. **\$75.00 PER APPLICANT, Non-Refundable Credit Report**, payable to **The Lovett Company, LLC.**
3. **\$200 PER APPLICANT/OCCUPANT, Non-Refundable Background Check**, payable to **The Lovett Company, LLC.**
4. **\$100 Building Administrative Fee** payable to **320-57 Corporation**. This is a non-refundable fee.
5. **\$250 Interview Fee** payable to **320-57 Corporation**. This is a non-refundable fee.
6. **\$500 Refundable Move-In Deposit**, payable to **320-57 Corporation**.
7. **\$1,500 Non-Refundable Move- In Fee**, payable to **320-57 Corporation**.
8. **\$500 Refundable Move-Out Deposit**, payable to **320-57 Corporation**.
9. **\$1,500 Non-Refundable Move-Out Fee**, payable to **320-57 Corporation**.

PLEASE NOTE THE FOLLOWING:

- PROCESSING OF YOUR APPLICATION TAKES APPROXIMATELY 3-4 WEEKS
- INCOMPLETE PACKAGES WILL BE RETURNED TO SENDER.
- ALL FEES MUST BE IN THE FORM OF MONEY ORDER OR BANK CERTIFIED CHECKS AND SUBMITTED WITH THE APPLICATION, NO EXCEPTIONS WILL BE MADE!
- IF YOU DECIDE TO RENEW THE EXISTING SUBLET (WITH THE SAME SUBTENANT), PLEASE SEND NOTIFICATION WITHIN 90 DAYS OF THE EXPIRATION OF THE SUBLEASE FOR BOARD REVIEW AND CONSIDERATION.

- **Please note that all applicants and occupants age 18 and over must complete the criminal authorization form and provide two reference letters. If employed, an employment letter is required. If enrolled in school, a letter from the school confirming the enrollment status is required.**
- **All applicants/occupants ages 18 and over, must sign the building acknowledgement forms.**
- **All applicants/occupants ages 18 and over, must be present to be interviewed by the Board.**
- **Full paged bank statements for all accounts listed on the financial condition statement are required.**
- **Please note that if a submission is made before the tax filing deadline, the most recent W2 issued will be required in addition to the completed tax returns requested within the application.**
- **For applicants who own real estate, please provide a letter from the Management Office for all properties. In addition, the Real Estate/School Tax invoices are required for all properties. If you are receiving rental income, a copy of an executed lease agreement is required.**
- **If the shareholder or applicant are being represented by a POA (power of attorney representative), please make sure to include a copy of the POA within the submission along with a full force affidavit if the POA was issued over 12 months ago (please contact your attorney for further details).**



The Lovett Company, LLC

REAL ESTATE MANAGEMENT

IMPORTANT INFORMATION REGARDING YOUR SOCIAL SECURITY NUMBER

PROTECTING YOUR PRIVACY

In order to protect your privacy, please remove/blackout your social security number from each financial institution document inserted into the application.

- Financial condition (net worth)
- Tax returns
- Personal loans
- Bank statements
 - IRA
 - CD's
 - Savings

The Credit Agency Authorization Form in the application (see next page) is the only form that requires your Social Security number. ONLY send one (1) Credit Agency Authorization Form to our office with your original application - do not make or send additional copies of the Credit Agency Authorization Form. The Credit Agency Authorization Form containing your Social Security number will be shredded in our office as soon as we submit the information to the Credit Agency and obtain your credit report.

IMPORTANT NOTES

Due to the large volume of calls, and applications, received by this office, we kindly ask that you refrain from calling for an update, during the three (3) week processing period. When an update is ready, we will contact your point person, which we recommend should be your Real Estate Broker, or in the absence of a Broker your Attorney. Please advise all parties involved and provide them with the brokers and/or attorney's contact information.

In an effort of fairness, we must process applications on a first come first serve basis.

If you are concerned about the receipt of the package, please use a method of return receipt via USPS, Fed Ex, messenger service or hand delivery, etc.

If there is a problem with the application submitted you will be notified accordingly.

Please be advised that submission of an incomplete package may extend the three week processing period.

After the application is processed and submitted to the Board you will be advised, via telephone, or e-mail, on the next step of the process.

Please provide an e-mail addresses below and advise our office who will be the point person, (main contact). Please be advised that all parties will not be called/emailed, only the main contact.

Brokers: *Replace your purchase and lease applications every three (3) months to make sure you have a current one. Submission of old packages will cause delays in the processing. Call our office and updated packages could be e mailed to you.*

Please provide your bank/mortgage broker/appraiser with the attached information. Thank you for your cooperation.

320-57 Corporation
SUBLEASE APPLICATION

Managed by:
The Lovett Company, LLC.
109-15 14th Avenue
College Point, New York 11356
(212) 736-3440

Sublease Application

TABLE OF CONTENTS

Cooperative Subletting Application	>	>	>	>	Section 1	
Copy of Proposed Sublease Application	>	>	>	>	Section 2	
Federal Tax Returns	>	>	>	>	>	Section 3
Letter from Previous Landlord	>	>	>	>	>	Section 4
Letter from Employer	>	>	>	>	>	Section 5
Financial Condition Form	>	>	>	>	>	Section 6
Substantiating Documentation	>	>	>	>	>	Section 7
Letter regarding Homeowners Insurance	>	>	>	>	>	Section 8
Bank Reference Letter	>	>	>	>	>	Section 9
Social Reference Letters	>	>	>	>	>	Section 10
Acknowledgement and Authorization	>	>	>	>	>	Section 11

SECTION 1

COOPERATIVE SUBLEASE APPLICATION

APPLICATION

SHAREHOLDER INFORMATION:

SHAREHOLDER'S NAME: _____

SHAREHOLDER'S ADDRESS: _____

DAY/EVENING TELEPHONE NUMBER: _____

E MAIL ADDRESS: _____

APARTMENT #: _____

TERMS OF LEASE: FROM: _____

TO: _____

MONTHLY RENT: _____

THIS PROPOSAL SHALL RESULT IN NO LEGAL OBLIGATION UNTIL A FORMAL LEASE IS EXECUTED BY THE PARTIES CONCERNED, AND APPROVAL IS GRANTED BY 320-57 Corporation.

APPLICANT'S INFORMATION:

APPLICANT'S NAME: _____

HOME ADDRESS: _____ TEL #: _____

_____ E-Mail Address _____

EMPLOYER AND POSITION: _____

BUSINESS ADDRESS: _____ TEL #: _____

CO-APPLICANT'S NAME: _____

(If applicable)

HOME ADDRESS: _____ TEL #: _____

_____ E-Mail Address _____

EMPLOYER AND
POSITION: _____

BUSINESS ADDRESS: _____ TEL #: _____

REFERENCES

PRESENT LANDLORD OR AGENT: _____ TEL #: _____

ADDRESS: _____ FAX #: _____

APPROXIMATE LENGTH OF OCCUPANCY: _____

PREVIOUS LANDLORD OR AGENT (IF LESS THAN 5 YEARS):
_____ TEL #: _____

ADDRESS: _____ FAX #: _____

ADDRESS OF PREVIOUS
RESIDENCE: _____

LENGTH OF OCCUPANCY: _____

PERSONAL REFERENCES:

NAME AND
ADDRESS: _____

TELEPHONE NUMBER: _____

NAME AND
ADDRESS: _____

TELEPHONE NUMBER: _____

NAME AND
ADDRESS: _____

TELEPHONE NUMBER: _____

BANKING AND CREDIT REFERENCES

BANK 1: _____

SAVINGS ACCOUNT NO. _____ CHECKING ACCOUNT NO. _____

BANK 2: _____

SAVINGS ACCOUNT NO. _____ CHECKING ACCOUNT NO. _____

VEHICLE INFORMATION

MAKE: _____ MODEL _____ YEAR _____ COLOR _____

LICENSE PLATE NUMBER: _____ STATE _____

DRIVER'S LICENSE NUMBER: _____ STATE _____

OTHER OCCUPANT INFORMATION

HOW MANY PERSONS WILL OCCUPY THE APARTMENT UNIT: _____

NAME _____ RELATIONSHIP TO APPLICANT _____ AGE _____

NAME _____ RELATIONSHIP TO APPLICANT _____ AGE _____

NAME _____ RELATIONSHIP TO APPLICANT _____ AGE _____

EMERGENCY CONTACT INFORMATION:

IN CASE OF EMERGENCY, SUBTENANT REQUESTS YOU NOTIFY:

NAME: _____ RELATIONSHIP TO APPLICANT _____

DAYTIME PHONE NUMBER: _____ EVENING NUMBER: _____

ADDRESS: _____

NAME: _____ RELATIONSHIP TO APPLICANT _____

DAYTIME PHONE NUMBER: _____ EVENING NUMBER: _____

ADDRESS: _____

The undersigned hereby affirms that the information contained in this application is true and accurate to the best of her knowledge and belief.

Signature of Applicant: _____ Date: _____

Signature of Spouse/Co-Applicant: _____ Date: _____

SECTION 2

PLEASE INSERT SUBLEASE AGREEMENT

(OR FEEL FREE TO USE THE INCLUDED STANDARD
SUBLEASE AGREEMENT)

HERE

Rent: The yearly rent is \$_____. You, the Undertenant, will pay this yearly rent to the Overtenant in twelve equal monthly payments of \$_____. Payments shall be paid in advance on the first day of each month during the term.

Security: The security for the Undertenant's performance is \$_____. Overtenant states that Overtenant received it.

Agreement to Lease and Pay Rent:

Overtenant sublets the premises to you, the Undertenant for the term. Overtenant states that it has the authority to do so. You, the Undertenant, agree to do everything required of you in the Sublease.

Notices: All notices in the Sublease shall be sent by certified mail, return receipt requested.

Subject to: The sublease is subject to the Over lease. It is also subject to any agreement to which the Overlease is subject. You, the Undertenant, state that you have read and initialed the Overlease and will not violate it in any way. You, the Undertenant, will not breach any of the terms, conditions, restrictions or covenants contained in the Overlease, the By Laws, the House Rules and Regulations and any related documents.

Overtenants Duties: The Overlease describes the Landlord's duties. The Overtenant is not obligated to perform the Landlord's duties. If the Landlord fails to perform, you the Undertenant must send the Overtenant a notice. Upon receipt of the notice, the Overtenant shall then promptly notify the Landlord and demand that the Overlease agreements be carried out. The Overtenant shall continue the demands until the Landlord performs.

Consent: If the Landlord's consent to the Sublease is required, this consent must be received prior to the commencement of the Sublease. If the Landlord's consent is not received, the Sublease will be void and in such event, all parties are automatically released.

Possession: Possessions shall in no event commence until Landlord's consent is received.

Adopting the Over-Lease Exceptions: The provisions of the Over Lease are part of this Sublease. All the and Exceptions of the Overlease are part of this Sublease. All the provision of the Overlease applying to the Overtenant are binding on you, the Undertenant.

Authority: You, the Undertenant, have no authority to contact or make any agreement with the Landlord about the premises or the Overlease. You, the Undertenant, may not pay rent or other charges to the Landlord, but only to the Overtenant.

Successors: Unless otherwise stated, the Sublease is binding on all parties who lawfully succeed to the rights or take the place of the Overtenant or you, the Undertenant, Examples are an assign, heir or a legal representative such as an executor of your will or administrator of your estate.

House Rules and Regulations:

The Undertenant agrees to comply with the By Laws and the House Rules and Regulations of the Cooperative.

Move-In/Move-Out Security Agreement & Service Agreement

The Move-In/Move-Out Security Deposit Agreement is attached hereto made a part hereof.

Responsibility of Overtenant

The Overtenant shall be liable and responsible for any fines, damages, costs For Actions of and expenses (including reasonable attorney's fees) incurred or paid as an Undertenant result of or in connection with any violation of the By Laws of the Corporation and the House Rules and Regulations of the Corporation by the Undertenant.

Default:

The Undertenant shall be considered as being in default of the Sublease Agreement if he fails to carry out any of the provisions of this Sublease Agreement,. In such event, he will be subject to removal from the premises upon demand by the Overtenant or Landlord.

The members of the Board of Directors of the Landlord shall have the power to terminate the Lease Agreement and to bring summary proceedings to evict the Undertenant, in the name of the Overtenant there under in the event of a default by the Undertenant in the performance of its obligations under this Sublease Agreement.

Assignment:

This Sublease may not be transferred or assigned.

Changes:

This Sublease can be changed only by an agreement in writing signed by the parties of the Sublease and subject to the Landlord's written consent.

Landlord not Party to the Sublease:

Nothing herein contained shall be construed to make the Landlord a party to this Sublease and the Landlord shall not have liability with respect to this Sublease.

Signatures:

OVERTENANT:

You, the UNDERTENANT:

SECTION 3

**INSERT LAST 2 YEARS
FEDERAL TAX RETURNS WITH W-2 FORMS
HERE**

(ALL SCHEDULES MUST BE INCLUDED
& COPIES SHOULD BE SIGNED)

SECTION 4

**INSERT
LETTER FROM PREVIOUS LANDLORD
INDICATING LENGTH OF STAY
& CURRENT PAYMENT HISTORY
HERE**

SECTION 5

INSERT LETTER FROM EMPLOYER STATING EMPLOYMENT PERIOD, TITLE & CURRENT SALARY

(IF RETIRED, PLEASE SUBMIT THE FOLLOWING: SOCIAL SECURITY AWARD LETTER, PENSION AWARD LETTER, BANK INTEREST FORM 1099 AND DIVIDEND FORM 1096)

(IF SELF-EMPLOYED, INCOME MUST BE VERIFIED BY ACCOUNTANT'S CERTIFICATION AND A BUSINESS FINANCIAL STATEMENT FROM YOUR ACCOUNTANT IS REQUIRED AS WELL AS LAST TWO YEARS BUSINESS OR CORPORATION TAX RETURNS SHOULD BE SUBMITTED)

SECTION 6

FINANCIAL CONDITION (NET WORTH)

Fill in all blanks, writing "NO" or "NONE" where necessary to complete information

Name: _____

Address: _____

For the purpose of procuring credit from the above named company, or its assigns, the following is submitted as being a true and accurate statement of the financial condition of the undersigned on the _____ day of _____, 20__

ASSETS

Cash in Banks: _____

Savings & Loan Shares: _____

Earnest Money Deposited: _____

Investments: Stocks & Bonds (see schedule): _____

Investment in Own Business: _____

Real Estate owned (see schedule): _____

Automobiles: (Year & Make) _____

Personal Property & Furniture: _____

Life Insurance Cash Surrender Value): _____

Other Assets(Itemize): _____

Total Assets: _____

LIABILITIES

Notes Payable: _____

To Banks: _____

To Relatives: _____

To Others: _____

Installment Accts Payable: _____

Automobile: _____

Other: _____

Other Accounts Payable: _____

Mortgages Payable on Real Estate (see schedule): _____

Unpaid Real Estate taxes: _____

Unpaid Income taxes: _____

Chattel Mortgages: _____

Loans on Life Insurance Policies:

(Include Premium Advance): _____

Other Debts (Itemize): _____

Total Liabilities: _____

Net Worth: _____

PURCHASER

Base Salary (W-2): _____

Self Employment Income: _____

Bonus & Commissions: _____

Dividends & Interest Income: _____

Real Estate Income (Net): _____

Other Income – itemize: _____

Total Annual Income: _____

CO-PURCHASER

Base Salary (W-2): _____

Self Employment Income: _____

Bonus & Commissions _____

Dividends & Interest Income _____

Real Estate Income (Net): _____

Other Income – itemize _____

Total Annual Income: _____

STATEMENT OF FINANCIAL CONDITION (cont'd)

CONTINGENT LIABILITIES

As Endorser or Co-maker on Notes: _____

Alimony Payments (Annual): _____

Are you a defendant in any legal action?: _____

Are there any unsatisfied judgments?: _____

Have you ever filed bankruptcy?: _____

Explain: _____

GENERAL INFORMATION

Personal Bank Accounts Carried at: _____

Savings & Loan Account at: _____

Purpose of Loan: _____

SCHEDULE OF STOCKS AND BONDS

Amount or Securities)		Marketable	Non-Marketable (Unlisted)
<u>No. Of Shares</u>	<u>Description</u>	<u>Actual Market Value</u>	<u>Estimated</u>
<u>Worth</u>			
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SCHEDULE OF CASH IN BANKS AND BROKERAGE

<u>Location</u>	<u>Account</u>	<u>Balance</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SCHEDULE OF REAL ESTATE

<u>Description of Location</u>	<u>Cost</u>	<u>Actual Market Value</u>	<u>Mortgage Amount / Maturity</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

SCHEDULE OF NOTES PAYABLE

<u>To Whom Payable</u>	<u>Date</u>	<u>Amount Due</u>	<u>Interest</u>	<u>Asset Pledged as Security</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

The foregoing statements and details pertaining thereto, both printed and written, have been carefully read and the undersigned hereby solemnly declares and certifies that same is a full and correct exhibit of my/our financial condition.

Applicant's Signature: _____

Date: _____

Co-Applicant's Signature: _____

Date: _____

SECTION 7

**INSERT
SUBSTANTIATING DOCUMENTATION
SUCH AS, BANK STATEMENT, IRA, CD,
401K, SAVINGS, AND ANY OTHER ASSETS**

SECTION 8

RENTER'S INSURANCE

PLEASE INSERT A LETTER FROM APPLICANT(S) STATING THAT THEY WILL OBTAIN RENTER'S INSURANCE AND WILL SUPPLY PROOF/COPY AFTER APPROVAL.

SECTION 9

BANK REFERENCE LETTER

Please note that the letter should indicate how long your account has been in existence, the current balance in the account, that you are an account holder in good standing, and what type of account you have. Please note that a bank statement can not be used in lieu of this requirement.

SECTION 10

**FOUR SOCIAL REFERENCE LETTERS FOR
EACH APPLICANT.**

**COUPLES MAY USE COMBINED LETTERS AS LONG
AS BOTH ARE MENTIONED.**

SECTION 11

ACKNOWLEDGMENTS

&

AUTHORIZATIONS

Includes:

- Authorization forms for credit and criminal background check.
- Acknowledgement of House Rules.
- Window Guard Notice.
- Lead Disclosure

**AUTHORIZATION
FOR
CREDIT AGENCY**

Authorization for TENANTS DATA VERIFICATION CO., INC.
to obtain a credit report

In order to comply with the provisions of 15 U. S. C. Section 1681(d) of the Federal Fair Credit Reporting Act, I (we) authorize you to retain TENANT DATA VERIFICATION CO., INC. which agency may obtain, prepare and furnish an investigative consumer report including information on my character and general reputation, personal characteristics and mode of living, whichever are applicable, as well as information regarding employment, credit, criminal, and current financial position. If this is an application, I (we) further authorize The Lovett Company, LLC., at its discretion, to make a copy of such credit report available to the owner of the unit, which I (we) propose to lease. In addition, within a reasonable period of time, upon written request to The Lovett Company, LLC., I (we) may obtain a complete and accurate disclosure of the nature and scope of the investigation requested.

Receipt is acknowledged to the summary of rights enclosed herewith.

Applicant #1

Purchaser/Lessee (Print): _____

Purchaser/Lessee Signature: _____

Social Security #: _____

Address: _____

Applicant #2 (if applicable)

Purchaser/Lessee (Print): _____

Purchaser/Lessee Signature: _____

Social Security #: _____

Address: _____

Date: _____

AUTHORIZATION FOR CRIMINAL BACKGROUND CHECK

**RELEASE OF INFORMATION AUTHORIZATION
AUTHORIZATION TO OBTAIN A CRIMINAL REPORT**

I hereby authorize any individual, company or institution to release to The Lovett Company, LLC., and/or its representative any and all information that they have concerning any criminal activity.

I hereby release the individual, company or institution and all individuals connected therewith from all liability for any damage whatsoever incurred in furnishing such information.

Print Name: _____ Date of Birth _____

Address: _____ Sex: Male Female

City/State/Zip: _____

Social Security Number: _____

Signature: _____

Print Name: _____ Date of Birth _____

Address: _____ Sex: Male _____ Female _____

City/State/Zip: _____

Social Security Number: _____

Signature: _____

(FOR OFFICE USE ONLY)

<p>TENANT DATA PLEASE RETURN TO:</p> <p>THE LOVETT COMPANY, LLC.</p> <p>ATTN: YAJAIRA V. CRESPO</p> <p>FAX 718 445-9704</p> <p>BUILDING REFERENCE: 320 East 57th Street/APT# _____</p>
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**ACKNOWLEDGMENT
OF
HOUSE RULES**

ACKNOWLEDGMENT OF HOUSE RULES

**The Lovett Company, LLC.
109-15 14th Avenue
College Point, New York 11356
(212) 736-3440**

**320-57 Corporation
320 East 57th Street
New York, NY 10022**

By signing below, I (we) acknowledge receipt of the **320-57 Corporation** House Rules and agree to abide by them.

Apt. No.: _____

Name of Purchaser(s): _____

Signature of Purchaser(s): _____

Date: _____

WINDOW GUARD QUESTIONNAIRE

WINDOW GUARD QUESTIONNAIRE

LEASE NOTICE TO TENANT

WINDOW GUARDS REQUIRED

You are required by law to have window guards installed in all windows if a child 10 years of age or younger lives in your apartment.

Your landlord is required by law to install window guards in your apartment if you ask him to install window guards at any time (you need to give a reason),

OR

If a child 10 years of age or younger lives in your apartment.

It is a violation of law to refuse, interfere with installation, or remove window guards where required.

Check One:

_____ Children 10 years of age or younger live in my apartment

_____ No Children 10 years of age or younger live in my apartment

_____ I want window guards even though I have no children 10 years of age or younger

Tenant: _____

Tenant's Signature: _____ Date: _____

Tenant's Address: _____

Return this form to:

Owner Manager: **The Lovett Company, LLC.**
109-15 14th Avenue
College Point, New York 11356

For further information call: Window Falls Prevention 212-676-2158

LEAD DISCLOSURE STATEMENT

Disclosure of Information on Lead-Based Paint And 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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in a dwelling. Tenants must also receive a Federal approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based 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 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).

Excerpt from Phase 1 Environmental Assessment prepared by ATC Environmental, Inc. dated April 21, 1994

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

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."

Agent's Acknowledgement (Initial)

____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

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 of true and accurate.

Lessor	Date	Lessor	Date
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date

**LAST
PAGE
OF THIS
DOCUMENT**