



# RESIDENTIAL LEASE / RENTAL AGREEMENT



RShore 10/12/12 1:47 PM

Deleted: RESIDENT

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_ (mo.) \_\_\_\_\_ (yr.), is between \_\_\_\_\_,

(herein after, Landlord), and \_\_\_\_\_ (hereinafter

called Tenant or Tenant). Property will be managed by **Real Estate Management Advisors LLC**, (hereinafter called Management)

Property Address is \_\_\_\_\_

(hereinafter called premises), will be leased by Tenant under the following conditions:

**TERM:** 1. The initial term of this lease shall be \_\_\_\_\_, beginning (mo./day) \_\_\_\_\_, (yr.) \_\_\_\_\_, and ending Noon (mo./day) \_\_\_\_\_, (yr.) \_\_\_\_\_.

**POSSESSION:** 2. If there is a delay in delivery of possession by Landlord or Management, rent shall be abated on a daily basis until possession is granted. If possession is not granted within seven (7) days after the beginning day of initial term, then Tenant may void this agreement and have full refund of any deposit. Landlord and Management shall not be liable for damages for delay in possession.

**RENT:** 3. Rent is payable monthly, in advance, at a rate of \_\_\_\_\_ dollars (\$ \_\_\_\_\_) per month, during the term of this agreement on the first day of each month and is to be mailed to: **Real Estate Management Advisors, LLC**. It is not the responsibility of Management to collect the rent. Tenant agrees to pay \$38.00 for each dishonored check. In the event tenant does issue a dishonored check, payment must be made in the form of a money order or cashier's check for the remainder of the lease period.

At the end of the initial lease term, monthly rent will automatically increase \_\_\_\_\_%, which is \$ \_\_\_\_\_ per month. Tenant may be notified of the rent increase prior to lease end date but management is not required to do so. If rent is late two or more times in the first twelve (12) months of this lease, monthly rent will be increased to the current market rent of \$ \_\_\_\_\_ for the remainder of the lease.

**TAXES & UTILITIES:** 4. Tenant is responsible for the following UTILITIES:  Electric,  Gas,  Oil,  Water,  Sewer, and  Trash Collection. payment and use of these services are mandatory and must be paid in full and on-time or Landlord reserves the right to evict tenant for hazardous living conditions and potential damages to property (pipes freezing, fire hazards, etc.). Non-payment of utilities constitutes a breach of lease. Tenant is also responsible for the following utilities, if desired: Telephone, Cable, Satellite TV Service, Security Monitoring, or any other desired service or utility. Tenant is not responsible for any property taxes or special assessments.

**COMMUNICATION:** 5. Tenant must have a working telephone number where they can be reached at and a voice mail system where a message can be left. Tenant waives their right to 24-hour entry notice should there not be a working telephone number or voice mail. Tenant must notify management within 24 hours of changing their telephone number.

**APPLIANCES:** 6. Tenant acknowledges receipt from the Landlord of: Refrigerator, Range/Stove, Washer, Dryer, Dishwasher, Window Treatments, and \_\_\_\_\_. Said property is in good state of repair and clean condition except as noted on said Move-In Inspection form. By the execution of this Lease, the Tenant acknowledges that the Premises are in safe, habitable and good condition and that the Tenant hereby accepts the Premises in its present condition at the date of execution of this Lease. Upon termination of this Lease, Tenant shall return the Premises, equipment, and fixtures in as good condition as when Tenant took possession, ordinary wear and tear accepted. If Tenant should fail to do so, Landlord may restore the Premises, equipment and fixtures and Tenant shall be responsible for paying the costs thereof promptly upon demand.

**LAWN CARE:** 7. Tenant is responsible for keeping their portion of lawn mowed and weeds removed from property. Tenant may be responsible for any fines imposed by the city for improper lawn care and/or weed control.

**SNOW REMOVAL:** Tenant is responsible for removing snow, ice, sleet, and freezing rain from the property (or their designated portion thereof) same day it has fallen. Snow must be removed from walkways, front patios, steps, driveways, and other

RShore 10/12/12 1:21 PM

Deleted: Owner

RShore 10/12/12 1:33 PM

Deleted: a

RShore 10/12/12 1:33 PM

Deleted: \_\_\_\_\_

RShore 10/12/12 1:47 PM

Deleted: Resident

RShore 10/12/12 1:17 PM

Deleted: or Landlord

RShore 10/12/12 1:47 PM

Deleted: Resident

RShore 10/12/12 1:21 PM

Deleted: I

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:22 PM

Deleted: Lessor

RShore 10/12/12 1:22 PM

Deleted: \_\_\_\_\_

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:25 PM

Deleted: Lessee

RShore 10/12/12 1:22 PM

Deleted: Lessor

RShore 10/12/12 1:25 PM

Deleted: Lessee

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial

pedestrian easements. Snow and ice must be completely removed from sidewalk the same day to ensure the safety of pedestrians. If snow and ice is not removed within 24 hours from the end of precipitation period, Management reserves the right to remove it at Tenant's expense. Tenant will have 10 days from the date of removal to pay snow removal invoice. In the event city imposes fines on the Landlord for improper snow removal, Landlord reserves the right to reclaim possession of the property.

**PESTS AND EXTERMINATION**

8. Landlord or Management may their own discretion treat apartment or house for preventative pest control or to resolve a pest control issue in a multi-unit property. Tenant has 3 days from start of lease date to make a claim for and pests in the property. From that point on, tenant is responsible for all pests including extermination costs associated with eradicating such pests. Such pest include, but are not limited to ants, roaches, bed bugs, and mice.

Tenant acknowledges, by signing this lease that bed bugs can only be brought in by human beings and any infestation of bed bugs are the sole responsibility of the tenant. All costs associated with the removal of bed bugs will be paid for solely on the tenant. Management will not be responsible for any personal property damaged by bed bugs or any other pest or the treatment and/or extermination of any pests.

**LATE PENALTY:**

9. Time is of the essence of this agreement. If the rent payment is NOT RECEIVED by the 5<sup>th</sup> day after the due date (6<sup>th</sup> of each month or later), a 10% late fee (\$ \_\_\_\_\_) will be assessed and due immediately. If the rent and/or late fee are not paid by the 11<sup>th</sup> day of the month, landlord may begin eviction proceedings without notice. A NOTICE TO QUIT is not required as a condition of this lease. Tenant will be evicted WITHOUT notice for non-payment of rent. Management reserves the right to market the property once rent is past due.

**EVICITION:**

10. If the rent called for in paragraph 3 hereof has not been RECEIVED by the 11<sup>th</sup> day of the month, then Management shall automatically and immediately have the right to take out a Dispossessory Warrant and have Tenant, his family and possessions, evicted from the premises without notice. Tenant will be responsible for all court costs, filing fees, and other costs associated with the eviction process.

**SEC. DEPOSIT**

11. Landlord and Management acknowledges receipt of \_\_\_\_\_ dollars (\$ \_\_\_\_\_), as a deposit to indemnify Landlord against damage to the property and for Tenant's fulfillment of the conditions of this agreement. Deposit will be returned to Tenant less application fees, within thirty (30) days after residence is vacated if:

- (a) Lease term has expired or agreement has been terminated by both parties; and
- (b) All monies due Management by Tenant have been paid; and
- (c) Residence is not damaged and is left in its original condition, normal wear and tear excepted; and
- (d) Management is in receipt of copy of paid final bills on all utilities (includes gas, electric, water, garbage, and telephone).
- (e) Deposit will not be returned if Tenant leaves before lease time is completed. Deposit may be applied by Management to satisfy all or part of Tenant's obligations and such act shall not prevent Management from claiming damages in excess of the deposit. Tenant may not apply the deposit to any of the rent payment.
- (f) Management will retain \$ \_\_\_\_\_ for professional carpet cleaning service unless the tenant provides valid receipt from bona fide carpet cleaning company.

Your security deposit is being held in escrow at the following financial institution:  
PNC Bank, N.A.

**RENEWAL AND BREACH**

12. It is the intent of both parties that this lease is for an initial period of \_\_\_\_\_ and that the last month's rent will apply only to the last month of the lease period. Should this lease be breached by the Tenant, a two-month penalty shall be assessed. Both the last month's rent and the indemnification deposit shall be forfeited as liquidated damages towards this penalty, any unpaid rent, and property damages. At the end of the initial lease period, lease will automatically renew on a month-by-month basis until new lease is signed. **Tenant must give Management two full calendar months' notice prior to vacating the premises.** The notice must be in writing. Likewise, management must give tenant two month's notice of month-to-month lease termination unless: tenant is not current on rent; or there are damages to the property. In this case, management reserves the right to immediately reclaim the property. Tenant shall deliver possession of residence in good order and repair to Management upon termination or expiration of this agreement.

**SUBLET:**

13. Tenant may not sublet residence or assign this lease without written consent of Management. Subleasing is subject to the laws and regulations of the property's municipality.

**CREDIT APPLICATION:**

14. Management having received and reviewed a credit application filled out by Tenant, and Landlord having relied upon the representations and statements made therein as being true and correct, has agreed to enter into this

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:22 PM  
Deleted: owner

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:35 PM  
Deleted: 200 East Broward Blvd. Suite 200

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:24 PM  
Deleted: m

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:47 PM  
Deleted: Resident

RShore 10/12/12 1:46 PM  
Deleted: Management

Tenant Initial

Tenant Initial

rental agreement with Tenant. Tenant and Management agree the credit application the Tenant filled out when making application to rent said residence is hereby incorporated by reference and made a part of this rental agreement. Tenant further agrees if he has falsified any statement on said application, Landlord and Management has the right to terminate rental agreement immediately, and further agrees Management shall be entitled to keep any security deposit and any prepaid rent as liquidated damages. Tenant further agrees in the event Landlord or Management exercises its option to terminate rental agreement, Tenant will remove himself, his family, and possessions from the premises within 24 hours of notification by Management of the termination of this lease. Tenant further agrees to indemnify Landlord and Management for any damages to property of Management including, but not limited to, the cost of making residence suitable for renting to another Tenant, and waives any right of "set-off" for the security deposit and prepaid rent which was forfeited as liquidated damages.

RShore 10/12/12 1:47 PM  
Deleted: Resident...Resident...Resident...Resident...Resident...Management Resident...Resident...Resident (... [1])

To the fullest extent permitted by applicable law, in the event of my default under this Lease, by my signature below, I expressly authorize you or your agent (including, without limitation, a third party collection agency) to obtain a consumer report under the Fair Credit Reporting Act which you may use in attempting to collect any of my defaulted payments or charges or for any other permissible purpose.

**FIRE AND CASUALTY:**

15. If residence becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord or Management may, at its option, terminate rental agreement or repair damages within 30 days. If Landlord or Management does not complete repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Landlord or Management elects to repair damages, rent shall be abated and prorated from the date of the fire, explosion, or other casualty to the date of re-occupancy, providing during repairs Tenant has vacated and removed Tenant's possessions as required by Management. The date of re-occupancy shall be the date of notice that residence is ready for occupancy.

RShore 10/12/12 1:47 PM  
Deleted: Resident...Resident (... [2])

**RIGHT OF ACCESS:**

16. Landlord and Management shall have the right of access to residence for inspection and repair or maintenance during reasonable hours. Management will afford the tenant 24-hours notice via telephone given that tenant can be reached. In the case of voice mail, management will leave tenant message which will be considered sufficient notice. Management will conduct routine maintenance inspections of the unit throughout the lease period. Any damages found during the inspection will be billed to the tenant directly. Tenant will have 10 days to pay for damages in full or termination of tenancy proceedings will begin. In case of emergency, Landlord and Management may enter at any time to protect life and prevent damage to the property.

TENANT AGREES THAT EXISTING LOCKS AND LATCHES ARE SAFE AND ACCEPTABLE, SUBJECT TO LANDLORD AND MANGEMENT'S DUTY TO MAKE NEEDED REPAIRS OF SAME UPON WRITTEN REQUEST BY TENANT. LANDLORD AND MANAGEMENT DO NOT MAINTAIN ANY INSURANCE ON TENANT'S PERSONAL PROPERTY. INSURANCE ON PERSONAL PROPERTY IS THE RESPONSIBILITY OF TENANT ALONE.

RShore 10/12/12 1:25 PM  
Deleted: LESSEE...LESSOR...LESSEE...LESSEE...LESSEE...LESSEE (... [3])

**USE:**

17. Residence shall be used for residential purposes only and shall be occupied only by the persons named in Tenant's application to lease. The presence of an individual residing on the premises who is not a signator on the rental agreement will be sufficient grounds for termination of this agreement. Residence shall be used so as to comply with all state, county, and municipal laws and ordinances. Tenant shall not use residence or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other Tenants' quiet enjoyment of their residence. In the case of addition unauthorized occupants, Management may at its own discretion increase the monthly rent in lieu of terminating this agreement via an addendum to this lease.

RShore 10/12/12 1:47 PM  
Deleted: resident...Resident...Resident...Resident (... [4])

**PROPERTY LOSS**

18. Landlord Management shall not be liable for damage to Tenant's property of any type for any reason or cause whatsoever, except where such is due to Landlord or Management's gross negligence. Tenant acknowledges that he is aware that he is responsible for obtaining any desired insurance for fire, theft, liability, etc, on personal possessions, family, and guests. Tenant acknowledges that Landlord has made available a program (the "Program") providing an opportunity to purchase policies of renter's insurance and/or personal liability insurance directly from StateFarm. However, Tenant is under no obligation to purchase renter's insurance or personal liability insurance through the Program. If Tenant elects to purchase the personal liability insurance from a company other than StateFarm, Tenant will provide the Landlord with written proof of compliance with this insurance clause on or prior to the Commencement Date of the Lease, and from time to time thereafter upon Landlord's request. Tenant acknowledges and agrees that their failure to purchase insurance in accordance with this paragraph is a material breach of the lease agreement, which could result in termination of the lease agreement.

RShore 10/12/12 1:33 PM  
Deleted: .  
RShore 10/12/12 1:47 PM  
Deleted: Resident...Resident...Lessee...Lessor...Lessee...Lessee...Lessor...Lessor Lessee (... [5])

**PETS:**

19. Animals, birds, or pets of any kind shall not be permitted inside the Tenantial unit at any time unless the prior written approval of Management has been obtained. An additional \$ \_\_\_\_\_ per month will be charged for the following pets \_\_\_\_\_.

RShore 10/12/12 1:47 PM  
Deleted: resident

**INDEMNIFICATION:**

20. Tenant releases Landlord and Management from liability for and agrees to indemnify Landlord and Management against losses incurred by Landlord and Management as a result of (a) Tenant's failure to fulfill any

RShore 10/12/12 1:47 PM  
Deleted: Resident...Resident (... [6])

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial



MANAGEMENT SHALL HAVE THE RIGHT WITHOUT NOTICE, TO DISPOSE OF ANY PROPERTY LEFT ON THE PREMISES BY TENANT. LANDLORD AND MANAGEMENT SHALL ALSO HAVE THE RIGHT TO DISPOSE ANY OF TENANT'S PROPERTY REMAINING ON THE PREMISES AFTER THE TERMINATION OF THIS AGREEMENT. ANY SUCH PROPERTY SHALL BE CONSIDERED LANDLORD OR MANAGEMENT'S PROPERTY AND TITLE THERETO SHALL VEST IN LANDLORD OR MANAGEMENT. TENANT WAIVES THEIR RIGHT TO ANY STORAGE BY LAND;ORD OR MANAGEMENT.

- RShore 10/12/12 1:47 PM  
Deleted: Resident
- RShore 10/12/12 1:47 PM  
Deleted: Resident
- RShore 10/12/12 1:27 PM  
Deleted: m
- RShore 10/12/12 1:47 PM  
Deleted: Resident
- RShore 10/12/12 1:59 PM  
Deleted: A
- RShore 10/12/12 1:47 PM  
Deleted: Resident

**MORTGAGEE'S RIGHTS:**

27. Tenant's rights under this lease shall at all times be automatically junior and subject to any deed to secure debt which is now or shall hereafter be placed on premises of which residence is Part; if requested, Tenant shall execute promptly any certificate that Management may request to specifically implement the subordination of this paragraph.

**ENTIRE AGREEMENT**

28. This agreement and the attached rules and regulations constitute the entire agreement between the parties and no oral statements shall be binding. It is the intention of the parties herein that if any part of this rental agreement is invalid, for any reason, such invalidity shall not void the remainder of the rental agreement.

**CRIMINAL ACTIVITY**

29. This agreement shall be considered null and void and management has the option to regain control of the property immediately following any arrest for any criminal activity within the premises, in accordance with the laws and statutes of the Commonwealth of Pennsylvania.

**MOLD NOTICE**

30. Mold is found virtually everywhere in our environment – both indoors and outdoors and in both new and old structures. All of us have lived with mold spores all our lives. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

- RShore 10/12/12 1:59 PM  
Deleted: State of FL
- RShore 10/12/12 1:27 PM  
Deleted: .

Preventing mold begins with you. The Tenant is hereby notified that the Premises are subject to the infestation of mold or mildew if not properly maintained. When moldy materials are disturbed, some molds produce toxic chemicals which may contaminate the Premises' air space. Tenant acknowledges that routine visual inspections for mold growth or signs of water damage and wetness is the most reliable method for identifying the presence of mold or mildew and should be addressed immediately.

- RShore 10/12/12 1:47 PM  
Deleted: resident
- RShore 10/12/12 1:47 PM  
Deleted: Resident

Tenant agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of mold or mildew in the Premises.

- RShore 10/12/12 1:47 PM  
Deleted: Resident

**WET BASEMENT NOTICE**

31. Basements and crawl spaces take on water from time to time. Management does not guarantee or warrant any basement or crawl space from leaks or water. Management is not responsible for damage to personal property as a result of water leaking into the basement. Management has no knowledge of basement taking on water unless otherwise disclosed.

**HEATING OIL**

32. When you leave the property the heating oil level is to be at the same level as it was when you moved in. If the oil level is lower on "move out" than "move in" The tenant will be responsible for the cost of the used oil. The price per gallon at the current fuel price, Plus 12%, and a flat fee of \$29.00. This will be deducted from the security deposit.

Oil level at time of move in \_\_\_\_\_ % Tenant Initial \_\_\_\_\_ REMA Agent Initial \_\_\_\_\_

Oil level at time of move out \_\_\_\_\_ % Tenant Initial \_\_\_\_\_ REMA Agent Initial \_\_\_\_\_

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial

IN WITNESS WHEREOF, the parties hereto have caused these presents to be signed in person the day and year first above written.

LANDLORD:

Landlord : \_\_\_\_\_ Date \_\_\_\_\_

Landlord: \_\_\_\_\_ Date \_\_\_\_\_

TENANT(S):

Primary Tenant \_\_\_\_\_ Soc Sec # \_\_\_\_\_ Date \_\_\_\_\_

Secondary Tenant \_\_\_\_\_ Soc Sec # \_\_\_\_\_ Date \_\_\_\_\_

Third Tenant \_\_\_\_\_ Soc Sec # \_\_\_\_\_ Date \_\_\_\_\_

Fouth Tenant \_\_\_\_\_ Soc Sec # \_\_\_\_\_ Date \_\_\_\_\_

MANAGEMENT:  
Real Estate Management Advisors, LLC,  
2755 Philmont Avenue Suite 130,  
Huntingdon Valley, PA 19006

Accepted By \_\_\_\_\_ Date \_\_\_\_\_

RShore 10/12/12 2:03 PM  
**Deleted: Broker for Landlord (Company Name):** Real Estate Management Advisors, 2755 Philmont Ave. #130, Huntingdon Valley, PA 19006  
RShore 10/12/12 2:03 PM  
**Deleted:**  
RShore 10/12/12 1:30 PM  
**Formatted: Underline**

RShore 10/12/12 1:31 PM  
**Formatted:** Left, Tabs:Not at 1.52" + 1.76" + 2"  
RShore 10/12/12 1:25 PM  
**Deleted: Lessee**  
RShore 10/12/12 1:30 PM  
**Deleted:**  
RShore 10/12/12 1:31 PM  
**Deleted:**  
RShore 10/12/12 1:31 PM  
**Deleted: ate**  
RShore 10/12/12 1:31 PM  
**Formatted:** Left, Tabs:Not at 1.52" + 1.76" + 2"  
RShore 10/12/12 1:31 PM  
**Formatted:** Left, Tabs:Not at 1.52" + 1.76" + 2"  
RShore 10/12/12 2:04 PM  
**Formatted: Font:9 pt, Bold**

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial





TENANT INFORMATION

TOTAL NUMBER OF TENANTS LIVING WITHIN THE PREMISES: \_\_\_\_\_

PRIMARY TENANT \_\_\_\_\_ AGE \_\_\_\_\_

SPOUSE \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

CHILD/RELATIVE 1 \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

CHILD/RELATIVE 2 \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

CHILD/RELATIVE 3 \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

CHILD/RELATIVE 4 \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_ AGE \_\_\_\_\_

TELEPHONE 1: \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

TELEPHONE 2: \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

RShore 10/12/12 1:47 PM  
Deleted: RESIDENT

RShore 10/12/12 1:47 PM  
Deleted: RESIDENT

RShore 10/12/12 2:02 PM  
Deleted: RELATIONSHIP \_\_\_\_\_  
AGE \_\_\_\_\_

RShore 10/12/12 1:29 PM  
Deleted: \_\_

RShore 10/12/12 2:02 PM  
Deleted: \_\_

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial



**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):

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

\_\_\_\_\_

(ii) \_\_\_\_\_ 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 (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).

\_\_\_\_\_

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

**Lessee's Acknowledgment (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 Acknowledgment (Initial)**

(e) \_\_\_\_\_ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

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

\_\_\_\_\_  
Tenant Initial

\_\_\_\_\_  
Tenant Initial