

**LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE,
ACKNOWLEDGEMENT AND ADDENDUM**

For Pre-1978 Housing Sales, Leases, or Rentals

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or Month-to-Month Rental agreement on the property located at **413 Preston Ave, Philadelphia, PA**, (“Property”) in which _____ is/are referred to as Tenant and **Jahn Properties** is referred to as Landlord.

LEAD WARNING STATEMENT: Every purchaser or 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, paint chips and dust that may place young children at risk of developing lead poisoning. Lead can pose health hazards if not taken care of properly. Lead poisoning in 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 pre-1978 residential real property, prior to the rental, is required to: (a) Provide the tenant with any information on lead-based paint hazards from risk assessments or inspections in the landlord’s possession; (b) Notify the tenant of any known lead-based paint hazards; and (c) Give the tenant a Federally approved pamphlet on lead poisoning prevention. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LANDLORD’S DISCLOSURE

- I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: **The fact that the property was built prior to 1978.**
- I (we) have no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
- I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet “Protect Your Family From Lead in Your Home,” available online at www.epa.gov/lead/.

Landlord

Date

TENANT’S ACKNOWLEDGMENT

- I (we) have received copies of the pamphlet “Protect Your Family From Lead in Your Home” or an equivalent pamphlet approved for use in the state.
- I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Tenant

Date

Tenant

Date

Tenant

Date