

Greater Capital Area Association of REALTORS®, Inc.
LEAD PAINT ADDENDUM



This Addendum made and entered into on this 1st day of January, 2000
by and between, SAMPLE Landlord,
and SAMPLE, SAMPLE, Tenant, is to verify that all
information on lead-based paint and lead-based paint hazards are fully disclosed.

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 the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention. Further, under Maryland's Lead Poisoning Prevention Program, owners/agents of property constructed prior to 1950 must provide you with a lead poisoning information packet and also comply with all federal disclosure rules. The owner's obligations under Maryland law include but are not limited to, testing, clean-up, inspection and certification with the Maryland Department of the Environment.

LESSOR'S DISCLOSURE () Lessor Initial

- ___ (a) Presence of lead-based paint or lead-based paint hazards (check one below):
- Known Lead-based paint and/or lead-based paint hazards are present in housing. (Explain)
SAMPLE/SAMPLE/SAMPLE/SAMPLE
- Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- ___ (b) Records and reports available to Lessor (check one below):
- Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and /or lead-based hazards in the housing (list documents below).
SAMPLE/SAMPLE/SAMPLE/SAMPLE/SAMPLE
- Lessor has no reports or records pertaining to lead-based paint hazards in housing.
- ___ (c) Knowledge of flaking, loose or peeling paint.
- Lessor has no knowledge of chipping, flaking, peeling or deteriorating paint in the premises.
- Lessor has knowledge of chipping, flaking, peeling or deteriorating paint in the premises.

LESSEE'S ACKNOWLEDGEMENT ()

- ___ (c) Lessee has received copies of all information listed above.
- ___ (d) Lessee has received the pamphlet Protect your Family from Lead in Your Home.

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____ (e) Lessee has received Notice of Tenant's Rights, required by Md. Env., Art. 6-823.

AGENT'S ACKNOWLEDGMENT ()

____ (f) Agent has informed the Lessor of their obligation under 42 U.S.C. 4582(d),
Lessor 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 is true and accurate.

Date

Lessor **SAMPLE**

Date

Lessee **SAMPLE**

Date

Lessee **SAMPLE**