

# Residential Lease Agreement

**6718 Portuguese Bend Dr**

**Missouri City, Texas 77459**

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**Documents incorporated into, and attached as part of, this Lease agreement are selected below:**

Basic Terms & Additional Terms

Parking Addendum

Rules Addendum

Lead Based Paint Hazard Disclosure

Protect Your Family from Lead in Your Home Pamphlet

Declaration of Condominium

Homeowners / Condominium Associations Rules and Regulations

Declaration of Covenants, Conditions, Restrictions, and Easements



This Residential Lease (**Lease**) is entered into on the date of the last signature below (the Effective Date) between **Kam Lam Vivian Li (Landlord)** and **Sneha Abhang and Prasad Belhekar** (together and separately, **Tenant**) for **6718 Portuguese Bend Dr Missouri City, TX 77459 (Property)**.

Landlord hereby leases the Property to Tenant, and Tenant leases the Property from Landlord, subject to the terms and conditions of this Lease:

## 1. Basic Terms

### 1.1. AMOUNTS DUE UPFRONT

The following items will be paid by Tenant to Landlord under this Lease:

#### 1.1.1. RENT FOR FIRST MONTH

**\$0.00** Prorated Monthly Rent for partial first month of the Term due at Start Date (See [Section 1.5](#) below)

**\$2,200.00** Monthly Rent for full first month of the Term due at Start Date (See [Section 1.5](#) below)

#### 1.1.2. TOTAL DUE UPFRONT

**\$0.00** due at signing.

**\$2,200.00** due at Start Date.

### 1.2. ADDITIONAL OCCUPANT INFORMATION

The following additional occupants (Occupants) may occupy the Property.

Additional Occupant Name	Age
Baby Baby	1

### 1.3. PROPERTY

Property Location
6718 Portuguese Bend Dr Missouri City, TX 77459

The Property is a single family residence (for example, a house or a townhouse) (**Building**) located at **6718 Portuguese Bend Dr Missouri City, TX 77459**.

The Property includes all appliances, fixtures, and equipment installed on the Property as of the Start Date (as defined below), including the following:

**Refrigerator; Oven/Range; Dishwasher; Clothes washer; Clothes dryer.**

### 1.4. TERM

Fixed Term. The term of this Lease (**Term**) will begin on **December 25, 2022 (Start Date)** and end on **December 25, 2023 (Expiration Date)**.

If Tenant is a victim of family violence or reasonably believes it is necessary to vacate the Property due to fear of imminent

domestic harm, or Tenant is a victim of sexual assault or is the parent or guardian of a dependent who is a victim of sexual assault and reasonably believes it is necessary to vacate the Property due to fear of imminent harm of such sexual assault, Tenant may terminate the Lease by providing Landlord thirty (30) days' prior written notice.

## 1.5. RENT

### 1.5.1. BASE RENT; MONTHLY RENT

Tenant is responsible for paying monthly rent for the use and occupancy of the Property (**Base Rent**) and all other fixed rent and fixed charges described in this Lease (collectively, **Monthly Rent**) on the **25th** day of each month (**Monthly Rent Due Date**). The Monthly Rent is **\$2,200.00**. First month's Monthly Rent is due on the Start Date.

### 1.5.2. ADDITIONAL RENT

Any amount Tenant may be required to pay Landlord or any other party under this Lease in addition to Monthly Rent will be additional rent (**Additional Rent**). The Monthly Rent and any Additional Rent are collectively referred to as "**Rent**".

Additional Rent includes, without limitation:

- Any applicable charges for utilities and/or other services to the Property, in amounts that vary by month (**Variable Charges**), payable to Landlord within **15** days of billing.
- The cost of utilities required to be arranged for and paid by Tenant directly to the service provider.
- The Insufficient Funds Fee is **\$50.00**.
- The Late Fee is **\$200.00**.

### 1.5.3. MANNER OF PAYMENT

All Rent hereunder must be paid by one of the following:

Check or money order made payable to the following recipient and delivered to the following address: **Kam Lam Vivian Li**  
**19914 Scenic Glen Drive**  
**Missouri City, TX 77459.**

Electronically by online payment service: **Zelle; Venmo**. Landlord will provide Tenant with Landlord's account information.

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#### 1.5.4. RENT SUMMARY

Tenant is responsible for paying the Rent described in this Lease. The chart below summarizes the Monthly Rent and Variable Charges - additional charges stated as Additional Rent may apply:

	Monthly Rent
<b>Base Rent</b>	<b>\$2,200.00</b>
<b>Parking Rent</b> <a href="#">Section 1.9</a>	<b>N/A</b>
<b>Storage Rent</b> <a href="#">Section 1.10</a>	<b>N/A</b>
<b>Pet Rent</b> <a href="#">Section 1.11</a>	<b>N/A</b>
<b>Electricity</b> <a href="#">Section 1.6.1</a>	<b>Tenant pays TXU</b>
<b>Natural Gas</b> <a href="#">Section 1.6.2</a>	<b>Tenant pays Centerpoint Energy</b>
<b>Heating Oil</b>	<b>N/A</b>
<b>Heat</b> <a href="#">Section 1.6.3</a>	<b>N/A</b>
<b>Water/Sewer</b> <a href="#">Section 1.6.4</a>	<b>Tenant pays Fort Bend County MUD 46</b>
<b>Trash Removal</b> <a href="#">Section 1.6.5</a>	<b>Tenant pays Fort Bend MUD 46</b>
<b>Landscaping</b> <a href="#">Section 1.6.7</a>	<b>Landlord does not provide</b>
<b>Telephone</b> <a href="#">Section 1.6.8</a>	<b>Tenant pays</b>
<b>Cable TV</b> <a href="#">Section 1.6.9</a>	<b>Tenant pays</b>
<b>Internet</b> <a href="#">Section 1.6.10</a>	<b>Tenant pays</b>
<b>Homeowner/Condominium Assessment</b> <a href="#">Section 1.6.11</a>	<b>Included in Base rent</b>
<b>TOTAL</b>	<b>\$2,200.00</b>

## **1.6. UTILITIES AND SERVICES**

Landlord and Tenant agree that utilities and other services will be provided and paid for as outlined below:

### **1.6.1. ELECTRICITY**

Tenant will arrange and pay for the cost of electrical service for the Property directly to the service provider. The name of the Property's service provider is: **TXU**.

### **1.6.2. NATURAL GAS**

Natural gas service is provided to the Property and Tenant will arrange and pay for the cost of natural gas service for the Property directly to the service provider. The name of the Property's service provider is: **Centerpoint Energy**.

### **1.6.3. HEAT**

Heat is not provided separately from other utilities. The cost of heat is included in the utility costs (natural gas, electricity, or heating oil, as provided) necessary to run the heating system, and will be paid by the party responsible for the applicable utility.

### **1.6.4. WATER/SEWER**

Tenant will arrange and pay for the cost of water/sewer to the utility. Water usage is separately metered for the Property. Hot water costs are included with electricity or natural gas costs, as provided. The name of the Property's service provider is: **Fort Bend County MUD 46**.

### **1.6.5. TRASH REMOVAL**

Tenant will arrange and pay for the cost of trash removal. The name of the Property's service provider is: **Fort Bend MUD 46**.

### **1.6.6. SNOW REMOVAL**

Snow removal is not normally required for the Property and will be reasonably handled by the parties in the event snowfall occurs.

### **1.6.7. LANDSCAPING**

Landlord does not provide any landscaping services. Tenant is responsible for reasonable upkeep and maintenance of landscaping, including lawn mowing and leaf raking, as applicable.

### **1.6.8. TELEPHONE**

Tenant will arrange and pay for the cost of telephone services.

### **1.6.9. CABLE TELEVISION**

Tenant will arrange and pay for the cost of cable or other premium television services.

### **1.6.10. INTERNET**

Tenant will arrange and pay for the cost of internet service.

### **1.6.11. HOMEOWNER OR CONDOMINIUM ASSOCIATION**

The Property is located within a homeowner association or condominium association. Any assessments imposed by the association related to the Property are included in the Base Rent.

## **1.7. SECURITY DEPOSIT**

Tenant is not required to pay a security deposit to Landlord.

## **1.8. TENANT INSURANCE**

Tenant is not required to maintain renter's insurance during the Term.

## **1.9. PARKING**

Tenant may park in areas designated by Landlord on Building grounds (**Parking Area**) and the cost of parking is included in the Base Rent. An addendum (**Parking Addendum**) is attached to this Lease which sets forth the specific terms of, and limitations on, Tenant's parking rights. Except as expressly permitted in the Parking Addendum, neither Tenant nor any other Occupants is allowed to park, or permit any of their guests or invitees to park, on the Building grounds.

## **1.10. STORAGE SPACE**

No storage room/storage locker (including any common areas) or other area exterior to the Property is provided for in this Lease.

## **1.11. PETS**

Except as required by law, no pets or animals of any kind are permitted in the Property or, if applicable, common areas of the Building or on Building grounds. Landlord will, however, review any requests from Occupants with disability-related needs for reasonable accommodations for service and assistance animals at the Property as required by applicable law.

## **1.12. ADDITIONAL RULES**

Tenant's use and occupancy of the Property is subject to all policies, rules, regulations, covenants, restrictions and other matters of record, attached to this Lease, specifically.

The rules and regulations of the homeowners association or condominium applicable to the Property.

Any Landlord specified rules governing use of the Property (**Rules Addendum**).

## **1.13. SMOKING POLICY**

Smoking means: (i) inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, or any other lighted or heated tobacco or plant (including marijuana) product intended for inhalation including hookahs or any similar product, whether natural or synthetic, in any manner or in any form; or (ii) use of an electronic smoking device which creates an aerosol or vapor, in any manner or in any form.

Smoking is allowed Outside on Building grounds, as long as not within ten feet of windows, doors, or intake units.

Smoking is allowed Outside on porches, patios and yards adjacent to the units.

Landlord may charge Tenant a fee of up to \$250 for a second and subsequent violations if Tenant smokes in a clearly designated nonsmoking Property or area of the Building or Building grounds.

## 2. Additional Terms

### 2.1. PROPERTY CONDITION

Tenant has examined the Property, either in person or virtually, prior to signing this Lease and, as of the date of this Lease, is satisfied with its condition and appearance (**Existing Condition**). Landlord will deliver possession of the Property to Tenant on the Start Date in the same or better condition as the Existing Condition, except for ordinary wear and tear.

### 2.2. POSSESSION

In the event Landlord cannot deliver possession of the Property to Tenant by the Start Date, through no fault of Landlord, this Lease will continue in full force but Tenant, as Tenant's sole remedy, will not be obligated to pay the Monthly Rent (prorated based upon a 30-day month) for the period that Tenant is unable to take possession. If Landlord fails to deliver possession of the Property by the 30th day following the Start Date, either Landlord or Tenant may terminate this Lease at any point before actual possession of the Property is delivered to Tenant, in which event all amounts paid to Landlord by Tenant will be returned and Landlord will be released from all obligations and liability under this Lease.

### 2.3. RENT

#### 2.3.1. PAYMENT

Tenant will pay the Monthly Rent for the first month of the Lease Term as described in the Basic Terms; provided that if the Start Date is not the Monthly Rent Due Date or the Rent is not to be paid on the first Monthly Rent Due Date after the Start Date, then the amount will be prorated based upon the number of days from the Start Date to the next Monthly Rent Due Date. After the first month, Tenant will pay the Monthly Rent to Landlord, (or Landlord's Managing Agent, if specified above), in advance, on the Monthly Rent Due Date of each month during the Term according to the payment details specified in the Basic Terms. Variable Charges, if any, will be payable according to the timeframe specified in the Basic Terms. Rent will be payable in the method specified in the Basic Terms.

#### 2.3.2. LATE PAYMENT

If Tenant fails to pay the Monthly Rent or any other Rent in full by the end of the day **14** days after it is due, a fee (**Late Fee**) in the amount specified in the Basic Terms to this Lease will be immediately assessed. The Late Fee is due by the end of the day after it is assessed. Acceptance of late payment does not waive Landlord's right to require payment of Monthly Rent in full on the date it is due.

#### 2.3.3. RETURNED CHECKS / DISHONORED PAYMENTS

If any payment of any Rent or other charges under this Lease is returned for insufficient funds or otherwise fails, Tenant will pay Landlord a fee (**Insufficient Funds Fee**) in the amount specified in the Basic Terms. Landlord will also have the right to require the dishonored payment be replaced by a cashier's check, certified check, or money order. Should more than two of Tenant's payments to Landlord during the Term be returned for insufficient funds, Landlord may require that all future payments of Monthly Rent and other obligations be paid by cashier's check, certified check, or money order.

### 2.4. SECURITY DEPOSIT

#### 2.4.1. USE OF SECURITY DEPOSIT / RESERVED FUNDS

Landlord will hold the Security Deposit in a segregated account if required by applicable law. Interest on the Security Deposit will be retained by Landlord, unless required to be paid to Tenant under applicable law. Subject to applicable law,

Landlord may use the Security Deposit to: (i) remedy Tenant Defaults (as defined in [Section 2.9.1](#) below) under this Lease, including past due Rent; and/or (ii) pay for costs incurred by Landlord to repair damages to the Property caused by Occupants beyond ordinary wear and tear (collectively, **Deposit Claims**). The Security Deposit will not relieve Tenant of any obligation to pay any Rent due under this Lease prior to termination. If a Pet Damage Deposit is required, it will be considered a Security Deposit and subject to the terms of this Section.

#### **2.4.2. RETURN OF SECURITY DEPOSIT**

The Security Deposit, less any Deposit Claims, will be returned to Tenant within 30 days (or shorter period as required by local ordinance) after Tenant vacates the Property upon expiration or earlier termination of this Lease. The returned portion of the deposit will be sent as a single check payable to Tenant(s) listed in the Basic Terms, or as otherwise agreed to by Landlord and Tenant. Any Deposit Claims will be described in an itemized statement provided with the returned portion of the deposit. Tenant will provide a forwarding address to Landlord where the Security Deposit, less Deposit Claims, and the itemized statement will be mailed. In the event Tenant fails to provide a forwarding address, the Security Deposit and statement will be sent to Tenant's last known address, which may be the Property, and Landlord will not be liable for Tenant's delayed receipt of, or failure to receive, the Security Deposit and itemized statement.

### **2.5. TENANT'S OBLIGATIONS**

#### **2.5.1. RESIDENCE USE ONLY**

Tenant will use and occupy the Property for residential purposes only. Tenant will not use or permit the use of the Property for any non-residential, illegal, or otherwise inappropriate purpose, including for any commercial purpose.

#### **2.5.2. PERMITTED OCCUPANTS**

Except as prohibited by applicable law, the Property will not be occupied by anyone other than the following: (i) Tenants; (ii) Occupants identified in the Basic Terms; and (iii) children under the age of majority of any Tenant (and Tenant will notify Landlord promptly after any such children take occupancy).

#### **2.5.3. NO DISTURBANCE OR NUISANCE PERMITTED**

Tenant will not permit any Occupants or any guests to: (i) make any unreasonably loud or otherwise unreasonable use of the Property; (ii) allow any condition on the Property or, if applicable, common areas of the Building that poses threat of injury to persons or property; or (iii) otherwise interfere with the rights, comfort, safety, or enjoyment of the other tenants or occupants of the Building (if applicable) or neighboring properties.

#### **2.5.4. UTILITIES**

Prior to the Start Date, Tenant will open accounts (including making any required deposits for service) in Tenant's name for all utilities specified as Tenant's responsibility under the Basic Terms. Tenant will maintain and/or pay for all utilities without interruption during the Term. Tenant will provide Landlord with evidence that any applicable utilities, assessments, or charges have been paid by Tenant, upon request.

#### **2.5.5. MAINTENANCE**

Tenant will: (i) keep and maintain the Property in a clean, safe, and sanitary condition; (ii) regularly dispose of all garbage and other waste in a clean and safe manner, not overload any trash receptacles, and separate and dispose of recyclable and compostable materials in any provided separate receptacles; (iii) use all appliances, fixtures, and equipment located in the Property in a safe and reasonable manner in keeping with their intended function and, if provided to Tenant, the applicable operating instructions; (iv) not obstruct access to doors and windows; and (v) maintain the Property in the same condition as it was delivered to Tenant, except for ordinary wear and tear. If the Property is equipped with smoke detectors or carbon monoxide detectors, Tenant will regularly (not less often than once per month) test the detectors and, if the

devices are battery operated, Tenant will replace batteries every six months, or more often as needed. Tenant will pay to repair any damage to the Property caused by Occupants or any guest of Occupants, except for ordinary wear and tear.

#### **2.5.6. NO TRANSFER**

Tenant will not sublease or assign all or any portion of the Property without the prior written consent of Landlord, in Landlord's sole discretion. Any attempted sublease or assignment of the Property or this Lease without the prior written consent of Landlord will be void and cause for termination by Landlord. No sublease of the Property will release Tenant from any obligation under this Lease, and Tenant will be liable for any violations of this Lease caused by a subtenant. Tenant will not rent the Property, or any portion of the Property, including any rental program such as "Airbnb," "VRBO," or similar program, and Tenant's entry into any short-term rental agreement will be cause for termination of this Lease by Landlord.

#### **2.5.7. NO ALTERATIONS**

Tenant will not perform any alterations or improvements to the Property without the prior written consent of Landlord, in Landlord's sole discretion. Alterations and improvements include adding, changing, or removing appliances, fixtures, shelving, wallpaper, or wall paint. In addition, except as required by applicable law, Tenant is not allowed to arrange, and will not permit, the installation of new or additional wiring, cabling, or equipment without Landlord's prior written consent, in Landlord's sole discretion. If Tenant violates this provision, Tenant will return the property to its original condition at Tenant's sole cost and expense. If Landlord approves of any alterations, Tenant understands that any applicable alterations will remain as part of the Property at the end of the Term. Tenant will not subject the Property to any liens in connection with making any alteration or improvement and will indemnify Landlord from all costs and expenses related to alterations, improvements, or liens.

#### **2.5.8. JOINT LIABILITY**

All individuals executing this Lease as Tenants will be jointly and severally liable for the performance of all agreements, covenants, and obligations of a Tenant contained in this Lease.

### **2.6. LANDLORD'S OBLIGATIONS**

#### **2.6.1. SERVICES AND UTILITIES**

Landlord will only provide the services and utilities to the Property as specified in the Basic Terms in the amounts specified in the Basic Terms as currently provided to the Property and as otherwise required under applicable law. Tenant waives all liability of Landlord for any interruption or insufficiency of any service or utility resulting from causes beyond the reasonable control of Landlord.

#### **2.6.2. MAINTENANCE AND REPAIRS**

Subject to Tenant's duties under [Section 2.5](#) above, Landlord will maintain the Building (including its structural elements, roof, and systems) in good order and repair and, if applicable, will maintain the Building common areas, in a clean, safe, and sanitary condition. Landlord has a duty to re-key locks within seven (7) days of Tenant moving in. Landlord will be responsible for, and will pay for, repairing (and restoring to working condition) the appliances, fixtures, or equipment located in the Property, except if any repairs are necessary as a result of improper use by Occupants, or the guest of any Occupant. Tenant will notify Landlord promptly in writing upon becoming aware of any condition within the Property or, if applicable, in the Building, that requires repair or maintenance by Landlord. Landlord will undertake any required repairs reasonably promptly, based on the condition, following receipt of notice. Delay by Landlord in performing or completing any repair will not permit Tenant to complete the repair or incur related expenses or to terminate this Lease, except as permitted under Texas Property Code Sections 92.056 and 92.0561. In the event some or all of Landlord's maintenance obligations are provided by a condominium or other owners association, then Landlord's obligation hereunder will be solely to enforce the obligation of the association or authority to perform such maintenance (in lieu of Landlord being obligated to perform such

maintenance directly).

### **2.6.3. QUIET ENJOYMENT**

Landlord covenants and agrees that, provided Tenant is not in default under this Lease, and provided that Tenant keeps, observes, and performs all obligations contained in this Lease, Tenant will have quiet possession of the Property and such possession will not be disturbed by or interfered with by Landlord. Landlord will under no circumstances be held responsible for restriction or disruption of use, enjoyment, or access to the Property from public streets caused by construction work or other actions taken by governmental authorities or other parties, or any entry or work by Landlord in or around the Property authorized by this Lease, or any other cause not entirely within Landlord's direct control, and such circumstances will not constitute a constructive eviction of Tenant nor give rise to any right of Tenant against Landlord.

### **2.6.4. REMEDIES FOR LANDLORD'S FAILURE TO REPAIR**

If Landlord violates any of its maintenance and repair obligations described in [Section 2.6.2](#), Tenant may be able to deduct the cost of the repair from Tenant's rent, terminate the Lease, or exercise other remedies available under Texas Property Code, Sections 92.056 and 92.0561.

## **2.7. LANDLORD'S ACCESS**

Landlord, its agents and contractors, will have the right of reasonable access to the Property during normal business hours to perform its obligations of maintenance and repair of the Property or, if applicable, any other portion of the Building, as long as Tenant is provided (in writing, by telephone, or other means designed in good faith to provide notice) 24 hours' notice (or longer period if required by applicable law) prior to entry, except that in the case of an emergency or, if applicable, if repairs or maintenance elsewhere in the Building unexpectedly require access, Landlord may immediately access the Property and will give Tenant notice of the entry within two days after. Landlord and its agents will have the right to access the Property during normal business hours for the purpose of showing the Property to prospective tenants and purchasers. Landlord will provide 24 hours (or longer period required by applicable law) prior notice given to Tenant (in writing, by telephone, or by other means designed in good faith to provide notice) before any showing. Tenant will not prevent Landlord from accessing the Property in order to conduct showings for which Tenant was provided notice.

## **2.8. SURRENDER**

### **2.8.1. END OF TERM**

Tenant will surrender possession of the Property and return the keys to Landlord immediately upon the Expiration Date or earlier termination of this Lease. At the time of surrender, the Property will be in the same condition as the Start Date, except for ordinary wear and tear, and otherwise in clean condition and free of all personal property of the Occupants. To the extent permitted by applicable law, any personal property left on the Property after Tenant vacates the Property will be deemed abandoned by the Occupants and may be disposed of by Landlord at Tenant's cost (and may be deducted from Tenant's Security Deposit by Landlord). Neither Landlord nor Tenant is obligated (and neither has any right) to unilaterally renew or extend the Term of this Lease. If all Occupants do not vacate the Property by the Expiration Date or earlier termination of this Lease, Landlord may commence legal proceedings allowed by applicable law to remove and evict Tenant from the Property and will be entitled to recover from Tenant double the Monthly Rent prorated based on a 30-day month (or the maximum rent allowed for holdover under applicable law, if less) for the period until Landlord regains possession of the Property. Alternatively, if Landlord accepts Tenant's payment of the Monthly Rent otherwise due under this Lease for the month after the end of the Term, then this Lease will be deemed to continue on a month-to-month basis at the applicable Monthly Rent as identified above and otherwise on the same terms and conditions as contained in this Lease. Either Landlord or Tenant may terminate the month-to-month tenancy as of the last day of any calendar month by giving one calendar month's written notice of termination to the other party.

## **2.8.2. ABANDONMENT**

If Tenant moves out of the Property (abandonment) before the Expiration Date without notice and without the intention to return Landlord may deem the Property abandoned and terminate the Lease. The intention may be evidenced by (i) Tenant's removal of substantially all its personal property and (ii) either (A) nonpayment of rent for more than two (2) months or (B) an express statement that the Tenant is vacating the Property by a specified date. If Tenant abandons the Property, Landlord may send notice containing certain statements to each Tenant's last-known address, and if the notice is returned as undeliverable or Tenant fails to contact Landlord within ten (10) days after receipt of the notice, Landlord may take possession of the Property and the Lease will be deemed terminated. Landlord may remove Tenant's possessions; however, Landlord must hold them for not less than thirty (30) days, at the expiration of which Landlord may dispose of them as the Landlord deems appropriate.

## **2.9. DEFAULT**

### **2.9.1. DEFAULT BY TENANT**

Tenant will be in default (Default) if: (i) Tenant fails to pay any Monthly Rent by **28** days after Monthly Rent is due and does not cure the failure within **14** days of receiving written notice from Landlord; (ii) Tenant fails to pay any Additional Rent by **28** days after the Additional Rent is due and does not cure the failure within **14** days of receiving written notice from Landlord or; (iii) Tenant fails to comply with any other obligation or restriction in this Lease and does not cure the failure within **14** days of receiving written notice from Landlord. If Tenant Defaults under this Lease, Landlord may exercise all rights and remedies available under applicable law, including the right to: (i) terminate this Lease; (ii) regain possession of the Property through an eviction or similar process; (iii) recover from Tenant all unpaid Rent, including unpaid Monthly Rent, Additional Rent, Late Fees and, if applicable, holdover Rent for the period prior to Tenant's delivery of possession of the Property to Landlord; (iv) recover all Rent payable under this Lease for the period from the date of termination for Tenant Default through the stated Expiration Date, less the amount Landlord is able to collect from any replacement tenants for that period; and (v) recover all reasonable costs and expenses incurred by Landlord in repairing any damage to the Property, caused by the improper use by any Occupant or any guests of an Occupant, less any amounts obtained from the Security Deposit. Additionally, to the extent permitted under applicable law, Landlord may recover from Tenant Landlord's court costs and reasonable attorneys' fees and expenses incurred in connection with any legal proceedings against Tenant. To the extent required by applicable law, Landlord will use reasonable efforts to mitigate any damages resulting from Tenant Default.

## **2.10. NOTICES**

Any notice of termination of this Lease, notice of Default by Tenant under this Lease, notice of eviction by Landlord, or any other notice required to be given in writing under applicable law (**Material Notices**) will be in writing and sent to Tenant and Landlord at the applicable address set forth in [Section 2.18](#) below. Except for Material Notices, all other written notices under this Lease may be delivered to the other party at the e-mail address or physical address of the party specified in [Section 2.18](#), or by other electronic means agreed to by the parties. Either party can update its email or physical address by sending written notice to the other party.

## **2.11. CASUALTY DAMAGE**

If the Property is rendered uninhabitable by a fire, storm, or other casualty, then this Lease will terminate as of the date of the casualty and Tenant will pay to Landlord only the Rent for the period prior to the casualty and Landlord will return to Tenant any Rent paid for the period after the casualty. However, if a portion of the Property remains habitable, then this Lease will continue but Monthly Rent will be adjusted proportionally based on the proportion of the Property still habitable by Tenant, until the damaged portion of the Property has been restored to a habitable condition. Nonessential elements

(including decks and porches) of the Property will not be counted in determining the habitable portions of the Property. If the Property is part of a larger Building and any other part of that Building is materially damaged by casualty, Landlord will have the right to terminate this Lease upon 30 days' written notice to Tenant. If the Property, or another portion of the Building of which the Property is a part, is damaged or destroyed by fire or other casualty resulting from any negligent act by any Occupant or the guest of an Occupant, Tenant will be liable to Landlord for the costs of repairing the damage.

## 2.12. GOVERNMENT TAKING

If all or a substantial part of the Property is taken by right of eminent domain, or by purchase in lieu of condemnation, and the taking would render the Property uninhabitable, this Lease will terminate, and the Rent will cease as of the date that the physical taking of the Property occurs. If part of the Property is taken the Tenant may choose to terminate the Lease as provided in the preceding sentence, or remain in the Property for the duration of the Term but the Monthly Rent will be adjusted proportionally based on the portion of the Property still habitable by Tenant, and Landlord will restore the Property to a condition suitable for Tenant's use, as near to the condition immediately prior to the taking as is reasonable under the circumstances.

## 2.13. TENANT'S PROPERTY

Tenant acknowledges that Landlord's insurance does not cover loss or damage to any of Tenant's personal property located on the Property and that Landlord will not be liable for any damage to Tenant's personal property. If required by the Basic Terms, Tenant will obtain and maintain (during the **Term**) renter's insurance of at least the level stated in the Basic Terms. Upon Landlord's request, Tenant will provide Landlord a certificate of insurance as evidence of the policy. Even if no policy of renter's insurance is required, Landlord recommends that Tenant obtain renter's insurance.

## 2.14. SUBORDINATION / ESTOPPEL

This Lease and Tenant's rights under this Lease are subject and subordinate to any current and future mortgages/deeds of trust (and any related amendments) on the Property (or the land where the Property resides). Upon Landlord's written request, Tenant will sign any documents required by any applicable lender or purchaser to affirm the terms and status of this Lease.

## 2.15. GENERAL

This Lease will be governed by the laws of the State of **Texas**, and any additional laws of the city or county in which the Property is located. This Lease will be binding on and inure to the benefit of all permitted heirs, legal representatives, and assigns of the parties. This Lease, along with the attached Addenda and legal disclosures, contains the entire agreement between Landlord and Tenant and may not be changed except in writing signed by all parties. If any provision of this Lease is found to be invalid or unenforceable, all other provisions contained in this Lease will remain binding and enforceable to the maximum extent permitted by applicable law.

## 2.16. DISCLOSURES / ADDENDA

Tenant acknowledges that the legal disclosures and addenda (**Addenda**) attached to this Lease are part of the legal agreement between the parties. Tenant will comply with all applicable rules and regulations set out in the attached addenda. The terms of this Lease will control in the event of any conflict between the terms of any Addenda and the terms of the Lease.

## 2.17. EXECUTION

All individuals indicated in the Basic Terms as comprising Tenant will sign this Lease and related attached Addenda where indicated. Each of Landlord and Tenant consents to the other party's execution of this Lease by electronic signature. Delivery of this Lease containing the electronic signature of a party or otherwise by facsimile through electronic means or as a digital copy will have the same full force and effect as a manually executed original version.



## 2.18. CONTACT INFORMATION

### 2.18.1. TENANT

Tenant's address is required for notice prior to the Start Date. Notices after the Start Date will be made to the Property.

Tenant Name	Address for Notice Prior to Start Date	Phone	Email
Sneha Abhang	<b>6718 Portuguese Bend Drive Missouri City, TX 77459</b>	7167042532	sneha.abhang90@gmail.com
Prasad Belhekar	<b>6718 Portuguese Bend Drive Missouri City, TX 77459</b>	7168035822	belhekarprasad@gmail.com

### 2.18.2. LANDLORD & MANAGING AGENT

Landlord Name	Address for Notice	Phone	Email
Kam Lam Vivian Li	<b>19914 Scenic Glen Drive, Missouri City, Texas 77459</b>	9795748464	sanriorange@hotmail.com

IN WITNESS WHEREOF, Tenant and Landlord have executed this Lease as of the date of the last signature below.

## TENANT SIGNATURE

**Sneha Abhang** *Sneha Abhang*  
01-06-2023 01:10:14 PM CST - 3-1

**Prasad Belhekar** *Prasad Belhekar*  
01-06-2023 12:57:43 PM CST - 2-2

## LANDLORD SIGNATURE

**Kam Lam Vivian Li** *Kam Lam Vivian Li*  
01-06-2023 01:23:39 PM CST - 4-3



# Parking Addendum

This Parking Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

Tenant may park **any** vehicles in the parking area located on the grounds of the Building during the Lease term. Landlord shall be entitled to require all vehicles parking in the Parking Area to be registered with Landlord including, without limitation, providing Landlord with any required information, such as the vehicle license plate number and the owner's name and contact information. Landlord shall be entitled to institute parking controls and other measures including, without limitation, requiring vehicle tags or decals and installing access gates with security cards or access codes. Landlord may impose reasonable and customary charges on Tenant and other Occupants for security cards and/or vehicle tags or decals.

No vehicles other than Registered Vehicles may be parked in the parking area by Tenant, any other Occupant, or any of their guests. If Tenant replaces any of the Registered Vehicles, Tenant must notify Landlord of that replacement and provide Landlord with the new identification information (as set forth above) for the replacement vehicle prior to parking that vehicle in the parking area.

## NATURE OF PARKING RIGHTS

Tenant may park in any open parking space available in the parking area, and neither Tenant nor any other tenant has any special right to park in any particular parking space.

## PARKING RULES AND REGULATIONS

In addition to the restrictions described above, the following motor vehicle rules apply to Tenant and any other tenant whose Lease includes parking rights:

1. The parking and traffic regulations posted on any private streets, roads, or drives must be obeyed.
2. The parking area will be used only to park motor vehicles and for loading or unloading of motor vehicles.
3. All ordinances regarding fire lanes must be obeyed. Any vehicle parked outside the parking area, parked in a fire lane, blocking a fire hydrant, refuse container, another vehicle, sidewalk, or lawn, or otherwise illegally or improperly parked may be towed by Landlord without notice at the vehicle owner's expense.
4. Only operable passenger vehicles (including pick-up trucks) that can reasonably fit in a designated parking space may utilize the parking area. Commercial vehicles, recreational vehicles, boats or trailers, or other oversized vehicles may not be parked in the parking area.
5. Landlord may remove any vehicle at the owner's expense if it reasonably appears to Landlord that the vehicle is abandoned or inoperable, the vehicle does not display an inspection sticker and/or license plates, or the inspection and/or registration is expired.
6. Repairs to vehicles are prohibited in the parking area or on Building grounds, except for emergency repairs.
7. Vehicles may be washed only in designated areas. If there is no designated area, then washing vehicles is not allowed on the grounds of the Building.
8. Tenant's use of the parking spaces and parking area are at Tenant's own risk. Tenant acknowledges that Landlord does not provide security for the parking area and makes no representations concerning the security of the parking area. Landlord will not be liable or responsible for the damage to, or theft of, any vehicle or theft of any property from any vehicle.

The violation of any restriction, rule, or regulation contained in this Parking Addendum will constitute a Default by Tenant under the Lease.

IN WITNESS WHEREOF, Tenant and Landlord hereby agree to this Parking Addendum.

**TENANT SIGNATURE**

**Sneha Abhang** *Sneha Abhang*  
01-06-2023 01:10:14 PM CST - 3-4

**Prasad Belhekar** *Prasad Belhekar*  
01-06-2023 12:57:43 PM CST - 2-5

**LANDLORD SIGNATURE**

**Kam Lam Vivian Li** *Kam Lam Vivian Li*  
01-06-2023 01:23:39 PM CST - 4-12

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TM

# Rules Addendum

This Rules Addendum is attached to and made a part of the lease between **Landlord** and **Tenant** for the Property dated as of the date hereof (**Lease**). All capitalized terms used in this Addendum have the meanings given such terms in the Lease.

## ACTIONS OF RESIDENTS

- Tenant will dispose of trash only in designated areas.
- Tenant will promptly report any repair or maintenance problems to Landlord or Managing Agent (if any).

## KEYS

- At delivery of possession to Property, Tenant will sign and deliver to Landlord a receipt which will identify the locks associated with the keys provided to Tenant (e.g. common building door, Property door, mailbox, etc.) and the number of each type of key so provided.
- When Tenant vacates Property at the end of Term, Tenant will return all keys provided to Tenant by Landlord. If Tenant fails to return all such keys, Landlord may re-key all of the applicable locks and the cost incurred by Landlord in re-keying such lock(s) will be paid by Tenant on demand or Landlord may apply Security Deposit, if any, to pay that cost.
- If Tenant loses a key or requires duplicates, they must notify Landlord or Managing Agent, if any, and bear the cost. Tenant may not duplicate the keys on their own.

## USE OF PREMISES AND COMMON AREAS

- Tenant may not, without written consent of Landlord, drill holes or use nails, hooks, and screws on the property.
- Tenant may not fasten anything to the fixtures, appliances, or to the interior or exterior of the property.
- Any balcony or porch included in Property, or adjacent to Property, may not be altered by Tenant or used to store their personal belongings.
- Tenant will comply with all weight restrictions on balconies and porches and will not overload them.
- Tenant won't add or change any locks without prior written consent of Landlord.
- Waterbeds and other water furniture are prohibited. Also, unusually heavy items like pianos and safes are only allowed if Landlord agrees that the weight is reasonable for the property's floor.

## OTHERS

- Tenant's responsibilities:
- lawn maintenance
- HOA violations (ex grass too long, move trash can out of sight, etc.)
- changing out lightbulbs and batteries
- purchase window treatment (landlord will install)
- pest control

\*\*\*\*\*

**Landlord responsibilities:**

- major repairs (~\$100+)
- power washing exterior of mildew if/when necessary (ie HOA violation)
- tree maintenance
- house exterior, structure
- appliances



IN WITNESS WHEREOF, Tenant and Landlord hereby agree to this Rules Addendum.

**TENANT SIGNATURE**

**Sneha Abhang** *Sneha Abhang*  
01-06-2023 01:10:14 PM CST - 3-14

**Prasad Belhekar** *Prasad Belhekar*  
01-06-2023 12:57:43 PM CST - 2-15

**LANDLORD SIGNATURE**

**Kam Lam Vivian Li** *Kam Lam Vivian Li*  
01-06-2023 01:23:39 PM CST - 4-22

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TM

# Lead Based Paint Hazard Disclosure

## 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.

## LANDLORD'S DISCLOSURES

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

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

## TENANT'S ACKNOWLEDGEMENTS

By signing below, Tenant acknowledges receipt of copies of all information listed above. In addition, by signing below, Tenant acknowledges receipt of the pamphlet Protect Your Family from Lead in Your Home, a copy of which is attached to this Lease.

## CERTIFICATE OF ACCURACY

IN WITNESS WHEREOF, 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.

## TENANT SIGNATURE

**Sneha Abhang** *Sneha Abhang*  
01-06-2023 01:10:14 PM CST - 3-24

**Prasad Belhekar** *Prasad Belhekar*  
01-06-2023 12:57:43 PM CST - 2-25

## LANDLORD SIGNATURE

**Kam Lam Vivian Li** *Kam Lam Vivian Li*  
01-06-2023 01:23:39 PM CST - 4-26

TM

## Flood Disclosure Addendum

IN WITNESS WHEREOF, Tenant and Landlord have executed this Addendum as of the date of the last signature below.





# Protect Your Family From Lead in Your Home



United States  
Environmental  
Protection Agency



United States  
Consumer Product  
Safety Commission



United States  
Department of Housing  
and Urban Development

# Are You Planning to Buy or Rent a Home Built Before 1978?

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Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

## Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

## Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

## If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

## **Lead Gets into the Body in Many Ways**

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**Adults and children can get lead into their bodies if they:**

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

**Lead is especially dangerous to children under the age of 6.**

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



**Women of childbearing age should know that lead is dangerous to a developing fetus.**

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

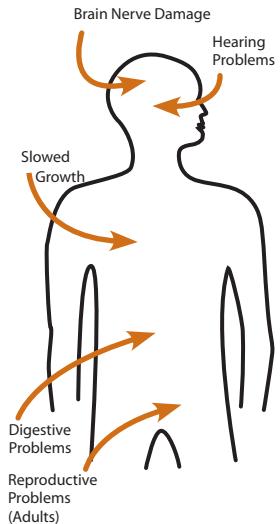
# Health Effects of Lead

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**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

## In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

## In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

## **Check Your Family for Lead**

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**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

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In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### **Lead can be found:**

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

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<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter ( $\text{mg}/\text{cm}^2$ ), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

## Identifying Lead-Based Paint and Lead-Based Paint Hazards

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**Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

## Checking Your Home for Lead

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You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## Checking Your Home for Lead, continued

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In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

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<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## **What You Can Do Now to Protect Your Family**

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**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

## Reducing Lead Hazards

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**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

## Reducing Lead Hazards, continued

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If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 10 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 100  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

**Abatements are designed to permanently eliminate lead-based paint hazards.** However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean floors, window sills, troughs, and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner.

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 15 and 16), [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

# Renovating, Repairing or Painting a Home with Lead-Based Paint

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If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

## **Other Sources of Lead**

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### **Lead in Drinking Water**

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### **Important Steps You Can Take to Reduce Lead in Drinking Water**

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](http://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

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\* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Other Sources of Lead, continued

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- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.<sup>4</sup>
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as “**greta**” and “**azarcon**,” used to treat an upset stomach.

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<sup>4</sup> In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

## For More Information

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### The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call **1-800-424-LEAD (5323)**.

### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

# U. S. Environmental Protection Agency (EPA) Regional Offices

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The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

## **Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

## **Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 906-6809

## **Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

## **Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

## **Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact  
U.S. EPA Region 5 (LL-17J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 353-3808

## **Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

## **Region 7** (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219  
(800) 223-0425

## **Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

## **Region 9** (Arizona, California, Hawaii, Nevada)

Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

## **Region 10** (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact  
U.S. EPA Region 10 (20-C04)  
Air and Toxics Enforcement Section  
1200 Sixth Avenue, Suite 155  
Seattle, WA 98101  
(206) 553-1200

## **Consumer Product Safety Commission (CPSC)**

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The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### **CPSC**

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## **U. S. Department of Housing and Urban Development (HUD)**

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HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### **HUD**

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/lead](http://hud.gov/lead)

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# **IMPORTANT!**

## **Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly**

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).