**THIS IS A SEPARATE INSTRUCTION PAGE REGARDING LEAD-BASED PAINT DISCLOSURE**

**THIS PAGE IS NOT PART OF THE LEASE. IT IS PROVIDED TO AID THE LANDLORD IN COMPLYING WITH FEDERAL LEAD-BASED PAINT DISCLOSURE LAW, FOR DWELLING UNITS BUILT PRIOR TO 1978.**

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# IMPORTANT!!!

**NOTES CONCERNING LEAD-PAINT DISCLOSURE REQUIREMENTS**

**Introduction:** If the rental dwelling unit was constructed PRIOR TO 1978, federal law REQUIRES a Lead- Based Paint Disclosure Form to be attached to the lease, completed and signed by the lessor/landlord and lessee/tenant. If the rental dwelling was constructed in 1978 or later, this form is not required. If in doubt about the timing of construction, use the disclosure form. Whenever the form is used, the landlord must also give the tenant the EPA lead-based paint pamphlet discussed below. Landlords must retain a copy of the signed disclosure form for no less than three years from the date the lease begins.

**Background:** To protect families from exposure to lead from paint, dust, and soil, Congress passed the Residential Lead-Based Paint Hazard Reduction Act of 1992. HUD and EPA require the disclosure of known information on lead-based paint and related hazards before the lease of most housing built before 1978.

**Requirements:** Before the lease is signed and agreed to, landlords must fully comply with lead-paint disclosure law. Compliance is accomplished by:

1. Fully completing and delivering to the tenants, as an attachment to the lease, the LEAD-BASED PAINT DISCLOSURE form (the lessees/renters also initial and sign this form), and
2. Giving the tenants the EPA pamphlet entitled "Protect Your Family From Lead In Your Home." (See the download link for the pamphlet, below.)

**Purchase the Disclosure Form:** If you need to purchase a Lead-Based Paint Disclosure Form, you can easily do so using USLF. <http://www.uslegalforms.com/lead-paint-disclosure-forms.htm>Click this link (or copy it into the address window of you internet browser) and select your state. Two forms will be accessed. You want the “LEAD2” form, for rental transactions (not the “LEAD1” form for sales). Click the “Information and Preview” link for more info on the form, and then order the form.

**The Free EPA Pamphlet:** The landlord must give the tenants the EPA-approved information pamphlet on identifying and controlling lead-based paint hazards entitled "Protect Your Family From Lead In Your Home." You may obtain and print this pamphlet free by clicking the following download link (or copying the link into the address window of your internet browser):

<http://www.hud.gov/offices/lead/outreach/leapame.pdf>

*The form is in .pdf format and you will need the free Adobe Acrobat Reader to view the form. In the unlikely circumstance that the Adobe Acrobat Reader is not installed on your computer, you can download it free from* [*http://www.adobe.com/products/acrobat/readstep2.html*](http://www.adobe.com/products/acrobat/readstep2.html)*. The download is quick and easy.*