

Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards and Pre-Lease Deposits

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose 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.

Management's (Lessor's) Disclosure (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.

Management has no knowledge of lead-based paint and/or lead-based paint hazard in housing.

(b) Records and reports available to the resident (check one below):

Management has provided the resident with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below)

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

Resident's (Lessee's) Acknowledgment (each initial)

X / (c) Resident has received copies of all information above.

X / (d) Resident has received the pamphlet "Protect Your Family from Lead in Your Home".

Agent's Acknowledgment (initial)

(e) Agent has informed the management of the resident's obligations under 42 U.S.C. 4852(d) 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 provided by the signatory is true and accurate.

Signature lines for Management and Resident with 'X' marks and labels 'Management', 'Date', 'Resident', 'Date'.

Addendums to Application and Rental Agreement - Application dated for Apt.

It is agreed that this addendum will supercede the Rental Application and Agreement in all cases of conflict of terms.

Total capacity of aquariums allowed in apartments must not exceed 15 gallons per apartment.

In A/C supplied apartments residents have no cause for relief, rent discounts, or credits for A/C failure. A/C function is not guaranteed.

Residents are responsible for the cost of removal of bedbugs and other infestations brought into their unit by themselves or their guests, even if the removal is done by Management.

I acknowledge that the pre-lease deposit submitted with application referenced above is being held pending approval of the Rental Application. The full pre-lease deposit will be returned by mail within 7 days if application is not accepted; if application is accepted & approved, the pre-lease deposit will be applied towards the total required security deposit for the apartment.

I acknowledge that the Agreement's floor coverage requirement of has been brought to my attention. If Resident does not comply with this requirement, covering at least 75% of the hardwood floor area and especially under furniture legs, under box springs placed directly on hardwood floors and in traffic areas, Res. will be charged a non-refundable \$150 non-compliance fee. This fee is in addition to floor damage repair cost.

I agree that there may be a surcharge to Resident for heat of up to \$15.00/month for January, February and March gas bills if for any month gas costs in excess of \$100/unit of the building (total gas bill divided by number of building units) and in addition there may be a \$10.00/month surcharge for each heated garage parking space for these same months and conditions.

As of June 1, 2014 this building will become a "No Smoking" building-- no smoking will be allowed anywhere inside the building.

Residents are responsible to replace batteries, if necessary, for devices within their control. There is a \$30 charge for the office to replace batteries.

Residents may not Sublet or use social media or any form of communication to allow use of apartment as a rental or gift (weekend, short term or long term) to any other people.

X X X