



New York State
DEPARTMENT OF STATE
Division of Licensing Services
P.O. Box 22001
Albany, NY 12201-2001

New York State Disclosure Form for Landlord and Tenant

Customer Service: (518) 474-4429
www.dos.state.ny.us

THIS IS NOT A CONTRACT

New York State law requires real estate licensees who are acting as agents of landlords and tenants of real property to advise the potential landlords and tenants with whom they work of the nature of their agency relationship and the rights and obligations it creates. This disclosure will help you to make informed choices about your relationship with the real estate broker and its sales agents. Throughout the transaction you may receive more than one disclosure form. The law may require each agent assisting in the transaction to present you with this disclosure form. A real estate is a person qualified to advise about real estate. If you need legal, tax or other advice, consult with a professional in that field.

Disclosure Regarding Real Estate Agency Relationships

Landlord's Agent

A landlord's agent is an agent who is engaged by a landlord to represent the landlord's interest. The landlord's agent does this by securing a tenant for the landlord's apartment or house at a rent and on terms acceptable to the landlord. A landlord's agent has, without limitation, the following fiduciary duties to the landlord: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A landlord's agent does not represent the interests of the tenant. The obligations of a landlord's agent are also subject to any specific provisions set forth in an agreement between the agent and the landlord. In dealings with the tenant, a landlord's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the agent materially affecting the value or desirability of property, except as otherwise provided by law.

Tenant's Agent

A tenant's agent is an agent who is engaged by a tenant to represent the tenant's interest. The tenant's agent does this by negotiating the rental or lease of an apartment or house at rent and on terms acceptance to the tenant. A tenant agent's has, without limitation, the following fiduciary duties to the tenants: reasonable care, undivided loyalty, confidentiality, full disclosure, obedience and duty to account. A tenant's agent does not represent the interests of the landlord. The obligations of a tenant's agent are also subject to any specific provisions set forth in an agreement between the agent and the tenant. In dealings with the landlord, a tenant's agent should (a) exercise reasonable skill and care in performance of the agent's duties; (b) deal honestly, fairly and in good faith; and (c) disclose all facts known to the tenant's ability and/or willingness to perform a contract to rent or lease landlord's property that are consistent with the agent's fiduciary duties to the buyer.

Broker's Agents

A broker's agent is an agent that cooperates or is engaged by a listing agent or a tenant's agent (but does not work for the same firm as the listing agent or tenant's agent) to assist the listing agent or tenant's agent in locating a property to rent or lease for the listing agent's landlord or the tenant agent's tenant. The broker's agent does not have a direct relationship with the tenant or landlord and the tenant or landlord can not provide instructions or direction directly to the broker's agent. The tenant and the landlord therefore don not have vicarious liability for the acts of the broker's agent. The listing agent or tenant's agent do provide direction and instruction to the broker's agent and therefore the listing agent or tenant's agent will have liability for the acts of the broker's agent.

Dual Agent

A real estate broker may represent both the tenant and the landlord if both the tenant and landlord give their informed consent in writing. In such a dual agency situation, the agent will not be able to provide the full range of fiduciary duties to the landlord and the tenant. The obligations of an agent are also subject to any specific provisions set forth in an agreement between the agent, and the tenant and landlord. An agent acting as a dual agent must explain carefully to both the landlord and tenant that the agent is acting for the other party as well. The agent should also explain the possible effects of dual representation, including that by consenting to the dual agency relationship the landlord and tenant are giving up their right to undivided loyalty. A landlord and tenant should carefully consider the possible consequences of a dual agency relationship before agreeing to such representation. A landlord or tenant may provide advance informed consent to dual agency by indicating the sale on this form.

Dual Agent with Designated Sales Agents

If the tenant and the landlord provide their informed consent in writing, the principals and the real estate broker who represents both parties as a dual agent may designate a sales agent to represent the tenant and another sales agent to represent the landlord. A sale agent works under the supervision of the real estate broker. With the informed consent in writing of the tenant and the landlord, the designated sales agent for the tenant will function as the tenant's agent representing the interests of and advocating on behalf of the tenant and the designated sales agent for the landlord will function as the landlord's agent represent the interest of and advocating on behalf of the landlord in the negotiations between the tenant and the landlord. A designated sales agent can not provide the full fiduciary duties to the landlord or tenant. The designated sales agent must explain that like the dual agent under whose supervision they function, they cannot provide undivided loyalty. A landlord or tenant should carefully consider the possible consequences of a dual agency relationship with designated sale agents before agreeing to such representative. A landlord or tenant may provide advance informed consent to dual agency with designated sale agents by indicating the same on this form.

This form was provide to me by _____ (print name of licensee) of **Winzone Realty Inc.**, a licensed real estate broker acting in the interest of the:

Landlord as a (check relationship below) Tenant as a (check relationship below)

Landlord's agent Tenant's agent
 Broker's agent Broker's agent

Dual agent
 Dual agent with designated sales agent

For advance informed consent to either dual agency or dual agency with designated sales agents complete section below:

Advance informed consent dual agency
 Advance informed consent to dual agency with designated sales agents

If dual agent with designated sales agents is indicated above: _____ is appointed to represent the tenant; and _____ is appointed to represent the seller in this transaction.

(I)(We) _____ acknowledge receipt of a copy of this disclosure form:

signature of { } Landlord(s) and/or { } Tenant(s):

Date: _____



RENTAL PROPERTY DATA SECTION (PDS)



*** Means Required Information**

***Broker Load (Y or N)** Y

***ML #**

LOCATION	Street #: <input type="text"/> Street Dir: <input type="text"/> * Street Name: <input type="text"/> St Suffix: <input type="text"/>
	Apt #: <input type="text"/> Town: <input type="text"/> *Zone: <input type="text"/> *Zip: <input type="text"/> Zip + 4: <input type="text"/>
	Sec/Area: <input type="text"/>
	Development: <input type="text"/>
	*Cross St: <input type="text"/> *School District Name: <input type="text"/>
	*School District #: <input type="text"/> District: <input type="text"/> Section: <input type="text"/> Block: <input type="text"/>
	Lot: <input type="text"/> Building: <input type="text"/> Tax Unit #: <input type="text"/> Corner Property (Y or N): <input type="checkbox"/> *Waterfront (Y or N): <input type="checkbox"/>
	Waterfront Desc: <input type="text"/> *Waterview (Y or N): <input type="checkbox"/> Bulkhead (Y or N): <input type="checkbox"/> Docking Rights: <input type="text"/>
	Beach Rights (Y or N): <input type="checkbox"/> *Adult Community (Y or N): <input type="checkbox"/> Minimum Age: <input type="text"/> Gated Property (Y or N): <input type="checkbox"/> Front Exposure: <input type="text"/>
	*Listing Price: <input type="text"/> *Seasonal or Year Round Rental: <input type="text"/>
PRICE & DATES	Mem Day-Labor Day Rental Amount: <input type="text"/> June Rental Amount: <input type="text"/>
	July Rental Amount: <input type="text"/> Aug-Labor Day Rental Amount: <input type="text"/>
	July-August Rental Amount: <input type="text"/> Weekly Rental Amount: <input type="text"/>
	Year Round Monthly Rental Amount: <input type="text"/> Off Season Rental Amount: <input type="text"/>
	Off Season Rental Description: <input type="text"/>
	*Listing Date: <input type="text"/> *Exp. Date: <input type="text"/>
TERMS	Terms <input type="text"/> Lease (Y or N): <input type="checkbox"/> Option to Buy (Y or N): <input type="checkbox"/>
	Rental Type (i.e. Month-Month 1 year, etc.) <input type="text"/> Security Deposit: <input type="text"/>
	*Pets (Y or N): <input type="checkbox"/> Pet Type (select up to 2): Cat <input type="checkbox"/> Dog <input type="checkbox"/>
	Permit #: <input type="text"/> Permit Exp Date: <input type="text"/>
CHARACTERISTICS	*Whole House Rental (Y or N): <input type="checkbox"/> *Style (i.e. Colonial, Apt in House, Apt in Building, etc): <input type="text"/> *Detached/Att: <input type="text"/>
	Model Name: <input type="text"/> # Floors in Building: <input type="text"/> Unit on Floor #: <input type="text"/>
	# Floors in Unit: <input type="text"/> *Rooms: <input type="text"/> *Bedrooms: <input type="text"/> *Baths-Full: <input type="text"/> *Baths-Half: <input type="text"/>
	*Kitchen Type (Combo, Elk, Elf, Share, None): <input type="text"/> *Basement (Crawl-Full-Part-None-Opt): <input type="text"/> Finished Bsmt (P-Y-N): <input type="text"/>
	*# Fireplaces: <input type="text"/> *Dining Room: <input type="text"/> *MBR 1st Floor: <input type="text"/> Furnished: <input type="text"/> Skylight: <input type="text"/>
	Approx Int. Square Footage: <input type="text"/> Approx Year Built: <input type="text"/> Wood Floors (Y or N): <input type="checkbox"/>
	Carpet (Inc-Allowed): <input type="text"/> Appearance: <input type="text"/> *New Construction: <input type="checkbox"/>
	Elevator: <input type="checkbox"/> Doorman: <input type="checkbox"/> Bylaws Attached: <input type="checkbox"/> *Smoking (Y or N): <input type="checkbox"/> Green Features: <input type="checkbox"/> Handicap Access (Y or N): <input type="checkbox"/>
	Green Features Desc: <input type="text"/>
	Handicap Access Desc: <input type="text"/>
	Bsmt/Subfloor Desc: <input type="text"/>
	1st Floor Description: <input type="text"/>
2nd Floor Description: <input type="text"/>	
3rd Floor Description: <input type="text"/>	



RENTAL PRODUCTION DATA SECTION (PDS)



*** Means Required Information**

*** Broker Load (Y or N)** Y *** ML #**

APPL- INFS	*Construction: <input type="text"/>	Horse Property: <input type="text"/>	Garage: <input type="text"/>	Garage Type: <input type="text"/>	Parking: (Y or N): <input type="text"/>
	Parking Facilities: <input type="text"/>	Deck: <input type="text"/>			
	Patio: <input type="text"/>	Porch: <input type="text"/>	Fence: (Y or N): <input type="text"/>	Private Entrance: (Y or N): <input type="text"/>	
	Lot Size: <input type="text"/>	Lot Sq Footage: <input type="text"/>	*Pool (AG-G-N): <input type="text"/>		
	Pool Desc: <input type="text"/>	Tennis Court: (Y or N): <input type="text"/>			
	Tennis Court Desc: <input type="text"/>	Amenities: <input type="text"/>			
	Auxiliary Rooms: <input type="text"/>				

APPL- INFS	Stove: (Included, Hp, Allow): <input type="text"/>	Refrigerator: (Included, Allow): <input type="text"/>	Washer: (Included, Allow): <input type="text"/>
	Dryer: (Included, Allow): <input type="text"/>	Dishwasher: (Included, Allow): <input type="text"/>	

UTILITIES/CARE	A/C (Included, Allow): <input type="text"/>	CAC # Zones: <input type="text"/>	
	Fuel: <input type="text"/>	Heat (Included, Not Included Partial): <input type="text"/>	
	Gas (Included, Not Included Partial): <input type="text"/>	Electrical (Included, Not Included Partial): <input type="text"/>	
	Water (Included, Not Included Partial): <input type="text"/>	Sewer (Included, Not Included Partial): <input type="text"/>	Cable (Included, Allow): <input type="text"/>
	Garbage Removal (Included, Not Included Partial): <input type="text"/>	Separate Thermostat (Y or N): <input type="text"/>	
	Pool Care (Included, Not Included Partial): <input type="text"/>	Ground Care (Included, Not Included Partial): <input type="text"/>	
	House Keeping (Included, Not Included Partial): <input type="text"/>		

OWNER/BROKER	*Owner: <input type="text"/>	*Status / Showing Phone: <input type="text"/>	
	*Broker / Agent Owned (Y or N) <input type="checkbox"/>	*Agency Offered: <input type="text"/>	
	*Compensation Paid By: <input type="text"/>	*Listing Broker Compensation (if Tenant Pays): <input type="text"/>	
	*Renting Broker Compensation (if Landlord Pays): <input type="text"/>	Agency (Enter A if Agency): <input type="checkbox"/>	*Exclusions (Y or N): <input type="text"/>
	*Negotiate Direct (Y or N): <input type="checkbox"/>	Occupancy: <input type="text"/>	

REMARKS/MISC	Remarks: <input type="text"/>
	*Directions: <input type="text"/>

REMARKS/MISC	Property Desc: <input type="text"/> <small>(No Contact info, Status, etc.)</small>
	*Supersedes (Y or N): <input type="checkbox"/> Supersedes ML#: <input type="text"/>

OPEN HOUSE	Broker Open House Start Date: <input type="text"/>	Broker Open House End Date: <input type="text"/>
	Broker Open House Time: <input type="text"/>	Broker Open House Note: <input type="text"/>
	Consumer Open House Start Date: <input type="text"/>	Consumer Open House End Date: <input type="text"/>
	Consumer Open House Time: <input type="text"/>	Consumer Open House Note: <input type="text"/>

I/We hereby acknowledge receipt of a copy of this contract.

SIGNATURES	OWNER SIGNATURE <input type="text"/>	OWNER SIGNATURE <input type="text"/>
	ADDRESS <input type="text"/>	EMAIL ADDRESS <input type="text"/>
	HOME PHONE <input type="text"/>	OTHER PHONE <input type="text"/>
	DATE <input type="text"/>	MLS OFFICE NAME <input type="text"/> WINZONE REALTY INC.
	LISTING AGENT <input type="text"/>	CO-LISTING AGENT <input type="text"/>

**LISTING AGREEMENT FOR REAL PROPERTY
EXCLUSIVE RIGHT TO LEASE**

Commission Rates for the Sale, Lease or Management of Property
Shall be Negotiated between the BROKER' and the Landlord.

EMPLOYMENT

1. The BROKER agrees to act as a special limited agent for the Landlord(s) for the sole purpose of finding a Tenant to rent the property described in the PROPERTY DATA SECTION hereinafter called PDS at the price and conditions set in the PDS. The PDS is incorporated herein by reference.
2. The parties agree that the BROKER represents the Landlord as a Landlord's agent and shall cooperate with other licensed real estate brokers who are Participants in the Multiple Listing Service of Long Island, Inc. (MLSIL) (Cooperating Brokers). The Landlord acknowledges the BROKER must cooperate with agents who represent tenants (tenant's agents). Such tenants' agents represent the interests of the prospective tenants only. In addition to cooperating with tenant's agents the Landlord authorizes the BROKER to work with Landlord's agents and/or broker's agents as indicated in paragraph 6.
3. BROKER agrees to use its experience and knowledge to determine the appropriate marketing plan for the property. The Landlord(s) grants to the BROKER full discretion to determine an appropriate marketing plan for the property.
4. The Landlord shall not offer nor show their property for rent to any prospective tenants or but shall refer all such prospective tenants to the BROKER, nor shall the Landlord negotiate the rental of the property with a tenant unless the BROKER participates in such negotiations.

COPYRIGHT NOTICE

5. The Landlord(s) authorizes the BROKER to enter the information set forth in the PDS, and any photographs, images, graphics and video recordings of the Landlord's property whether taken by BROKERS's agent, supplied by Landlord or otherwise (listing content), into a listing content compilation owned by MLSIL. The Landlord understands and agrees that said compilation is exclusively owned by MLSIL who alone possesses the right to publish said compilation in any media form it deems appropriate, including the World Wide Web. MLSIL may license, sell, lease and commercially utilize its compilation. Among other uses MLSIL may license or sell the listing content to aggregators who will aggregate the listing content and resell the same. Such aggregated content shall not contain any personal information about the Landlord other than the Landlord's name. If any photograph, image, graphics, or video recording ("Images") are delivered by Landlord to the BROKER for use in the MLSIL Compilation, by virtue of such delivery and the execution of this agreement, the Landlord hereby represents and warrants that the Landlord either: (1) holds all intellectual property rights including the copyrights of Images or (2) has a nonexclusive, perpetual, royalty-free, worldwide license to copy, distribute, display, create derivative works, and publicly perform the Images and the right to grant sublicenses through multiple tiers, and grant the same license to MLSIL.

COMPENSATION

6. A. In addition to tenant's agents the Landlord(s) also authorizes BROKER to work with Cooperating Brokers as:
(check the appropriate space or spaces)
Landlord's Agent _____ (represents the Landlord)
Broker's Agent _____ (represents the listing broker)
(If you check one of the above, such agency shall be offered in addition to Tenant's Agency)
- B. The BROKER shall be paid its commission by the tenant and not the Landlord except in the case where the Landlord delivers possession of the premises to a tenant without first being informed in writing by the BROKER that the BROKER'S commission has been paid. In such event, the Landlord shall pay the BROKER'S commission. The BROKER'S commission is _____. (Insert the total commission.)
This commission is offered to MLSIL participants only. _____ Owner Initials
- C. Said BROKER'S commission shall also be earned and payable by the Landlord under any of the following conditions:
(a) If the BROKER or Cooperating Broker produces a tenant ready, willing and able to lease the property on the terms and conditions set forth in the PDS and the Landlord refuses to lease the premises or fails to deliver possession of the premises after the Landlord has approved the qualifications of the tenant;
(b) If through the BROKER'S or Cooperating Broker's efforts a tenant and the Landlord(s) reach an agreement upon all the essential terms of a transaction and the Landlord refuses to lease the premises or fails to deliver possession of the premises;
(c) If the property is rented during the term of this Agreement whether or not the rental is a result of the BROKER'S efforts and even if the property is rented or sold as a result of the efforts of the Landlord(s) or any other broker or agent not acting under this agreement and the landlord has allowed the tenant possession of the premises without being informed by the BROKER in writing that the BROKER'S commission has been paid by tenant;
(d) If the BROKER or Cooperating Broker is the procuring cause of a transaction.

7. The above compensation shall be paid to the BROKER in the event that the Landlord enters into a lease or rental agreement or actually leases or rents the property within a period of _____ days after the termination of the agreement to any person who has been shown the property during the term of this agreement. This paragraph shall not apply if the Landlord(s) has in good faith relisted the property with another broker after the expiration of this Agreement and Landlord(s) affirms there are no current negotiations on the property. _____ Owner Initials

LANDLORDS'S REPRESENTATIONS AND OBLIGATIONS

8. The Landlord represents that all legal requirements including, but not limited to, rental permits, certificate of occupancies or other governmental permits, to create and maintain the rental unit which is the subject of this Agreement have been obtained by Landlord and are currently valid. The Landlord(s) agrees at all times to act in good faith to assist the BROKER in the performance of the BROKER'S obligations and to fully cooperate with the BROKER in the BROKER'S efforts to find a tenant for the property and complete the transaction contemplated by this agreement.

TERM OF AGREEMENT

9. This agreement shall commence on the date set forth below and shall terminate at midnight on _____ . _____ Owner Initials

MISCELLANEOUS PROVISIONS

- 10. Any notices required to be given under this agreement shall be in writing and may be given to the party by hand delivery of such notice, confirmed facsimile or by ordinary mail.
11. ALL ORAL OR PRIOR AGREEMENTS BETWEEN THE PARTIES ARE HEREBY MERGED INTO THIS AGREEMENT AND THE PARTIES AGREE THAT THEIR RELATIONSHIP SHALL BE GOVERNED SOLELY BY THIS AGREEMENT AND NOT BY ANY OTHER PRIOR ORAL OR WRITTEN REPRESENTATIONS OR AGREEMENTS.
12. Any change to this listing agreement which would make the property unavailable for sale through the MLS, including but not limited to any withdrawal, cancellation, reduction in term of listing term or termination thereof, must be in writing signed by the BROKER in order to have any binding legal force and effect.
13. The Landlord(s) understands and agrees that neither the Long Island Board of Realtors, Inc. nor the MSLI are parties to this agreement and that the BROKER is not an agent for either of said organizations and has no authority to make any representation, agreement or commitment with respect to either of said corporations other than those contained in the printed portions hereof.

ARBITRATION

- 14. Any dispute between the parties or a Cooperating Broker appointed pursuant to the authority granted by this agreement and arising out of this agreement where the amount in dispute is greater than small claims court jurisdiction shall be resolved by arbitration before one arbitrator. This paragraph shall not apply if all of the parties to such dispute are REALTORS. The arbitration shall be held in the county in which the real estate, which is the subject matter of this agreement, is located. The arbitration shall be governed by the rules of the National Arbitration and Mediation and judgment on the award rendered by the arbitrator may be entered in any court having jurisdiction thereof. Nothing herein contained is intended to deny any Party, or Cooperating Broker from applying to the Courts for injunctive relief such as is provided in CPLR 2701.

ESCROW AND RECOVERY OF FEES

- 15. If, for any reason, the BROKER is not paid a commission which is payable by the Landlord on the due date or there is a dispute concerning such payment or all or part of such payment, the Landlord(s) shall deposit with the Long Island Board of Realtors, Inc. an amount equal to the compensation set forth herein or the disputed amount, as the case may be. If the Landlord's attorney is holding money in an escrow account to which the Landlord is entitled, or over which the Landlord has control, the Landlord shall direct the attorney to make the deposit herein required to the extent of such monies. The said monies shall be held by the Long Island Board of Realtors, Inc. in escrow until the parties' rights to the escrow monies have been determined (i) by the written agreement of the parties, (ii) by an award of an arbitrator, (iii) by judgment or (iv) by some other process to which the parties agree in writing.
16. In any action, proceeding or arbitration to enforce any provision of this Agreement, including but not limited to the above escrow provision, or for damages caused by default, the prevailing party shall be entitled to reasonable attorney's fees, costs and related expenses, such as expert witness fees, fees paid to investigators, fees paid to arbitration tribunals and arbitrator's fees. Paragraphs 15 and 16 hereof shall be deemed to be incorporated into the terms of any lease executed by the Landlord(s) with a buyer/tenant procured by BROKER or a Cooperating Broker in their performance of this agreement.

INDEMNITY

- 17. In the event any claim or action is commenced against the BROKER or a Cooperating Broker as a result of the BROKER or Cooperating Broker either obeying the lawful instructions of the Landlord(s) or relying upon any representation made by the Landlord in this Agreement, then, and in such event, the Landlord(s) hereby agrees to defend, indemnify and hold harmless the BROKER or Cooperating Broker in any such claim or action. Landlord shall have the right to select counsel in such event, subject to the approval of the BROKER and/or Cooperating Broker, which approval shall not be unreasonably withheld.
18. With respect to the provisions of this agreement relating to compensation, (Paragraph 6), arbitration (Paragraph 14), escrow and recovery of fees (Paragraphs 15 & 16) and indemnity (Paragraph 17) Cooperating Brokers shall be third party beneficiaries of this agreement.

AUTHORIZATIONS

- 19. Agent [] (is) [] (is not) hereby authorized to use a lockbox. (Check one)
20. Agent [] (is) [] (is not) authorized to place a "For Rent" sign on the property. (Check one)
21. Landlord(s) [] (gives permission) [] (does not give permission) to the Agent to share the keys to the property with Cooperating Brokers. (Check one)

EXPLANATIONS

- 22. An "EXCLUSIVE RIGHT TO LEASE" listing means that if you, the Landlord(s) of the property find a tenant for your house, or if another broker finds a tenant, you must pay the agreed commission to the present broker.
23. An "EXCLUSIVE AGENCY" listing means that if you, the Landlord(s) of the property find a tenant, you will not have to pay a commission to the broker. However, if another broker finds a tenant, you will owe a commission to both the leasing broker and your present broker.

EQUAL OPPORTUNITY IN HOUSING

- 24. The parties agree that the above listed property is to be marketed in compliance with all Federal, State, Municipal and Local Laws concerning discrimination in housing.

1 Wherever the word broker is capitalized (BROKER) in this agreement, it is intended to describe the real estate broker who is a party and signatory to this agreement and no other broker.

Owner Signature _____ Owner Signature _____

Address _____ Email Address _____

Home Phone _____ Other Phone _____

Date _____ MLS Office Name WINZONE REALTY INC.

Listing Agent _____ Co-Listing Agent _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) _____ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) _____ Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) _____ Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d 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 they have provided is true and accurate.

_____	_____	_____	_____
Lessor	Date	Lessor	Date
_____	_____	_____	_____
Lessee	Date	Lessee	Date
_____	_____	_____	_____
Agent	Date	Agent	Date