

**RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FOR RENTALS****LPDR**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

**THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**1 **PROPERTY** 3030 West Girard Avenue Unit B Philadelphia PA 191302 **LANDLORD** Beatriz Garces3 **LEAD WARNING STATEMENT**

4 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed  
 5 properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must  
 6 disclose the presence of known lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead  
 7 poisoning prevention.

8 **LANDLORD'S DISCLOSURE - PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

9 ☒ / ☐ **Landlord has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

10 ☐ / ☒ **Landlord has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the Property.

11 Explain: \_\_\_\_\_

12 \_\_\_\_\_

13 \_\_\_\_\_

14 **RECORDS AND REPORTS AVAILABLE TO TENANT**

15 ☒ / ☐ **Landlord has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in or about the Property.

16 ☐ / ☒ **Landlord has provided** Tenant with all available records and reports regarding lead-based paint and/or lead-based paint  
 17 hazards in or about the Property. (List documents): \_\_\_\_\_

18 \_\_\_\_\_

19 **Landlord certifies that to the best of Landlord's knowledge the above statements are true and accurate.**20 **LANDLORD** DocuSigned by: Beatriz Garces **DATE** 3/14/2023 | 12:12 PM PDT21 **LANDLORD** E5C538D03A884E2 **DATE** \_\_\_\_\_22 **LANDLORD** **DATE** \_\_\_\_\_23 **BUYER** \_\_\_\_\_24 **DATE OF LEASE** \_\_\_\_\_25 **TENANT'S ACKNOWLEDGMENT**26 ☐ / ☐ Tenant has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

27 ☐ / ☐ Tenant has reviewed Landlord's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records  
 28 and reports regarding lead-based paint and/or lead-based paint hazards identified above.

29 **Tenant certifies that to the best of Tenant's knowledge the statements contained in Tenant's Acknowledgement are true and accurate.**30 **TENANT** \_\_\_\_\_ **DATE** \_\_\_\_\_31 **TENANT** \_\_\_\_\_ **DATE** \_\_\_\_\_32 **TENANT** \_\_\_\_\_ **DATE** \_\_\_\_\_33 **AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

34 ☒ DocuSigned by: Ryan Kanofsky Agent/Licensee represents that Agent has informed Landlord of Landlord's obligations under the Residential Lead-Based-Paint  
 35 Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

36 The agents have reviewed the information in the Agent Acknowledgement and certify, to the best of their knowledge, that the information  
 37 provided is true and accurate. **Landlord Agent and Tenant Agent must both sign this form.**

38 **BROKER FOR LANDLORD (Company Name)** KW Philly - Ryan Kanofsky39 **LICENSEE** DocuSigned by: Ryan Kanofsky **DATE** 3/14/2023 | 1:17 PM PDT

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40 **BROKER FOR TENANT (Company Name)** \_\_\_\_\_41 **LICENSEE** \_\_\_\_\_ **DATE** \_\_\_\_\_