

The lead inspection or risk assessment must be done by \_\_\_\_\_ (*Insert date 10 days after this disclosure or another agreed upon date*).

If the lead inspection or lead assessment finds lead-based paint or lead-based paint hazards, the tenant can end the lease within two (2) business days after receiving the report. All money paid to the landlord will be returned to the tenant.

**IV. LANDLORD ACKNOWLEDGMENT** (*Initial*)

(A) \_\_\_\_\_ Landlord has told the tenant about all information they have about lead-based paint or lead-based paint hazards. If available, landlord has also given the tenant all records and reports which have information about lead-based paint and/or paint hazards in the housing.

**V. TENANT ACKNOWLEDGMENT** (*Initial*)

(A) \_\_\_\_\_ Tenant has received the information listed by the landlord in Section II.

(B) \_\_\_\_\_ Tenant has received and read the above LEAD WARNING STATEMENT.

(C) \_\_\_\_\_ Tenant has received the pamphlet PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME.

(D) \_\_\_\_\_ Tenant has been given the option to conduct a lead inspection or lead risk assessment.

**VI. AGENT ACKNOWLEDGMENT** (*Initial*)

(A) \_\_\_\_\_ Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance with the law.

**VII. CERTIFICATION OF ACCURACY**

In accordance with 42 U.S.C. 4852d and 6-806 of the Philadelphia Health Code, 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.

\_\_\_\_\_  
LANDLORD

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TENANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
AGENT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LANDLORD

\_\_\_\_\_  
DATE

\_\_\_\_\_  
TENANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
AGENT

\_\_\_\_\_  
DATE

**LEAD-BASED PAINT DISCLOSURE ADDENDUM TO LEASE**  
(Combined Federal/Philadelphia form for use in Philadelphia before being obligated under the lease. In most cases the Tenant is obligated when the lease is signed.)

**I. LEAD WARNING STATEMENT**

Every lessee of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavior problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The lessor of any interest in residential property is required to disclose to the lessee the presence or absence of any lead-based paint and/or lead-based paint hazards. A comprehensive lead inspection or risk assessment for possible lead-based paint and/or lead-based paint hazards is recommended prior to lease.

**II. LANDLORD DISCLOSURE**

(A) *Check One.*

\_\_\_\_\_ The landlord has given the tenant a lead inspection report and risk assessment by a certified lead inspector.

or

\_\_\_\_\_ The landlord has given the tenant the following information:

The Philadelphia Department of Public Health has determined that most housing built in Philadelphia before 1978 contains dangerous lead paint. This property was built before 1978. Therefore, without a comprehensive lead inspection, conducted by a certified lead inspector, showing there is no lead paint or there is no lead-based paint hazards, you can assume that this property contains lead-based paint.

(B) The landlord has told the tenant about all information they have about lead-based paint and/or lead-based paint hazards in the housing. If available, the landlord has also given copies of all records and reports about lead-based paint and/or lead-based paint hazards (*if available, list records and reports below; if no knowledge, insert "no knowledge"*).

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**III. TENANT OPTION TO TEST FOR LEAD**

The tenant has the option to have a lead inspection or lead risk assessment. The tenant will have to pay for the test.

If the tenant chooses to have a lead inspection or risk assessment, it must be done within 10 days of receiving this information. The tenant and the landlord can agree in writing to a different period of time.