



**CHICAGO ASSOCIATION OF REALTORS®
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE**



(For Apartment Leases)

This Contract is Intended to be a Binding Real Estate Contract

LEAD WARNING STATEMENT

Every purchaser of any interest in or tenant planning to lease any portion of residential real 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, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards may also benefit any tenant intending to lease residential real property.

LANDLORD'S DISCLOSURE (initial each of the following which applies):

____/ ____ (a) Landlord **is / is not** (strike one) aware of the presence of any lead-based paint and/or lead-based paint hazards in the property. Explain: _____

____/ ____ (b) Landlord **does / does not** (strike one) have any reports and records pertaining to lead-based paint and/or lead-based paint hazards in the property.

____/ ____ (c) If Landlord **does** have any such reports and records, Landlord has provided Tenant with all available reports and records, including the following (list documents here): _____

TENANT'S ACKNOWLEDGMENT (initial each of the following which applies):

____/ ____ (d) Tenant has received copies of all information listed above.

____/ ____ (e) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

____/ ____ (f) Tenant has (check one):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards.
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT (initial if applicable):

____/ ____ (g) Agent has informed Landlord of its obligations, if any, to disclose information regarding lead-based paint and/or lead-based paint hazards in the property.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and each party certifies, to the best of the party's knowledge, that the information the party provided is true and accurate.

Landlord's Name (print)	Landlord's Name (print)
Landlord's Signature	Landlord's Signature
Date	Date
Tenant's Name (print)	Tenant's Name (print)
Tenant's Signature	Tenant's Signature
Date	Date
Agent's Name (print)	Agent's Name (print)
Agent's Signature	Agent's Signature
Date	Date

PROPERTY ADDRESS: _____ UNIT: _____ CITY: _____ ZIP: _____