



**Windsor Pacific Property Management**  
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*"Committed to superior property management service since 1987"*

## **Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards and Asbestos Containing Materials ("ACM")**

**Rental Property Address:** \_\_\_\_\_

**Year Rental Property was Built:** \_\_\_\_\_

### **Lead Warning Statement**

Property built before 1978 may contain lead-based paint. Lead-based paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 property, 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. Note: The existence of lead on the rental property is not, by itself, cause for termination of the tenancy. (Public Law 102-550 sec. 1018(c))

### **Property Owner'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 the rental property (explain).

\_\_\_\_ Property Owner has no knowledge of lead-based paint and/or lead-based hazards in the rental property.

\_\_\_\_ (b) Records and reports available to the Property Owner (check one below):

\_\_\_\_ Property Owner has provided WPPM with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the rental property (list documents below).

\_\_\_\_ Property Owner has no reports or records pertaining to lead-based paint and/or lead-based hazards in the rental property.

\_\_\_\_ (c) Presence of Asbestos Containing Materials - "**ACM**" (List location(s) within rental until below):

\_\_\_\_ Property Owner has no knowledge of "ACM" in the rental property.

\_\_\_\_ (d) Records and reports available to the Property Owner (check one below):

\_\_\_\_ Property Owner has provided WPPM with all available records and reports pertaining to "ACM" in the rental property (list documents below).

\_\_\_\_ Property Owner has no reports or records pertaining "ACM" in the rental property.

\_\_\_\_ (e) Property Owner understands that the Federally approved pamphlet **Protect Your Family from Lead in Your Home** will be distributed by WPPM to each new tenancy of the rental property. An administrative fee of \$1.50 totaling cost of pamphlet, postage and administrative costs will be charged to the Property Owner.

### **Certification of Accuracy**

The undersigned has reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner(s)