

Bobcat Rentals

66 East First Street
The Plains, Ohio 45780

BobcatRentals.net

740-797-8907

740-797-9097

LEASE AGREEMENT

On this _____ day of _____, 20____ the Owner(s)/ Landlord(s) named Anthony and Julia Fahrion, collectively referred to in this lease as "Landlord", and the person(s) named _____

_____ collectively referred to in this lease as "Tenant", enter into this lease in Ohio, in consideration of Landlord's and Tenant's mutual promises that are stated below.

1. **LANDLORD'S AGENT:** Bobcat Rentals, whose address is 66 East First Street, The Plains, Ohio 45780 serves as the agent for Landlord, and said agent is authorized to act on behalf of the Landlord on all issues in this lease.

2. **LOCATION:** Landlord demises, lets, and leases to Tenant the following described property, situated in the County of Athens, and State of Ohio, and more particularly described as follows: _____.

3. **LEASE TERM:** Tenant shall occupy the above premises for a term of no less than _____ months commencing on the _____ day of _____, 20____, and ending on the _____ day of _____, 20____. The lease shall commence at 12:00 p.m. on the first day of the lease as described above, and shall end at 1:00 P.M. on the last day of the lease as described above. Tenants promise that at the expiration or termination of this lease, they will surrender the premises. In the event that tenants have not vacated the premises at said time, then they shall be responsible for rent prorated on a daily basis plus an additional fee of ten percent (10%) of the total amount of rent that accrues until such time that premises are vacated. Landlord will exercise its best efforts to deliver possession of the premises upon commencement of this lease, but will not be liable for any damages to Tenant other than a daily pro-ration of the rent to the date upon which occupancy is available to Tenant.

4. **RENT:** Tenant agrees that reduced rental rates for each installment must be paid in advance before the first (1st) calendar day of each due date to Landlord's address shown above. Landlord need not give notice or demand the rent. Rent must be paid in full without deductions. All rent for each apartment must be submitted to Landlord in one (1) check for the total amount of rent due. Tenant agrees to pay an administrative fee of \$25.00 for each check submitted if the total rent due for the unit is not submitted in one (1) single check payable to the agent listed above. Any checks returned for non-sufficient funds shall be charged an administrative fee of \$50.00. Also, any check that is returned shall be treated as rent that was not paid for purpose of determining late fees as described above.

5. RENTAL PAYMENTS:

MONTHLY: Tenant agrees to pay Landlord, its successors and assigns, during the said term of this lease the sum of \$_____ for rent of said premises, payable in monthly installments of \$_____, in full, on the third (3rd) day of each month during the term of this lease. Tenant is entitled to pay a reduced total rent of \$_____ for said premises, payable in monthly installments of \$_____, if rent is paid in full **before** the first (1st) day of each month.

or

QUARTERLY: Tenant agrees to pay the Landlord, its successors and assigns, during the said term of this lease the sum of \$_____ for rent of said premises, payable in quarterly installments of \$_____ by the third (3rd) day of the following months:

May 20 , August 20 , November 20 , and February 20

Tenants are entitled to pay a reduced rent of \$_____ for the total rent of said premises, payable in quarterly installments of \$_____ if rent is paid in full **before** the first (1st) day of the months that rental payments are due.

LATE CHARGE: Tenant agrees that rent is due by the first (1st) day of each month that rent is due. If rent is not received in the Landlord's office by 4:00 P.M. on the third (3rd) calendar day of each month that rent is due, there shall be a twenty-dollar (\$20.00) per day penalty for each day that any rental payment is delinquent. Additionally, delinquent balances will bear interest at one and one half percent (1½%) per month, compounded monthly. The failure by the Landlord to enforce this provision in any given period shall not constitute a waiver of any remedy afforded to the Landlord, or to collect said delinquent charge at a later date. Any failure to timely pay a rental installment as prescribed in this lease shall be ground for termination of this lease, and the Landlord shall be entitled to evict Tenant and collect damages according to Ohio law for such breach of this lease. Tenant also agrees that if Tenant is in default and the Landlord is required to bring an eviction action and/or an action to recover damages, Tenant shall be responsible for all court costs.

FULL PAYMENTS: Landlord reserves the right to reject any payment that is offered which does not include all applicable late charges, bad check charges, or other fees or charges due from Tenant. If rent and all pertinent charges are not received by Landlord in full by 4:00 P.M. on the third (3rd) calendar day of the month in which such rent and charges are due, then Landlord is entitled to terminate this lease. Post-dated checks are not acceptable.

6. SECURITY DEPOSIT: Tenant shall deposit with Landlord upon the signing of this document the sum of \$_____ (per unit, not per person) in one check as a security deposit for the faithful performance and completion of all the terms and conditions herein stated in this agreement. Tenant agrees that no portion of the sum deposited shall be substitute for, or be in lieu of a rental installment due under this lease. Tenant further agrees that Landlord shall have the right, without prejudice, to any of its remedies, to apply a minimum of ten percent (10%) of such deposit as payment for restoration of extraordinary wear and tear or damage to the premises, or delinquent rent, unpaid late and service charges, broken windows, damage to walls, stains on carpets, indentations and/or scratches on wood, or any or all other damages, defacing of the premises, or any other expenses incurred by the Landlord because of Tenant's tenancy. Such deposit or balance, after deduction for the above mentioned items, shall be refunded within thirty (30) days of completion of the three (3) following events: (a) at the termination of this lease; (b) after the last of the Tenant(s) deliver the above premises with all keys to Landlord; and (c) each Tenant provides Landlord with their new forwarding addresses and telephone numbers. Landlord shall provide Tenant(s) with a written account of amounts of said security deposit deducted for rent or damages, if any. If the security deposit is insufficient to compensate Landlord for the damages caused during Tenant's occupancy of the premises, Landlord shall give written notice to Tenant(s) of the nature and amount of the deficiency. Tenant(s) shall pay the full amount of the deficiency to Landlord within thirty (30) days of receipt of such notice, or financing/interest charges may apply.

7. UTILITIES: Tenant shall be responsible for Electric, Water, Garbage, Gas service(s) used at the aforesaid premises. Tenant shall pay all said utilities and their installation fees on a monthly/quarterly basis to Landlord with rent, or directly to the utility company, as Landlord directs. Tenant shall be solely responsible for cable, internet, telephone, and other services desired by the Tenant. Tenant shall also make arrangements for said utilities and Tenant shall have the utilities' accounts in their name if such arrangements can be made with the aforesaid utility companies.

8. OCCUPANTS: It is understood and agreed that the Tenant shall occupy the said premises as and for a personal residence only and for no other purpose. The Tenant of the aforesaid premises shall be the same Tenant as on page one of this document and no others without the written consent of Landlord. Moreover, the parties agree that weekend guests shall be permitted, but guests may not stay at the premises for any period in excess of three (3) consecutive nights. The above named Tenant(s) agree that they are **jointly and severally liable** on all debts, rents, damages and other obligations described herein.

9. AVAILABILITY: If the premises are not fully available for occupancy upon the date agreed or specified in this lease for any reason whatsoever, the Tenant shall not have cause for any damage, except for a rebate of rental for the period the premises are untenable. This rebate shall be computed based on the rental installment paid converted to per diem amount with the Tenant receiving said per diem amount in refund for the number of days the premises are untenable.

10. FACILITIES: Tenant hereby, in consideration of the rent specified, accepts and assumes full responsibility for the aforesaid premises, and hereby releases the Landlord from all liability or injury to the person or property of the Tenant, Tenant's guests and invitees, and/or of Tenant's family while within or about said premises. Landlord shall maintain insurance on structure, but Tenant must provide their own content insurance coverage, if any is desired. All personal property placed in the rented premises or in any other part of the building or elsewhere upon the leased premises, including motor vehicles, shall be placed there at the risk of the Tenant or at the risk of the person owning such property. In the event the Tenant fails to remove all of their personal property from the premises upon the Tenant's abandonment of the premises, the Landlord may, at Landlord's option, remove all or any part of said property in any manner the Landlord may choose and store the same without liability to the Tenant for loss or damage, and the Tenant shall be liable to the Landlord for all expenses incurred in such removal and storage of such property. For purposes of this rental agreement, abandonment shall mean the Tenant's apparent desertion of the leased premises.

11. DAMAGES AND REPAIRS OF PREMISES DURING LEASE TERM: Tenant agrees to keep the leased premises in a safe, clean, sightly and sanitary condition at all times. Tenant further agrees to (a) dispose of all rubbish, garbage and other waste in a clean, safe and sanitary manner; (b) keep all plumbing fixtures as clean as their condition permits; (c) operate all electrical fixtures properly; (d) comply with all state and local housing, health, and safety laws; (e) refrain (and forbid other persons on the premises with your permission) from intentionally or negligently destroying, defacing, damaging or removing any fixture, appliance, or other part belonging to the leased premises; (f) maintain in good working order any appliance supplied by the Landlord; (g) conduct yourself (and require other persons in your household and other persons on the premises with your consent) in a manner so as not to violate appropriate state and local laws that relate to controlled substances ("illegal drugs"). Tenant shall pay for all repairs and service charges to the premises and appliances that are necessary because of Tenant's negligence or abuse. Landlord shall not be liable for personal injury or property damage resulting from the malfunctions of any appliances in the unit. Landlord will make all major repairs as required by law. Landlord shall pay for such repairs but Landlord shall report any damage caused by Tenant. Tenant agrees to scheduled quarterly damage and maintenance inspections of the premises at the Landlord's discretion. Tenant agrees to pay for any corresponding liable damage within ten (10) days of project completion. Tenant shall report any damage to Landlord within twenty-four (24) hours of discovering the damage. Landlord will have damages repaired within a reasonable time after Tenant gives written notice of the need for such repairs. Except to prevent further damage, Tenant shall not repair or have repaired any damages without the Landlord's permission.

12. ACCESS: Tenant agrees to allow the Landlord and/or the Landlord's representative to have free access to the leased premises at reasonable times and upon reasonable notice (except in emergencies or if it is impractical to give the same) for the purpose (a) inspecting the premises; (b) making ordinary, necessary, or agreed repairs, alterations or improvements; (c) supplying necessary or agreed services; (d) exhibiting the leased premises to prospective or actual buyers, mortgagees, tenants, workmen, or contractors; or (e)

to collect rental payments. Tenant agrees not to unreasonably withhold Tenant's consent to such entry. If Tenant is not available to permit entry into the premises, the Landlord or our representatives may enter same for such purposes without liability therefore. However, such liability will exist when ordinary and reasonable care is not taken to protect your property. Landlord need not notify each Tenant individually, and may give one (1) notice for the unit binding on all tenants.

13. RULES AND REGULATIONS: There shall be no pets of any kind in said premises, or bricks, concrete block, or construction materials kept in the aforesaid leased premises. Tenant shall not access the rooftops at any time, other than for emergency purposes. Further, there shall be no waterbeds or other structures that may cause the premises damages. Tenant shall not paint any of the aforesaid premises without the prior written consent of Landlord, and all carpets, floors, walls, bathroom and kitchen fixtures, stoves refrigerators, and other features and fixtures of the premises shall be kept clean and sanitary by the Tenant. Tenant shall remove all trash and rubbish from said premises on a weekly basis, and Tenant shall keep the premises free of all debris. Further, Tenant shall not nail items to the walls, put tape on the walls, or place any hanging on the wall that may damage the plaster, wallpaper, or surface coating on the walls. Tenant agrees that the premises shall be maintained at a minimum temperature of fifty-five degrees (55°) during the winter months, and any failure of Tenant to maintain the premises at said reasonable temperature shall automatically be deemed a breach of this lease and Tenant's failure to maintain a reasonable temperature at said premises. Tenant agrees to replace batteries in smoke alarms and burned out light bulbs at their expense. No extension cords are to be used any time. Tenant agrees to be liable for any fire damage resulting from the failure to comply with the above provisions. A failure by the Landlord to enforce this provision in any given period shall not constitute a waiver of any remedy afforded to the Tenant, or to collect said delinquent charge at a later date. Tenant also agrees to abide by all statutory obligations required by Ohio Revised Code 5321.05. Failure to keep and observe the above rules will constitute a breach of the terms of this lease.

14. PREMISES AS IS: Tenant has inspected the unit and accepts it AS IS, as reflected in the check in sheet to be completed at the time of move in. If the check in sheet has not been received by Landlord's office within two (2) weeks of lease activation, Tenant agrees that all aspects of the unit are in good and acceptable repair, and Tenant shall be liable for the condition of the premises upon vacating the unit, normal wear and tear accepted. Any repairs and/or renovations to be made to the unit will be completed in a diligent manner at the start of the lease.

15. VACATING PREMISES: Tenant agrees that during the thirty (30) day period prior to the termination of this agreement, Landlord shall have the right to enter the premises at reasonable times to exhibit it to prospective tenants. Tenant is required to give a minimum sixty (60) days notice **in writing** prior to vacating the premises or they are subject to paying an additional one (1) month's rent upon vacating. The vacating notice attached to the end of this lease must be completed and signed by all Tenants on lease, then mailed to the address on the lease to give proper notification. Tenant shall make an appointment to have the property inspected between one and three (1-3) weeks prior to lease end unless all Tenants are staying. Otherwise, the office will schedule an appointment at its convenience after the lease expiration. If Tenant is present during inspection, they will have the opportunity to fix and/or clean things found during the inspection. Tenant agrees that upon vacating the leased premises, Tenant will have the premises in a clean condition free from accumulated debris, with no unusual damages, ordinary wear and tear accepted. If Tenant does not leave the premises clean and free from debris, the Landlord will assess the cleanup charges, most are further described below. Tenant shall deliver all keys on or before lease end - failure to return all keys issued will result in a \$25.00 fee per set of keys. No rebate will be made for vacating early unless the premises are rented. The premises must be vacated by the appointed time on the day of the vacating, or Tenant shall be responsible for rent prorated on a daily basis plus an additional fee of ten percent (10%) of the total amount of rent that accrues until such time that premises are vacated. (Management may grant exceptions for unusual circumstances.) At the termination of the lease, Tenant will have utilities taken out of Tenant's name and arrange to pay the final utility bills. Tenant will leave the premises in the same condition (natural wear and tear expected) as they found them. All charges for cleaning or damage repair or removal of personal property will be deducted from the security deposit. Tenant agrees to put no nail, screws, etc. in the walls or any other attachments. The cost of repairs caused by such attachments will be deducted from the deposit. Extraordinary cleaning charges will be deducted from the security deposit; specific minimum charges are discussed later.

16. ASSIGNMENT AND SUBLETTING: Tenant understands that there shall be no assignment or subletting of the premises during the term of the lease. If one of the Tenants vacate the premises prior to the end of the lease, the vacating party shall be fully responsible for his obligations created under, as well as the remaining Tenants shall also be fully responsible to maintain the terms and conditions of this lease.

17. DEFAULT: Tenant agrees that upon any breach of this agreement, the Landlord may terminate this agreement and/or require the Tenant to surrender possession of the leased premises to the Landlord upon the giving of three (3) days' notice.

18. ABANDONMENT: If Tenant abandons the unit any time during the lease term, Tenant's obligations will still continue until the end of the lease term. Without ending or reducing Tenant's obligations, Landlord may: (a) take possession of the unit; (b) perform any repairs or renovations necessary; (c) try to re-rent the unit; (d) declare all rent and other charges immediately due for the entire remainder of the term; (e) sue Tenant for any compensation. Landlord has no duty to re-rent the unit or collect rent for Tenant's benefit, but rather on any terms decided by Landlord. Any rent received from a new tenant will be applied to Landlord's expenses first.

19. LIABILITY: Landlord shall not be liable for any theft, destruction, loss, or damages to any property of Tenant, or their guests. Landlord shall not be liable to Tenant for any act of violence, nor shall Landlord be liable for any damage caused by failure of heating equipment or from plumbing, or other pipes of fixtures, or sewage, nor for any damage arising from acts of neglect of other Tenants of said premises, or adjacent premises. The Tenant agrees that they will be held liable for sewage malfunctions resulting from the improper disposal of foreign objects; including feminine hygiene products, excess toilet paper, q-tips, paper towels, etc.

20. PERSONAL PROPERTY: The personal property of the Tenant and their guests are on the premises at the sole risk of the Tenant. It is to be the responsibility of the Tenant to obtain tenant liability and property protection insurance. To the extent not

prohibited by law, the Tenant releases the Landlord from any loss, cost, or liability arising out of the Tenant's occupancy of the premises except insofar as the same may be directly attributable to the negligence of the Landlord.

21. SEVERALTY OF LEASE PROVISIONS: Landlord and Tenant(s) agree that each provision of this lease shall be deemed jointly and severally liable and, if for any reason any provision is invalid, unenforceable or contrary to law, applicable or validity of any other provisions of this lease shall not be affected.

22. AMENDMENTS TO THIS LEASE: This lease is the entire agreement between Landlord and Tenant, there being no oral condition, representations, warranties, or agreements. The invalidity of any particular provision in this lease shall not invalidate the entire lease. Any subsequent modifications of this Lease shall not be valid unless in writing and signed by Landlord.

23. FIRE, OTHER DESTRUCTION AND CONDEMNATION: If the premises are partially destroyed by fire or other destruction during the lease term, Landlord shall repair any damage to the structure with all reasonable diligence, and without unnecessary interruption of Tenant's occupancy. If the premises are rendered uninhabitable during the Lease term by fire, other destruction or condemnation for more than 5 days, this lease shall terminate and the rent shall cease to accrue as of the date of destruction. Rents and deposits previously paid will be refunded, prorated to the time the premise became uninhabitable, less any deductions permitted under the Lease. Tenant shall have no claim or interest in any compensation or award of damages for such occurrences.

24. LOCKOUTS: If Tenant is locked out of their unit during office hours, the first re-entry is free. Any other lockouts thereof are subject to a mandatory \$25.00 re-entry fee paid prior to re-entry. If Tenant is locked out of their unit outside of normal office hours, Tenant must call and pay a local locksmith in order to re-enter the unit.

25. PETS: Absolutely no pets are allowed anywhere on the premises at any time. Tenant agrees that violating this provision will result in the total loss of deposit and termination of the lease upon three days written notice.

26. TERMINATION OF LEASE: Tenant agrees that violation of the pet provision allows for termination of lease upon three (3) days written notice. Landlord may terminate this lease upon written notice to the Tenant if any monthly rental payment is not paid within twenty-one (21) days after it becomes due. If the Tenant violates any other provision of this lease, the Landlord will give thirty (30) days notice in writing of the obligation to correct the violation of the lease. If the Tenant fails to so comply, the lease is automatically terminated and the Tenant agrees to vacate premises. If the Tenant wishes to withdraw from the lease at any point in time, the Landlord must receive written notification as soon as possible. Tenant agrees to obtain a suitable replacement that shall pay to the Landlord the pro-rated share of the rental installment for the balance of the term. Said replacement MUST be acceptable to the Landlord AND the remaining occupant(s) of said housing, if any. Thereupon Landlord shall return to the Tenant the pro-rated share of the rental installment paid covering the balance of the term providing the Tenant is not indebted to the Landlord for damages as discussed in section six (6). If said replacement is not suitable or acceptable to the remaining occupants of said housing, or a replacement cannot be found, then remaining occupants agree to find a replacement, or the remaining occupants shall pay the Landlord the pro-rated share of the rental agreement for the balance of the said term. A minimum administrative fee of \$100.00 will be automatically applied to all withdrawal requests. In addition to the administrative fees, the Tenant will remain responsible and liable for all of the lease specifications until the lease is filled.

27. DISCLAIMER: A failure by the Landlord to enforce any provisions stated in this lease, in any given period, shall not constitute a waiver of any remedy afforded to the Tenant(s), or to collect said delinquent charge(s) at a later date. Written notice by regular mail is sufficient for any form of notification from Landlord.

28. REMEDY AGAINST LANDLORD LIMITED: If Tenant is determined to have any legal right against Landlord, then Tenant's rights are limited to Landlord's interest in said premises for payment of any judgment of other court remedy. Tenant may not claim or have access to any property of Landlord other than said premises.

29. TENANT'S WAIVERS:

- a. **Notice of Contract:** This contract sets forth all of the terms of your lease. By signing this lease, you are giving up certain rights and taking on certain legal duties. If you violate any term of the lease, you may be evicted and sued for money. Be sure you understand this lease before you sign it, or have it reviewed by someone who can explain it to you.
- b. **Notice of Termination:** If Landlord terminates this lease for any violation, then Tenant will be entitled to only three (3) days notice.
- b. **Multiple Notices:** Landlord need not notify each Tenant individually, and may give one (1) notice for the unit binding on all Tenants. Also, any notice from any one (1) of the Tenants will be considered notice from all of the Tenants, and will be binding on all of the Tenants.

RECEIVE YOUR ENTIRE DEPOSIT BACK WHEN YOUR LEASE EXPIRES

Below is a list provided at the time of signing your lease agreement. This is an effort to make you are aware of the cost of property damage. It will help you avoid these expenses at the end of your lease agreement and guide you to do what is necessary to get all your deposit back.

CLEANING (not completed by tenants)

Vacuum entire unit and/or clean floors	\$75
Stove top and /or oven	\$25-\$100
Kitchen cabinets and/or counter tops	\$20-\$75
Refrigerator	\$35-\$100
Kitchen and/or bathroom floor	\$30-\$50
Commode	\$25 per bathroom
Fumigate for fleas and/or other pests	\$200
Remove junk and debris	\$75 per hour plus dumpster fees
Remove cigarette filters/butts	\$2.00 per butt/filter
Carpet cleaning and/ or deodorizing	\$100-\$225
Bathtub or shower	\$50 per bathtub/shower
Extensive cleaning	\$25 per hour/per person

DAMAGES / MISSING ITEMS

Remove crayon/pencil/marker marks	\$30
Replace interior/exterior door	\$150-\$300 per door
Small/large nail hole repair	\$10-\$35
Replace sliding glass door	\$225
Replace towel bars	\$25 per bathroom
Replace smoke detectors	\$50 per detector
Replace fire extinguisher	\$100 per extinguisher
Remove wallpaper	\$150
Fence replacement	\$55 per foot
Clear drain stoppage	\$175
Replace thermostat	\$75
Replace faucets	\$70 per faucet
Replace bathroom mirror	\$50-\$75
Replace bathroom cabinet	\$75-\$100
Replace shower head	\$40 per shower head
Replace toilet	\$175
Replace counter top	\$250-\$450
Replace garbage disposer	\$100-\$150
Repair window pane	\$75-\$150 per pane
Replace tile/linoleum	\$300-\$500
Replace light bulb	\$3 per bulb
Light fixture globe	\$25 per globe
Light fixture	\$50-\$75 per fixture
Electrical cover plate	\$2 per plate
Replace interior lockset	\$25 per lock
Replace master-keyed lockset and deadbolt	\$80 per set
Electrical outlet switch	\$5 per switch
Replace keys	\$25 per key
Replace oven knob	\$10 per knob
Replace window screen	\$50 per screen
Replace refrigerator shelf	\$50 per shelf
Replace refrigerator bar	\$50 per bar
Replace parking permits	\$150 each permit

IN WITNESS WHEREOF, the Landlord and Tenant have caused this lease to be signed and executed upon the day and year first above written.

LANDLORD: _____ DATE _____

TENANT NAME:

TENANT SIGNATURE:

_____ DATE _____

TENANTS HOME ADDRESS: _____

HOME & CELL PHONE #: _____

E-MAIL: _____

SOCIAL SECURITY #: _____

LICENSE PLATE #: _____ MAKE: _____ COLOR / MODEL: _____

CO-SIGNER NAME:

CO-SIGNER SIGNATURE:

_____ DATE _____

CO-SIGNER HOME ADDRESS: _____

HOME & CELL PHONE #: _____

E-MAIL: _____

SOCIAL SECURITY #: _____

TENANT NAME:

TENANT SIGNATURE:

_____ DATE _____

TENANTS HOME ADDRESS:

HOME & CELL PHONE #:

E-MAIL:

SOCIAL SECURITY #:

LICENSE PLATE #:

MAKE:

COLOR /

MODEL:

TENANT NAME:

TENANT SIGNATURE:

_____ DATE _____

TENANTS HOME ADDRESS:

HOME & CELL PHONE #:

E-MAIL:

SOCIAL SECURITY #:

LICENSE PLATE #:

MAKE:

COLOR /

MODEL:

Disclosure of Information on Lead-Based
Paint and Lead-Based Paint Hazards
For Target Housing Rentals and Leases

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 taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, 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.

Lessor'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 pain hazards are present in the housing.
Explain: _____

_____ 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 one below):

_____ 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:

_____ 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 Acknowledgement (Initial)

_____ (e) Agent has informed the lessor of the lessor's obligations under 42 USCS § 4582 (d), 42 USCA § 4582 (d) 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 provided by the signatory is true and accurate.

Date	Lessor/Agent
Date	Lessee
Date	Lessee
Date	Lessee
Date	Lessee
Date	Lessee

8 Tenant(s) Initials _____, _____, _____, _____, _____