

**ADDENDUM E - DISCLOSURE OF INFORMATION ON LEAD-BASED and/or LEAD-BASED
PAINT HAZARDS (p. 1 of 2)**

Note: Colorado licensed brokers should not use this form and must use the Colorado Real Estate Commission Lead-Based Paint Disclosure (Rentals) form (LP46-9-12).

This is an Addendum dated _____ by and between _____ (Landlord) and (Tenants) _____ (collectively hereinafter "Tenant"), for the premises known as _____ County of Mesa, State of Colorado ("Premises").

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 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, Lessors/Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's/Landlord's Disclosure

Presence of lead-based paint and/or lead-based paint hazards (*check only one box*)

Lessor (Landlord) has no knowledge of lead-based paint and/or lead-based paint hazards in the housing

Lessor (Landlord) knows that lead-based paint and/or lead-based paint hazards are present in the housing (*explain*)

Records and reports available to Lessor (*check only one box*)

Lessor (Landlord) has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessor (Landlord) has reports or records indicating the presence of some lead-based paint and/or lead-based paint hazards in the housing, and has provided the lessees (Tenants) with all such records and reports that are available to lessor (*list documents*)

Lessee's (Tenant's) Acknowledgment (Initial)

_____ Lessee/Tenant has received copies of all information listed above.

_____ Lessee/Tenant has received the pamphlet Protect Your Family From Lead In Your Home.

AGENT'S STATEMENT If another person or entity is involved in leasing the dwelling as an agent of the lessor (i.e., as a management company, real estate agent or locator service acting for the owner), such agent represents that: (1) agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d); and (2) agent is aware of agent's responsibility to ensure that lessor complies with such disclosure laws. Such compliance may be through lessor himself or herself, or through lessor's employees, officers or agents. Lessor's obligations include those in 24 CFR Sections 35.88 and 35.92 and 40 CFR Sections 745.107 and 745.113. Agent's obligations include those in 24 CFR Section 35.94 and 40 CFR Section 745.115.

**ADDENDUM E - DISCLOSURE OF INFORMATION ON LEAD-BASED and/or LEAD-BASED
PAINT HAZARDS (p. 2 of 2)**

ACCURACY CERTIFICATIONS and TENANT'S ACKNOWLEDGMENT Lessor and any agent named below certify that to the best of their knowledge the above information and statements made or provided

by them, respectively, are true and accurate. The person who signs for the LESSOR may be (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner's management company, real estate agent or locator service, if such person is authorized to sign for the lessor. The person who signs for the Landlord may be: (1) the Landlord himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the Landlord.

The lessees (Tenants) signing below acknowledge that they have received a copy of this lease addendum before becoming obligated to sign the Lease or this Addendum.

Landlord / Agent for Landlord Date

Tenant Date

Tenant Date

Tenant Date

THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS DRAFTED BY TSCHETTER SULZER, PC.