

Property: _____

LEAD PAINT WARNING STATEMENT

(This statement is to be given to you before your inspection period begins.)

HOUSING TRANSACTION LEAD PAINT RISK STATEMENT

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 are no lead based paint hazards, you can assume this property likely contains lead based paint.

LEAD WARNING STATEMENT FOR PURCHASERS

EVERY PURCHASER 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 SELLER OF ANY INTEREST IN RESIDENTIAL REAL PROPERTY IS REQUIRED TO DISCLOSE TO THE BUYER THE PRESENCE OR ABSENCE OF ANY LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS. A COMPREHENSIVE LEAD INSPECTION OR A RISK ASSESSMENT FOR POSSIBLE LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS IS RECOMMENDED PRIOR TO PURCHASE OR LEASE.

LEAD WARNING STATEMENT FOR TENANTS

A RESIDENTIAL STRUCTURE BUILT PRIOR TO 1978 MAY PRESENT EXPOSURE TO LEAD FROM LEAD-BASED PAINT. THIS EXPOSURE MAY PLACE YOUNG CHILDREN AT RISK OF DEVELOPING LEAD POISONING. LEAD POISONING IN YOUNG CHILDREN CAN 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 LANDLORD OF ANY RESIDENTIAL DWELLING IS REQUIRED TO PROVIDE TENANT WITH ANY INFORMATION ON LEAD-BASED PAINT HAZARDS FROM RISK ASSESSMENTS OR INSPECTIONS IN THE LANDLORD'S POSSESSION AND NOTIFY TENANT OF ANY KNOWN LEAD-BASED PAINT HAZARDS. LANDLORD CERTIFIES THAT HE HAS NOT MADE ANY LEAD-BASED PAINT INSPECTIONS, ASSESSMENTS, OR ABATEMENTS IN THE LEASED PREMISES OR COMMON AREAS.

Buyer has the right, at Buyer's expense, to pay for a comprehensive lead inspection or risk assessment from a certified lead inspector BEFORE signing of a Purchase Option Agreement and/or Lease. Should the inspection reveal lead-based paint or lead-based paint hazards in the premises, the Buyer has no obligation to proceed to sign either document.

If and when you, as Buyer or Tenant, sign an Agreement of Sale or a lease of this property, you will be required to acknowledge that you certify that you have:

- a) received either the results of a comprehensive lead inspection and risk assessment of this property by a certified lead inspector or received the above statement concerning the risk of lead-based paint and/or lead-based paint hazards in housing built before 1978;
- b) received and read the above lead warning statements;
- c) received the "Protect Your Family From Lead in your Home" lead hazard information pamphlet;
- d) been provided a ten day opportunity to obtain an inspection for the presence of lead-based paint and/or lead paint hazards.

_____ DATE _____

_____ DATE _____