

PG Management Group, LLC  
**Lead Based Paint & Flood Disclosure**

**Address** \_\_\_\_\_

### Lead Based Paint & Related Hazards

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.

<b>Is the subject property built prior to 1978 (1977 or earlier)?</b>	<b>Yes</b>	<b>No</b>
<b>If you answer Yes, you must answer the following questions.</b>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Presence of lead-based paint or lead-based paint hazards (initial one below)**  
Owner/Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the house **Initials** \_\_\_\_\_  
**OR**  
Known lead-based paint and/or lead-based paint hazards are present in the house **Initials** \_\_\_\_\_  
**(explain)** \_\_\_\_\_

**b) Records and reports available to the Owner/Lessor (initial one below)**  
Owner/Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint and/or lead-based paint hazards in the house. **Initials** \_\_\_\_\_  
**OR**  
Owner/Lessor has provided Manager with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the house. **Initials** \_\_\_\_\_  
**(explain)** \_\_\_\_\_

<b>Manager's Acknowledgment:</b>	<b>Initials</b> _____
Manager has informed the Owner/Lessor of their obligations under 42 U.S.C.	

### Property Propensity to Flood

State landlord and tenant law requires that owners disclose to potential tenants material adverse physical conditions on the property, including the propensity to flood.

**The statement below applies to this property (check appropriate box)** Does  Does Not

**The Property has a propensity for flooding;** that is, the Property, or some portion of the living space, basement or attachments thereto which will be covered by the rental agreement, has been damaged by seepage of water or flooding **during the five-year period** immediately preceding the date of this Agreement. Owner hereby instructs Broker to give written notice of the fact of such flooding to all prospective tenants who may reside on the premises. Flooding is defined as the inundation of a portion of the living space or basement covered by the lease that was caused by an increased water level in an established water source such as a river, stream, or drainage ditch, or as ponding of water at or near the point where heavy or excessive rain fell.

**Does the subject property have a basement?** Yes  No   
**If so, does the basement get wet?** Yes  No

**X** \_\_\_\_\_ **X** \_\_\_\_\_ Date \_\_\_\_\_  
Owner Co-owner

**X** \_\_\_\_\_ **X** \_\_\_\_\_ Date \_\_\_\_\_  
Resident Co-resident