



LEAD-BASED PAINT DISCLOSURE FOR RESIDENTIAL RENTALS ADDENDUM



DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

This Addendum is made by the undersigned BUYER and SELLER and is incorporated into and made a part of the Purchase and Sale Agreement and Deposit Receipt between BUYER and SELLER (the "Agreement"). This Addendum is referenced in the Agreement and pertains to the following Property: _____

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 know 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 paint 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 below).

 - 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*.

Licensee's Acknowledgment (initial)

- _____ (e) Licensee has informed the lessor of the lessor's obligations under 42 U.S.C. 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.

_____ LESSOR	_____ DATE	_____ LESSEE	_____ DATE
_____ LESSOR	_____ DATE	_____ LESSEE	_____ DATE
_____ LICENSEE	_____ DATE	_____ LICENSEE	_____ DATE

Any person or persons who knowingly violate the provisions of the Residential Lead-Based Paint Hazard Reduction Act of 1992 may be subject to civil and criminal penalties and potential triple damages in a private civil lawsuit.

Traditions Realty LLC Rental Property Info Form

Please complete all pages as thoroughly as possible, then sign and date

Preferred contact number:
() _____

Current Rent \$ _____ Desired Rent \$ _____
Security Deposit \$ _____

Property Management ___ yes ___ no

Email address: _____

Owner's Name: _____ Listing Agent: _____

Phone: Cell _____ Home _____ Work _____ Fax _____

Checks made out to: _____

Mailing address: _____

Property Address: _____ Unit # _____ Floor _____

Directions to property: _____

RE Property # _____ Region: _____ Area: _____

Legal name of subdivision: _____ Common name of subdivision: _____

Type of Property:

___ single family house ___ duplex ___ triplex ___ quadruplex ___ garage apt. ___ condo ___ 6-12 unit ___ other

Rooms:

___ Bedrooms	___ Range (___ elec ___ gas)	___ Balcony
___ Baths	___ Icemaker	___ Storage
___ Living Room	___ Dishwasher	___ Office / Bonus Room
___ Formal Dining Room	___ Microwave	___ Garage (___ car, ___ 2 car)
___ Living/Dining Combo	___ Garbage Disposal	___ off-street parking
___ Sunroom	___ Open Porch	___ parking garage
___ Kitchen	___ Screened Porch	___ Carport
___ Refrigerator	___ Deck/Patio	___ approx. square footage

Heating/Cooling:

___ central heat & air
___ elec ___ gas
___ electric wall heat
___ window unit heat/air
___ window air conditioner
___ gas space heater
___ TECO ___ propane

Water/Sewage:

___ city water & sewage
___ private water company
___ septic tank
___ private well
___ electric water heater
___ gas water heater
___ TECO ___ propane

Laundry Facilities:

___ washer/dryer hookup
___ stackable W/D hookup
___ washer/dryer
___ common washer/dryer
___ coin-operated washer dryer
___ no laundry facilities
___ may consider adding hookup
___ laundry location

Other Amenities:

___ fireplace non-working
___ fireplace wood burning
___ fireplace gas fueled by
___ TECO ___ propane
___ security system

___ irrigation system
___ intercom
___ tennis courts
___ sauna/hot tub
___ pool
___ elevator

___ dumpster
___ fenced yard ___ wood ___ chain link
___ grounded electrical outlets

Other Amenities:

Details:

___ hardwood floors in
(list rooms) _____
_____ refinished
___ carpet in
(list rooms) _____
___ tile/linoleum in
(list rooms) _____

___ ceiling fans
___ phone jacks
___ cable TV outlets installed
___ Broadband ___ DSL
___ window coverings are installed
Description: _____
___ smoke detectors are installed

___ fire extinguisher installed
___ no smoking preferred
___ no smoking allowed
___ outside smokers allowed
___ painted walls:
color scheme _____

Utilities/Services INCLUDED in Rent:

- water/sewer
- trash removal
- yard maintenance
- pest control
- _____ monthly or other
- electricity
- gas service
- TECO _____ Propane
- condo fee
- cable TV service
- phone service
- pool service
- security system monitoring fee
- changing filters in CHA
- _____ monthly or other
- owner walk-through
- _____ monthly or other

Showing Terms:

- owner always shows property
- agent always shows property
- agent shows property when owner not available
- sign should be placed on property

Lease:

- owner has lease and executes it with tenant
- office lease is used
- owner has special addendum to lease
- owner has pictures of empty unit for lease addendum
- owner will add mandatory cleaning fee of \$ _____
- owner will add carpet cleaning fee of \$ _____
- office has copy of previous lease
- owner has signed Lead Based Paint Disclosure Form
- late fee of 10% on day 6 plus \$ _____ per day after that
Suggested/reasonable daily late charge from 7th day: \$2-\$5 per day
\$2 for rents \$500 and under; \$3 for rents \$500 to \$1000;
\$4 for rents \$1000 to \$1500; \$5 for rents \$1500 to \$2000

Condo Association: Owner should review Condo documents for details and procedures

- requires tenant approval
- requires separate application form
- requires additional condo application or move-in fee
- owner will pay condo application fee or move-in fee
- restricts/regulates move-in times
- has minimum rental term
- restricts pets
- legally restricts children
- legally restricts ages of tenants
- Explain: _____

Pets:

- no pets at all
- owner may consider some pets
- cats _____ dogs _____ snakes/lizards/spiders _____ fish/turtles _____ birds _____ pigs
- weight restriction of pet _____ lbs for cat _____ for dog
- animal must be spayed/neutered
- animal must be on flea prevention program
- non-refundable pet fee of \$ _____ for cats \$ _____ for dogs
- refundable pet fee of \$ _____ for cats \$ _____ for dogs
- no pet fee

Owner:

- will provide pictures of the empty unit
- will provide 2 sets of working sets of keys to property
- will provide an Owner's Rules Addendum for lease
- will accept cash payments
(after initial security deposit and rent are paid)
- will accept money order, personal check,
or bank check from tenant
- will accept electronic rent payment monthly
- will accept initial payment by debit (and will provide Traditions with owner's Social Security number for 1099 form)
- will allow tenant to break lease with forfeiture of security deposit only
- will allow tenant to break lease with forfeiture of security deposit plus one additional month's rent
- will consider renting to tenants who have vouchers from the HUD section 8 program
- will raise rent _____% when lease ends and becomes month-to-month

Agreement:

- I am the ___ **owner** or ___ **property manager** of this property and grant to Traditions Realty LLC (Broker) the exclusive right to rent the property listed below.
- **I understand that I may cancel this agreement without penalty at any time, as long as there is not an active or pending application on the property.**
- **I understand that I may also list this property for sale with Traditions Realty LLC and have the property listed for sale and rent concurrently.**
- I have completed and/or reviewed and or approved the information on the Rental Property Form on this property and unit
- I agree to have the property listed in the MLS (Multiple Listing Service), to have pictures of the property used in the marketing of the property, and to allow all normal Traditions Realty LLC marketing sources including both newsprint and Internet sources.
- I agree _____ I do not agree _____ to allow Traditions Realty LLC to use a lockbox on my vacant property.
- I agree to allow Traditions Realty LLC to accept payments for this service directly from the tenant at the time of the rental unless otherwise agreed to in writing prior to the signing of this agreement.
- I authorize Traditions Realty LLC and its agents to sign the lease on my behalf after I have approved the applicant, move-in date, and terms of the application.
- I agree to abide by all Fair Housing rules and laws in the consideration of any applications.
- I will keep the security deposit in a
 - _____ non-interest bearing or _____ interest bearing account at _____ (bank name)
- I agree to allow Traditions Realty LLC to email me information on my property and/or other real estate related information or news and to carry on negotiations, price adjustments, information changes, information exchange, etc. via email.
- If a sale is a result of the rental process, I agree to pay Traditions Realty LLC a sales commission of 3% as Transaction Broker unless there is a separate Listing Agreement for Sale already in place with Traditions Realty LLC.
- I agree to the following rental fee schedule for procuring an acceptable tenant and understand that Traditions Realty LLC cannot guarantee either the information gathered in the rental process or the completion of the lease by the tenant.
 - _____ 2/3 of the first full month's rent when the owner shows the property
 - _____ first full month's rent when the agents show the property

Signed _____ **Date** _____ **Print Name:** _____

Listing dates: Beginning date: _____, 20____ Terminating date: _____, 20____

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Updates: Please use the section below as an update to the Rental Property Form information already on file.

Property address: _____ **Unit #** _____ **Floor** _____

- _____ property will be available on (date) _____
- _____ sign should be placed on property on (date) _____
- _____ property is vacant
- _____ electricity will be on at the property while vacant
- _____ property is occupied until (date) _____

Current tenant's name: _____ **Phone** _____

Showing instructions while occupied _____

Keys:

- _____ key(s) will be in the office on (date) _____
- _____ unit will be rekeyed for new tenant
- _____ a lockbox should be placed on vacant property
- _____ mailbox, front door, back door, etc. have separate keys
- _____ one key opens all doors

Owner's Updated Information: Please confirm the following information for our records.

Current Email Address: _____

Current Mailing Address: _____

Current Contact Phone Number(s): H _____ C _____

W _____ Fax: _____