



MARYLAND LEAD POISONING PREVENTION ACT
TENANT ACKNOWLEDGEMENT
ADDENDUM TO LEASE

To Lease dated between Fred E. Branscome, Riaz R. Kosi (Landlord) and
for the property located at 120 #2M West Broadway 2M Bel Air, MD 21014 (Tenant) (Address)

The Maryland Lead Poisoning Prevention Act requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential property.

Landlord represents and warrants to Tenant, Brokers, Brokers' Agents and Subagents of Brokers, intending that they rely upon such warranty and representation that:

(Landlord must INITIAL in one appropriate box)

The age of the property is UNKNOWN or the property was constructed PRIOR TO 1950 and has been registered with The Maryland Department of Environment (MDE). As required, the Lead Test has been completed and Landlord warrants that the property is available for tenancy. Landlord shall provide copy of Lead Test and Inspection Certificate for Brokers and Subagents of Brokers use in marketing property

The property was constructed AFTER 1950 but PRIOR TO 1979:

A. Property has been voluntarily registered with MDE. Lead Test has been completed and Landlord warrants property is available for tenancy. Landlord shall provide copy of Lead Test and Inspection Certificate.

OR

B. Property is not registered with MDE. Landlord has elected not to meet the Act's provisions and acknowledges no protection under the liability cap.

Handwritten initials and signature over the text: The property was constructed IN or AFTER 1979. No provisions of Federal or Maryland Lead-Based Paint Laws apply.

ALL PARTIES - PLEASE NOTE: If the property was constructed BEFORE 1979, this Lease will not be complete nor enforceable unless Landlord provided each Tenant with the following prior to signing this lease:

(All Tenants must INITIAL beside each item to acknowledge receipt)

Table with 4 rows and 1 column labeled INITIALS

- 1) A Disclosure of information on Lead-Based Paint and Lead-Based Paint Hazards form (LF090)
2) The EPA pamphlet "Protect Your Family From Lead In Your Home"
3) "Notice of Tenant's Rights"
4) When applicable, copy of current Lead Test and verified Inspection Certificate from MDE

All other terms and conditions of this Lease remain in full force and effect.

SIGNATURES:

Signature lines for Landlord and Tenant with handwritten signatures and dates (3/24/09, 3/25/09, 3/24/09)





**Lead-Based Paint  
Rental Listing Agreement Addendum  
STATE OF MARYLAND**

The Rental Listing Agreement dated \_\_\_\_\_ between Fred E. Branscome (Landlord)  
Riaz R. Kosi, GAFFOUR KOSI  
 \_\_\_\_\_ (Broker)  
 Long & Foster Real Estate, Inc.  
 for the property located at 120 #2M West Broadway 2M Bel Air, MD 21014  
 \_\_\_\_\_ (Address)

The Maryland Lead Poisoning Prevention Act and the Federal Law (Residential Lead-Based Paint Hazard Reduction Act) require the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential property.

LANDLORD REPRESENTS AND WARRANTS TO TENANT, BROKERS, BROKERS' AGENTS AND SUBAGENTS OF BROKERS, INTENDING THAT THEY RELY UPON SUCH WARRANTY AND REPRESENTATION, THAT:

**LANDLORD TO INITIAL:**

\_\_\_ THE AGE OF THE PROPERTY IS UNKNOWN OR THE PROPERTY WAS CONSTRUCTED PRIOR TO 1950 AND HAS BEEN REGISTERED WITH THE MARYLAND DEPARTMENT OF ENVIRONMENT (MDE). AS REQUIRED, THE LEAD TEST HAS BEEN COMPLETED AND LANDLORD WARRANTS THAT THE PROPERTY IS AVAILABLE FOR TENANCY. LANDLORD SHALL PROVIDE COPY OF LEAD TEST FOR BROKERS AND SUBAGENTS OF BROKERS USE IN MARKETING PROPERTY.

**TEST MUST BE ATTACHED**

\_\_\_ THE PROPERTY WAS CONSTRUCTED AFTER 1949 BUT PRIOR TO 1979.

A. \_\_\_ PROPERTY IS REGISTERED WITH MDE. LEAD TEST HAS BEEN COMPLETED AND LANDLORD WARRANTS PROPERTY IS AVAILABLE FOR TENANCY. LANDLORD SHALL PROVIDE COPY OF LEAD TEST.

B. \_\_\_ PROPERTY IS NOT REGISTERED WITH MDE. LANDLORD HAS ELECTED NOT TO MEET ACT'S PROVISIONS.

*Handwritten initials: RR, WS, GF*

\_\_\_ THE PROPERTY WAS CONSTRUCTED AFTER 1978. NO PROVISIONS OF MARYLAND OR FEDERAL LAWS APPLY.

**A LANDLORD WHO FAILS TO GIVE THE FEDERAL REQUIRED LEAD-BASED PAINT DISCLOSURE FORM/EPA PAMPHLET INTITLED "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" AND THE MDE REQUIRED FORM "NOTICE OF TENANT'S RIGHTS", MAY BE LIABLE UNDER THE ACT FOR THREE TIMES THE AMOUNT OF DAMAGES AND MAY BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES.**

Landlord and any agent involved in the real estate transaction are required to retain a copy of the completed Lead-Based Paint Disclosure Form (Form LF090) for a period of three (3) years following the date of tenant occupancy.

All other terms and conditions of this Listing Agreement remain in full force and effect.

Date 3/24/09 [Signature]  
 Landlord  
3/25/09 [Signature] [Signature]  
 Landlord





**Disclosure of Information on Lead-Based Paint  
and Lead-Based Paint Hazards  
RENTALS**

For the lease of Property at: 120 #2M West Broadway Bel Air, MD 21014  
Property Address

**I. LESSOR REPRESENTS AND WARRANTS TO LONG & FOSTER, INTENDING THAT SUCH BE RELIED UPON REGARDING THE ABOVE PROPERTY THAT (each Lessor initial ONE of the following and state Year Constructed):**

- Property (all portions) was constructed after January 1, 1978. (If Initialed, complete section V only.) Year Constructed: 2005  
    Property (any portion) was constructed before January 1, 1978. (If Initialed, complete all sections.)  
    Lessor is unable to represent and warrant the age of the property. (If Initialed, complete all sections.)

**LESSOR AGREES TO COMPLY WITH REQUIREMENTS OF THE FEDERAL RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT OF 1992.**

**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 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.*

**II. Lessor's Disclosure (each Lessor complete items a and b below)**

a. Presence of lead-based paint and/or lead-based paint hazards (initial and complete (i) or (ii) below):

(i)     Known lead-based paint and/or lead-based paint hazards are present in the housing (explain)

(ii)     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 (initial and complete (i) or (ii) below):

(i)     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).

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

**III. Lessee's Acknowledgment (each Lessee initial and complete items c, d and e below)**

c.     Lessee has read the Lead Warning Statement above.

d.     Lessee has received copies of all information listed above. (If none listed, check here.)

e.     Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

**IV. Agent's Acknowledgment (initial item f below)**

f. DS Agent has informed the Lessor of the Lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

**V. Certification of Accuracy**

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>   </u> Lessor	<u>3/24/09</u> Date	<u>   </u> Lessee	<u>   </u> Date
<u>   </u> Lessor	<u>3/25/09</u> Date	<u>   </u> Lessee	<u>   </u> Date
<u>   </u> Lessor	<u>3/24/09</u> Date	<u>   </u> Lessee	<u>   </u> Date
<u>   </u> Agent	<u>3/26/09</u> Date	<u>   </u> Agent	<u>   </u> Date