



SECTION 8 OFFICE

700 ANDOVER PARK W, SUITE A, TUKWILA, WA, 98188-3322

PHONE: (206) 214-1300 FAX: (206) 243-5927

Dear Owner/Landlord/Agent:

The purpose of the disclosure rule is to ensure that individuals and families receive information necessary to protect themselves and their families from lead-based paint and/or lead-based paint hazards. To comply with the Lead Disclosure Rule, the Housing Authority and rental housing owners have specific requirements before the tenants become obligated under a lease or when the rent or lease conditions change and the owner has new information about lead-based paint and its hazards. The Owner or agent must:

- Provide the EPA Pamphlet "Protect your family from lead in the Home" and the tenant must acknowledge receipt of the pamphlet. The Pamphlet is available at <http://www.hud.gov/offices/lead/healthyhomes/lead.cfm>
- Disclose any known information concerning lead-based paint and/or lead-based paint hazards including information regarding location of lead-based paint and/or lead-paint hazards or indicate no knowledge of lead-based paint and/or lead-based paint hazards.
- Provide any records and reports on lead-based paint and/or lead-based paint hazards that are available or indicate no such records or reports are available. For multi-unit buildings this also includes records or reports concerning common areas or building-wide evaluations.
- Include an attachment to the contract or lease or ensure the lease includes a lead warning statement and confirms that the landlord has complied with all notification requirements and acknowledgement from the tenant that they have received the required information.

PLEASE NOTE, THIS REQUIREMENT ONLY APPLIES TO HOUSING BUILT PRIOR TO 1978.

To make the process as simple as possible, we have attached a copy of a disclosure form which explains what is needed to meet the requirements and at the same time, allows you to certify compliance to the Housing Authority.

- If your unit was built prior to 1978, please complete lines 'A' and 'B' and then contact the tenant to complete lines 'C' and 'D'. If you have an agent representing you they must initial "E" and also sign the disclosure form. Once complete, please make sure each party signs the bottom of the form and return it to the Section 8 office.
- Please retain a copy of the completed disclosure records for no less than three years from the commencement of the date of the lease.

If you have any questions regarding this process, please contact the Section 8 office at 206-214-1300.

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

Lead Based Paint 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, owners/landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Section 8 participants must also receive a federally approved pamphlet on lead poisoning prevention.

Property Address:

*If the unit was built prior to 1978 **return the completed form to the Section 8 office.***

Owner/Landlord/Lessor's Disclosure (A and B must be completed)

A) Presence of lead-based paint and/or lead-based paint hazards (check **(1)** or **(2)** below):

- 1) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
- 2) Owner 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 **(1)** or **(2)** below):

- 1) Owner has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (lists documents below).
- 2) Owner has no reports or records pertaining to lead-based paint and or lead-based paint hazards in the housing

Section 8 Participant's Acknowledgment - Lessee's (Must be completed - please initial)

C) _____ Participant acknowledges information noted and has received copies of all information listed above.

D) _____ Participant has received the pamphlet ***Protect Your Family from Lead in Your Home.***

Agent's Acknowledgment (Please initial)

E) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852 (d) and is aware of his/her responsibilities to ensure compliance.

Certificate 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.

| | | | |
|-----------------------|------|-----------------------|------|
| _____ | Date | _____ | Date |
| Owner/Landlord/Lessor | | Owner/Landlord/Lessor | |
| _____ | Date | _____ | Date |
| Section 8 Participant | | Section 8 Participant | |
| _____ | Date | _____ | Date |
| Agent | | Agent | |

PHA has reviewed for accuracy and completeness

| | |
|--------------|--------------|
| Date: | Name: |
| | |