

No. 1 Quality Realty

LEAD-BASED PAINT DISCLOSURE FOR RENTAL PROPERTY

1 Federal law mandates that Lessors of housing constructed prior to 1978 must complete certain Lead-Based Disclosure
2 requirements. These should be completed before the Lessee is bound under the contract to lease.

3 Lead Warning Statement

4 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not
5 managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978
6 housing, Lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees
7 must also receive a federally approved pamphlet on lead poisoning prevention.

8 Property Address: 509 College Ave CELINA TN 38551

9 Lessor (Landlord) Disclosure

10 Lessor to check one box below:

- 11 Lessor has no knowledge, records, or reports of lead-based paint and/or lead-based paint hazards in the housing.
- 12 Lessor is aware of the presence of lead-based paint and/or lead-based paint hazards and has provided the Lessee with all
13 available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing. List any records,
14 reports and/or additional information, including but not limited to the basis for the determination that lead-based paint
15 and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition
16 of the painted surfaces. This requirement includes records or reports regarding common areas. It also includes records or
17 reports of other residential dwellings in multifamily housing, provided that such information is part of an evaluation or
18 reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole. If no reports or records are
19 available, Lessor shall indicate as such below.

22 Lessee (Tenant) Acknowledgement

- 23 1) Lessee has received copies of all records, reports and information listed above (if any), and
24 2) Lessee has read the Lead Warning Statement (above) and understands its contents, and
25 3) Lessee has received the lead hazard information pamphlet "Protect Your Family From Lead in Your Home" (copies
26 available at <http://www.hud.gov> and <http://www.epa.gov>).

27 Licensee Acknowledgment

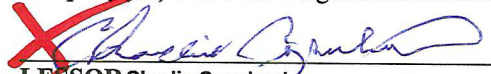
28 Licensees have informed the Lessor of the Lessor's obligations under 42 U.S.C. §4852d as amended and are aware of listing
29 and selling licensees' duty to ensure compliance.

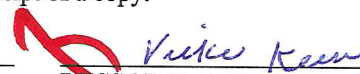
30 Certification of Accuracy


31 The Lessors, Lessees, and Licensees have reviewed the above information and certify, to the best of their knowledge, that the
32 information they have provided is true and accurate and that they have received a copy hereof.


33 The parties agree that the Licensees' signatures on this document are for certification and acknowledgment purposes only as
34 required and do not make either said Licensee a party to the lease agreement between Lessor and Lessee.

35 The party(ies) below have signed and acknowledge receipt of a copy.

36  LESSOR Charlie Copeland

37  LESSOR Vickie Keen

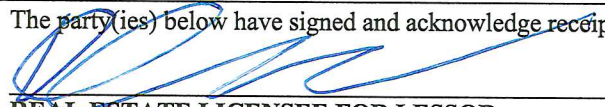
38  5-21-24 at 8:00 o'clock am/ pm

39  5-21-24 at 8:00 o'clock am/ pm

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40 The party(ies) below have signed and acknowledge receipt of a copy.
41 _____
42 **LESSEE** **LESSEE**
43 _____ at _____ o'clock am/ pm _____ at _____ o'clock am/ pm
44 **Date** **Date**

45
46 The party(ies) below have signed and acknowledge receipt of a copy.
47 
48 **REAL ESTATE LICENSEE FOR LESSOR**
49 **Debra Dodd**
50 **5-21-24** at **8** o'clock am/ pm
Date

51 The party(ies) below have signed and acknowledge receipt of a copy.
52 _____
53 **REAL ESTATE LICENSEE FOR LESSEE**
54 _____ at _____ o'clock am/ pm
55 **Date**

For Information Purposes Only:

NO. 1 QUALITY REALTY
Listing Company (Company for Lessor)
Debra Dodd
Independent Licensee

Selling Company (Company for Lessee)

Independent Licensee

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