MAINE WARNING: LEAD-BASED PAINT HAZARDS

Any residence built before 1978 may contain lead sufficient to poison children and sometimes adults. Lead poisoning poses a particular risk if you are pregnant or may become pregnant. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, a reduced intelligence quotient (IQ), impaired memory and behavioral problems such as attention deficit hyperactive disorder and a propensity for violence.

Every tenant or lessor of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. The landlord or other lessor of any interest in real property is required to provide the tenant or lessee with any information on lead-based paint hazards from risk assessments or inspections in the landlord's or lessor's possession and notify the tenant or lessee of any known lead-based paint hazards.

The only way to know with certainty whether lead-based paint hazards are present on the property is to test the property for the presence of lead.

Acknowledgement of State Disclosure Statement.

The signature below acknowledges that the lessor or potential lessor has disclosed to me information about lead-based paint hazards as required by 22 M.R.S.A. Section 1328. This acknowledgement does not constitute a waiver of any rights.

______________________________                      __________________________________
Lessor Signature                     Date                            Lessee Signature                       Date

_______________________________                    __________________________________
Lessor Name printed                                                Lessee Name printed

_______________________________                      __________________________________
Lessor Signature                     Date                            Lessee Signature                       Date

_______________________________                       __________________________________
Lessor Name printed                                                 Lessee Name printed
Acknowledgement of federal disclosure of information on Lead-Based Paint and/or Lead-Based Paint Hazards

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.

Lessor’s Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (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 (check (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.

Lessee’s Acknowledgement (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

Agent’s Acknowledgement (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 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 they have provided is true and accurate.

____________________________________     _________________________________________
Lessor                                                  Date         Lessor                                                             Date
____________________________________     _________________________________________
Lessee                                                  Date         Lessee                                                             Date
____________________________________     _________________________________________
Agent                                                   Date         Agent                                                              Date

Maine Health & Human Services, Public Health
Property Lease Form