

Reichman Brodie Real Estate, LLC

P.O. Box 936 • Monsey, NY 10952
(203) 919-9269



1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

Additionally, the following people are additional tenants

and us, the owner/agent:

Reichman Brodie Real Estate, LLC

You've agreed to rent the property located at

for use as a private residence only. The terms "you", "your", and "Tenant(s)", refer to all residents listed above. The terms "we", "us", "our", and "Landlord" refer to the owner/agent listed. The term "Party" refer to both all residents listed above and the owner / agent listed.

The apartment will be occupied exclusively by the resident(s) listed above. The Owner / Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

1.2 LEASE DURATION

The terms of this tenancy shall commence on _____ ("Lease Start Date") and end on _____ ("Lease End Date").

Definitions

Subsequent Lease Start Date: every anniversary or subsequent anniversary to the Lease Start Date

Subsequent Lease End Date: every anniversary or subsequent anniversary to the Lease End Date

If the Parties don't end this Agreement, by providing a Notice as outlined in section 3.5 of this Agreement, 60 days prior to the Lease End Date, or Subsequent Lease End Date, this Lease will automatically reinstate for an additional 12 month term. The failure to provide Notice shall be construed to mean the Parties wish to enter into a new 12 month term.

1.3 RENTS AND CHARGES

You shall pay _____ per month for rent. You shall pay the full monthly rental payment prior to moving in. If you are moving in mid-month, the second month of this lease you will pay _____

Every month thereafter, you must pay your rent on or before the 1st day of each month with a ten day grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: \$100.00 Flat Fee

There is a fee of \$50 for any bounced check or rejected payment.

There is a \$25 fee to change a lock code.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents in the apartment is _____ due on or before the date this Lease Contract is signed. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees.

1.5 UTILITIES

We'll pay for the following utilities: cold water, sewage, and trash collection. You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

1.6 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

1.7 KEYS AND LOCKS

You will be provided a combination to the locks at your property.

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall not change the locks or add a deadbolt lock without our written consent.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____ X _____

2. Policies and Procedures

2.1 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contact.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. You are obligated to replace the batteries to the detectors when necessary. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

It is the tenants responsibility to replace any lightbulbs that have burned out.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

You must keep your heat at 60 degrees at all times. You are not allowed to shut off the gas going to the furnace, or the furnace itself, at any time. In the even that you do cause the pilot light to go out, and needs it to be lite again, there will be a \$50 charge for providing such services.

2.2 PARKING

If the property you are renting has drive-way, you may park, only one registered vehicle, at your own risk. You are not allowed to park any Vehicle that is inoperable, doesn't have a current license plate, takes up more than one parking space, blocks other vehicles from existing, is parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes. Violators will be towed, exclusively at their expense.

A tenant is allowed to park one vehicle, as outlined above, in the parking area, exclusively at the tenants own risk. The landlord does not take any responsibility for the condition of the parking area or maintaining the parking area in any way.

By parking a vehicle in the parking area the tenant waives all rights or claims against the landlord for any damage resulting from parking the parking area. The landlord does not have any liability or responsibilities, in any way, to maintain, upkeep, clean, remove snow, lay salt, or remove debris, from the parking area.

Additionally, the landlord does not assign parking spots. Any assignment of parking spots must be worked out between the tenants who want to use the parking spots.

2.3 PETS

All pets are allowed at the property. However, if the tenants pet disturbs the peace and enjoyment of neighboring tenants, the landlord has the right to demand that the tenant remove the pet.

By initialing below, you acknowledge and agree to the terms in Section 2.

X_____ X_____

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including smoke detectors, screens, locks, and appliances. You may not paint or make any permanent alteration without our written consent.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report via your online portal any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for submitting maintenance requests via your online portal. You must promptly notify us: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to make the necessary repairs. We may turn off equipment or interrupt utilities as needed to avoid property damage or to perform work.

The tenant must empty the dryer from all lint after each use. If the tenant does not do so, and submits a maintenance request for a non working dryer, the landlord will charge a fee of \$25 for waisting the technicians time. It is agreed that the entire maintenance request could have been avoided had the tenant emptied the lint from the dryer after each use.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency that may arise.

3.4 DAFAING WALLS

The tenant shall not willfully or negligently destroy, deface, damage, impair or remove any part of the premises or permit any other person to do so; If the tenant causes any damage the walls that would render the wall or the paint to be in need of repair, it is obligation of the tenant to make the appropriate repair(s)

3.5 OBLIGATIONS REGARDING TRASH REMOVAL

It is the tenants responsibility to bring their garbage and recycling bins to the curb the night before the trash gets collected and back to the side of the property after it is collected the following morning. Failure to abide by this section 3.4 will result in a \$25 penalty.

3.6 MOVE-OUT

You will give us written notice with your intent to vacate 60 (thirty) days prior to the Lease End Date or any Subsequent Lease End Date ("Notice").

In such Notice, you will provide your forwarding address.

Tenant Must provide a minimum of 60 days Notice.

After the tenant provides the Notice, the landlord has the right to schedule showings in the unit to prospective tenants any time between the hours of 8:30AM and 7:30PM seven days per week.

From the time the tenant provides Notice until the landlord rents the unit, the Tenant must keep the apartment in immaculate condition.

From the time the tenant provides Notice the Landlord shall have the right to enter the unit at any reasonable time to perform inspections, make corrections, perform any kind of work in the unit.

It is hereby agreed that if the tenant violates any term regarding providing Notice or of the moving out procedure outlined in this section 3.5, the Tenant would be causing a loss to the Landlord and it is also agreed that the landlord would be allowed to penalize the Tenant the equivalent of one months rent to compensate for this loss.

Cleaning

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unpaid cleaning charges; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; missing or burned-out light bulbs; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Tenant must vacate the unit by 5:00 PM on the last day of the Lease Agreement. If the tenant fails to vacate by 5:00 PM on the last day of the lease the landlord can charge the prorated rental amount for the next day, and a \$300 fee.

Deposit Refund

We'll mail to you, at the forwarding address you provide us, your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 30 (thirty) days after the Lease Contract termination and delivery of possession to us.

3.7 VIOLATION OF TERM OF LEASE FEE

If you violate the term of this lease, or any subsequent term of this lease, as outlined in section 1.2 of this agreement, you hereby agree to pay for the landlords brokerage fees in relation to reletting your unit.

Additionally, there is a \$360 document processing fee for violating the term of your lease agreement.

Additionally, you are obligated to reimburse the landlord for any lost rent due to your violation of the term of the lease agreement.

3.8 VIOLATION OF LEASE FEE

In the event the Tenant violates any term of this Lease Agreement, other than what is already mentioned in section 3.6, the landlord shall charge a fee of \$360 for each event of violation.

3.9 SURRENDER

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____ X _____

4. General Clauses

4.1 MILITARY AFFIDAVIT

At the time of the signing of this Agreement you are not in the Military or Naval Services of the United States. None of the members of your household are in the Military or Naval Service of the United States.

X _____ X _____

4.2 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception. If any member of your household enlists in the Military or Naval Services of the United States you will inform the landlord immediately.

Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

4.3 ADDITIONAL FEES

In the event the Landlord sends a Notice to Quit to the Tenant, the Tenant shall pay the Landlord \$250. In the event the landlord sends a summary process, the Tenant shall pay the Landlord an additional \$500. In the event the Landlord hires a Marshal to execute an eviction proceeding, the tenant shall pay the Landlord an additional \$500.

4.4 PAYMENTS

Each payment is first applied to the oldest outstanding charge. If the rental ledger isn't paid in full by the end of the 10th day of the month, the rent is considered unpaid and the late fee is added to the ledger.

4.5 DEFAULT BY RESIDENT

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination immediately.

Moving out

You or any occupant, invitee or guest must not remain beyond the date contained in your move-out notice to vacate (or beyond a different move-out date agreed to by the parties in writing). If you do, then we shall be entitled for damages for the hold-over period plus any expenses incurred due to the breach of this condition of the Lease Contract.

Hold Over

If the Parties don't end this Agreement at the Lease End Date the lease will reinstate for an additional 12 months. At the completion of every subsequent 12 month period, this Agreement will be reinstated for an additional twelve month term, unless either party ends this Agreement by providing a 30 days notice prior to the then lease end date. All terms and conditions of this Agreement shall remain in full force and effect for each reinstated term

Other Remedies

If your rent is delinquent, you immediately forfeit all rights to occupy the apartment any longer, and if you have not vacated the unit by the date specified in the Lease Contract termination notice, you are guilty of a misdemeanor. Each day of your unlawful presence in the apartment constitutes a separate offense. We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due. We may turn any returned checks over to law enforcement officials for prosecution according to law.

4.6 LCI INSPECTIONS

You hereby give the landlord permission to complete any document necessary for any City official and sign on your behalf as your attorney in fact. Including the ability to sign a waiver of entry for LCI.

4.7 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

Waiver of Jury Trial

To minimize legal expenses and, to the extent allowed by law, you and we agree that a trial of any lawsuit based on statute common law, and/or related to this Lease Contract shall be to a judge and not a jury.

Force Majeure

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____ X _____

5. Lead addendum

5.1 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 below). _____

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

Lessee's Acknowledgment

(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 Acknowledgment (initial)

(e) 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.

By initialing below, you acknowledge and agree to the terms in Section 5.

X_____ X_____

6. MOLD ADDENDUM TO LEASE

6.1 THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT.

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant(s) agree to use all air-conditioning, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES IF UNIT HAS AIR CONDITIONING.
TENANT(S) AGREE TO:

- KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
- USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING

- KEEP CLOSET DOORS AJAR
- AVOID EXCESSIVE AMOUNTS OF INDOOR PLANTS
- USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
- USE CEILING FANS IF PRESENT
- WATER ALL INDOOR PLANTS OUTDOORS
- WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
- WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
- WIPE DOWN ANY VANITIES/SINK TOPS
- AVOID AIR DRYING DISHES
- NOT "HANG-DRY" CLOTHES INDOORS

TENANT (S) SHALL REPORT IN WRITING

- VISIBLE OR SUSPECTED MOLD
 - ALL A/C OR HEATING PROBLEMS OR
 - SPILLAGE
 - PLANT WATERING OVERFLOWS
 - MUSTY ODORS,
 - SHOWER/BATH/SINK/TOILET OVERFLOWS
 - LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
 - DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILING
 - OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
 - WIPE DOWN FLOORS IF ANY WATER SPILLAGE
 - HANG SHOWER CURTAINS INSIDE BATHTUB WHEN SHOWERING
 - SECURELY CLOSE SHOWER DOORS IF PRESENT
 - LEAVE BATHROOM AND SHOWER DOORS OPEN
 - AFTER USE
 - USE DRYER IF PRESENT FOR WET TOWELS
 - USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
 - REMOVE ANY MOLDY OR ROTTING FOOD
 - REMOVE GARBAGE REGULARLY
 - WIPE DOWN ANY AND ALL VISIBLE MOISTURE
 - WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT INSPECT FOR LEAKS UNDER SINKS
 - CHECK ALL WASHER HOSES IF APPLICABLE
 - REGULARLY EMPTY DEHUMIDIFIER IF USED
-
- MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
 - MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
 - LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS
 - ANY AND ALL MOISTURE

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: Owner or agent reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that Owner or agent may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

HOLD HARMLESS: If the premises is or was managed by an agent of the Owner, TENANT(S) agree to hold Agent and its employees harmless and shall look solely to the property Owner in the event of any litigation or claims concerning injury, damage or harm suffered due to mold or mildew.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND OWNER AND OR AGENT MANAGING THE PREMISES. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

By initialing below, you acknowledge and agree to the terms in Section 6.

X_____ X_____

7. Cleaning lint out of dryer

7.1 CLEANING LINT OUT OF THE DRYER AFTER EACH USE

The tenant has been informed and understands that he/she must clean the lint out of the dryer after each use.

The tenant understands that if he/she doesn't clean the lint out of the dryer then he/she will be responsible for any resulting damage.

The tenant has been made aware that not cleaning the lint out of the dryer is a fire hazard.

The landlord is hereby authorized to fine the tenant up to \$100 per event of non compliance.

By signing below, you acknowledge and agree to the terms in Section 7.

X_____
Lessee

X_____
Lessee

Bona

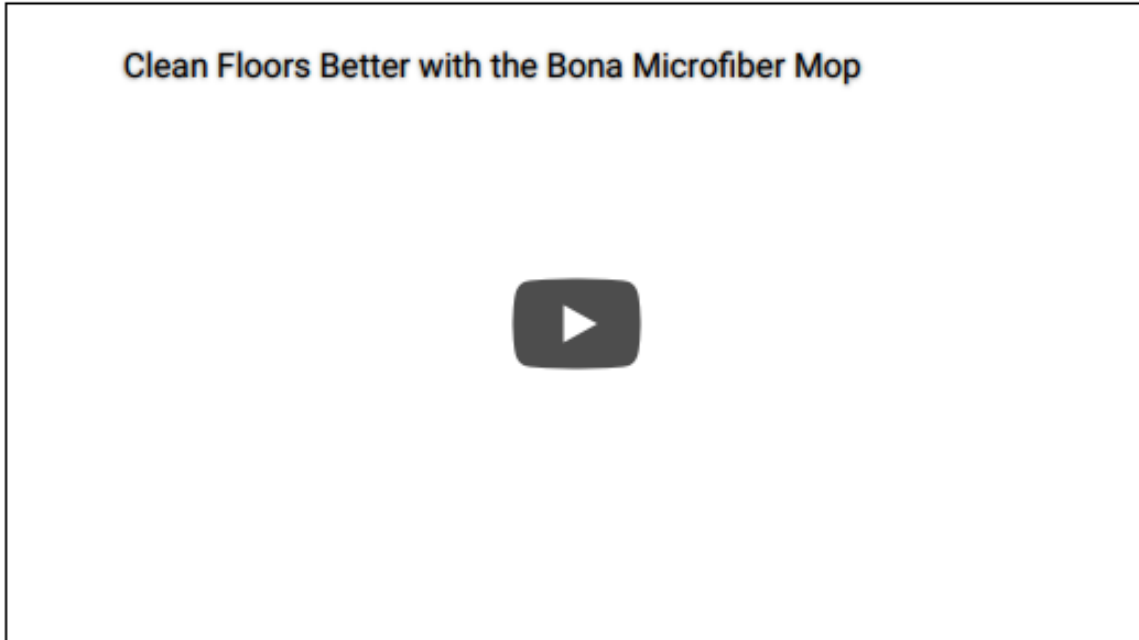


Hardwood Floors

How to Clean Hardwood Floors

Love good-looking floors and want to refresh yourself on the best way to clean

hardwood floors? Trust the Bona floor care experts to help you care for wood floors.



Learning the best way to clean hardwood floors is essential for protecting and maintaining your beautiful investment. Since dirt and grime can't hide on hardwood floors like they can on carpet, cleaning your floors may seem "high maintenance." However, once you establish your own routine, the best way to clean wood floors won't seem so difficult.

Daily Schedule – Dust/Sweep

Giving your floors a good dusting with a microfiber mop or cloth will be your best daily defense against scratches and surface damage. Microfiber cleaning pads often use static electricity to trap dirt, particles, and other household allergens. Using a broom is okay, but it only pushes the dirt around. When you want to best clean hardwood floors without damaging them, avoid lifting your microfiber mop up off the floor when you clean—this way you keep the dirt trapped on the pad.



Weekly Schedule – Vacuum/Mop



Weekly maintenance will deal with hard to reach areas. Vacuums and wet mops are ideal for getting dirt out of trouble areas like corners and the spaces between hardwood. However, using vacuums and mops come with extra caution. If your vacuum has a beater bar, make sure it doesn't hit the floor. Also, the wheels on a vacuum might damage the floor. If you're using a mop, remember that water and wood don't mix! Avoid excess liquid on your floor. Lightly misting your floor with a natural hardwood floor cleaner is the best way to clean hardwood floors.

Monthly Schedule - Polish

Adding a polish routine is another best practice for cleaning wood floors. Polishing floors renews and refreshes the finish that protects hardwood. Polishing your hardwood floor fills in microscopic scratches and evens out a floor's protective surface. Polishing hardwood floors is an easy way to add life, beauty and extra protection to your floors. Depending on the amount of traffic in your home, we recommend polishing the floors every 2-3 months with our Bona Hardwood Floor Polish.



Yearly Schedule - Sand and Finish



Consider refinishing your floors every 3-5 years. Refinishing your floors removes the old protective finish and replaces it. If your floor has some deep scratches or gouges, sanding and refinishing can repair this damage, leaving you with immaculately clean hardwood flooring.

Advanced Tips

- **Create a relaxing home with scented cleaners.** Maximize the look of a beautiful floor with a fresh aroma to help you sit back and relax after a job well done. Floor cleaners infused with essential oils provide relaxing aromatherapy to soothe the body and mind. Our scented floor cleaners come in two scents: Cedar Wood and Lemon Mint.
- **Get the proper tools to clean your floor.** A mop paired with a machine washable, microfiber pad for dusting and cleaning are the best tools to clean wood floors. A good dusting pad attracts dirt, microparticles and common household allergens.
- **Avoid using water and vinegar, soap-based cleaners, wax or steam cleaners on hardwood floors.** Vinegar and water can dull the floor's finish over time, while soap and wax leave a residue. Steam cleaners put heat and excessive water on your floor, which can lead to cupping and long-term damage.
- **Use mats.** Protective mats can further your floor's life. Use a natural rubber rug underlayment with a waffle pattern in entryways or high traffic areas and use felt floor protectors on furniture.

Bona offers a wide selection of cleaners and tools to make it easy to best clean hardwood floors. Find the right products you need to give your floors a phenomenal clean.

Related Products



Bona® Hardwood Floor Cleaner with Cedar Wood

[View Product →](#)



Bona® Hard-Surface Floor Cleaner with Lemon Mint

[View Product →](#)



Hardwood Floors

Avoid Water and Vinegar to Best Clean Hardwood Floors

Looking for the best way to clean hardwood floors? What may work for some parts of your home might not be the perfect match for your floors. Finding an effective way to get the best clean for your hardwood floors is an important step in effective hardwood floor care.

Avoid Cleaning with White Vinegar and Water for Hardwood Floors

For many people looking for a quick and easy DIY cleaning solution, nothing beats vinegar and water. Cleaning with vinegar and water is cheap, safe for the environment and generally does a great job at cleaning many items in your home.

Just don't use vinegar and water to clean hardwood floors.

Using vinegar and water as a homemade hardwood floor cleaning solution can have a negative effect on your hardwood floor. It's important to remember that when you clean your hardwood floors, you aren't actually cleaning the wood—you are cleaning the chemical finish on the wood. The finish is the protective layer of your hardwood floors.

Since vinegar is an acid, it will actually break down the finish on the surface of your floor, and over time it will reduce the shine and leave a dull appearance. Using vinegar and water to clean floors can also lead to an excessive amount of water on the floor, which can cause swelling and discoloration.

The Best Way to Clean Hardwood Floors

When it's time to clean your floors, here are some hardwood floor cleaning tips to remember:

- Prep your floor for cleaning by sweeping or dust-mopping to get rid of large particles of dirt and debris.
- Use a pH neutral cleaner that will be gentle on your hardwood floors.
- Use a fine spray mist to clean your floor in sections. Avoid putting too much liquid on your floors.
- Use a microfiber mop to clean. Traditional mops can work, but they can leave excess water on your floors.

When looking for the best way to clean hardwood floors, skip using white vinegar and water to clean your floors. Using a specially formulated hardwood floor care cleaner is a smart way to maintain the beauty and look of your floors.

Looking for right hardwood floor cleaner? Check out our line of effective, environmentally-friendly cleaning solutions [here](#).



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IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



Protect Your Family From Lead in Your Home



Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have lead-based paint? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD

451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U.S. EPA, Washington DC 20460
U.S. CPSC, Bethesda MD 20814
U.S. HUD, Washington DC 20410

EPA-707-R-12-001
June 2017

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)
Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, 02505-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)
Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-1079
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)
Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)
Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)
Regional Lead Contact
U.S. EPA Region 5 (DF-8)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)
Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)
Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WVPO/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)
Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)
Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)
Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- **Old toys and furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

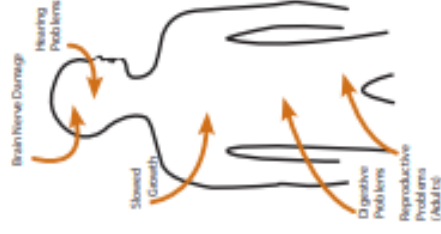
⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/ge/lead-safe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) and higher for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazardous.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
 - Portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.³

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Reichman Brodie Real Estate, LLC

P.O. Box 936 • Monsey, NY 10952
(203) 919-9289



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10. Sign and Accept

10.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda.

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