



CHICAGO ASSOCIATION OF REALTORS®
LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE
(For Apartment Leases)



LEAD WARNING STATEMENT

Every purchaser of any interest in or tenant planning to lease any portion of 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. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards may also benefit any tenant intending to lease residential real property.

LANDLORD'S DISCLOSURE *(initial each of the following which applies):*

____/ ____ (a) Landlord **is / is not** (*strike one*) aware of the presence of any lead-based paint and/or lead-based paint hazards in the property. Explain: _____

____/ ____ (b) Landlord **does / does not** (*strike one*) have any reports and records pertaining to lead-based paint and/or lead-based paint hazards in the property.

____/ ____ (c) If Landlord **does** have any such reports and records, Landlord has provided Tenant with all available reports and records, including the following (*list documents here*): _____

TENANT'S ACKNOWLEDGMENT *(initial each of the following which applies):*

____/ ____ (d) Tenant has received copies of all information listed above.

____/ ____ (e) Tenant has received the pamphlet *Protect Your Family From Lead in Your Home*.

____/ ____ (f) Tenant has (*check one*):

- Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection of the presence of lead-based paint and/or lead-based paint hazards.
- Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

AGENT'S ACKNOWLEDGMENT *(initial if applicable):*

____/ ____ (g) Agent has informed Landlord of its obligations, if any, to disclose information regarding lead-based paint and/or lead-based paint hazards in the property.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and each party certifies, to the best of the party's knowledge, that the information the party provided is true and accurate.

Landlord's Name (<i>print</i>)	Landlord's Name (<i>print</i>)
Landlord's Signature	Landlord's Signature
Date	Date
Tenant's Name (<i>print</i>)	Tenant's Name (<i>print</i>)
Tenant's Signature	Tenant's Signature
Date	Date
Agent's Name (<i>print</i>)	Agent's Name (<i>print</i>)
Agent's Signature	Agent's Signature
Date	Date
PROPERTY ADDRESS: _____ UNIT: _____ CITY: _____ ZIP: _____	



**CHICAGO ASSOCIATION OF REALTORS®
MOLD DISCLOSURE
(For Apartment Leases)**



MOLD WARNING STATEMENT

Molds, fungi, mildew, and similar organisms ("Mold Conditions") may exist in the property of which the landlord is unaware and has not actual knowledge. The Mold Conditions generally grow in places where there is excessive moisture, such as where leakage may have occurred in roofs, pipes, walls, plant pots, or where there has been flooding. A professional home inspection may not disclose Mold Conditions. As a result, any buyer or occupant of real property may wish to obtain an inspection specifically for Mold Conditions to more fully determine the condition of the property. Neither landlord's or tenant's agents are experts in the field of Mold Conditions and other related conditions and landlord and tenant shall not rely on their agents for information relating to such conditions. Tenants are strongly encouraged to satisfy themselves as to whether Mold Conditions exist at the property.

LANDLORD'S DISCLOSURE *(initial each of the following which applies):*

____/ ____ (a) The property described below **has / has not** *(strike one)* been previously tested for Mold Conditions.

____/ ____ (b) If the property **has** previously been tested for Mold Conditions, Mold Conditions **were / were not** *(strike one)* found to exist.

____/ ____ (c) If Mold Conditions **were** found to exist, answer the following:

- (1) The molds found **were / were not** *(strike one)* identified as toxic molds.
- (2) Measures **were / were not** *(strike one)* taken to remove any molds found.

TENANT'S ACKNOWLEDGMENT *(initial each of the following which applies):*

____/ ____ (d) Tenant has received copies of all information listed above.

____/ ____ (e) Tenant's decision to lease the property is independent of any representations made by the agents, if any, with respect to mold conditions.

AGENT'S ACKNOWLEDGMENT *(initial if applicable):*

____/ ____ (f) Agent has advised Landlord and Tenant to consult with a professional regarding any questions or concerns relating to Mold Conditions or this Mold Disclosure.

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and each party certifies, to the best of the party's knowledge, that the information the party provided is true and accurate.

Landlord's Name <i>(print)</i>	Landlord's Name <i>(print)</i>
Landlord's Signature Date	Landlord's Signature Date
Tenant's Name <i>(print)</i>	Tenant's Name <i>(print)</i>
Tenant's Signature Date	Tenant's Signature Date
Agent's Name <i>(print)</i>	Agent's Name <i>(print)</i>
Agent's Signature Date	Agent's Signature Date
PROPERTY ADDRESS: _____ UNIT: _____ CITY: _____ ZIP: _____	

