

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FOR RENTALS**LPDR**

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978**PROPERTY 3204 Fanshawe St #2ND FLOOR, Philadelphia, PA 19149****LANDLORD Kaniel Kerr****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, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

LANDLORD'S DISCLOSURE - PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS

☒ / ☐ **Landlord has no knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the housing.

☐ / ☐ **Landlord has knowledge** of the presence of lead-based paint and/or lead-based paint hazards in or about the housing.

Explain: _____

RECORDS AND REPORTS AVAILABLE TO TENANT

☒ / ☐ **Landlord has no records or reports** pertaining to lead-based paint and/or lead-based paint hazards in the housing.

☐ / ☐ **Landlord has provided** Tenant with all available records and reports regarding lead-based paint and/or lead-based paint hazards in the housing. (List documents): _____

Landlord certifies that to the best of Landlord's knowledge the above statements are true and accurate.**LANDLORD Kaniel Kerr***Kaniel Kerr***DATE** 3/19/2026**LANDLORD****DATE****LANDLORD****DATE****TENANT****DATE OF LEASE****TENANT'S ACKNOWLEDGMENT**

☐ / ☐ Tenant has received the pamphlet *Protect Your Family from Lead in Your Home* and has read the Lead Warning Statement.

☐ / ☐ Tenant has reviewed Landlord's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above, if any.

Tenant certifies that to the best of Tenant's knowledge the statements contained in Tenant's Acknowledgement are true and accurate.**TENANT****DATE****TENANT****DATE****TENANT****DATE****AGENT ACKNOWLEDGEMENT AND CERTIFICATION**

☒ Agent/Licensee represents that Agent has informed Landlord of Landlord's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The agents have reviewed the information in the Agent Acknowledgement and certify, to the best of their knowledge, that the information provided is true and accurate. **Landlord Agent and Tenant agent must both sign this form.**

BROKER FOR LANDLORD (Company Name) Compass Pennsylvania, LLC**LICENSEE Mark Weinberg***Mark Weinberg***DATE** 3/19/2026**BROKER FOR TENANT (Company Name)****LICENSEE****DATE**

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