

**TOP OF THE RIDGE CONDOMINIUM
LEASE
APPLICATION PACKAGE**

Expiration Date: _____
**NOTE: This application shall
not be valid beyond the
expiration date above.**

**Managed By:
STILLMAN MANAGEMENT, INC.
440 MAMARONECK AVENUE SUITE S-512
HARRISON, NY 10528
Tel: 914-813-1900**

**TOP OF THE RIDGE CONDOMINIUM
C/O STILLMAN MANAGEMENT, INC.
440 MAMARONECK AVENUE SUITE S-512
HARRISON, NY 10528
Tel: 914-813-1900**

Thank you for your interest in TOP OF THE RIDGE CONDOMINIUM.

Enclosed is your Sale/Rental Application. Please read all pages carefully and make sure to complete the application in its entirety. **Applications that are incomplete or missing any documentation will not be accepted for processing and will be returned to the applicant.**

Please complete and forward the application, along with required documents and fees, directly to Stillman Management for processing.

If you have any questions regarding your application or interview procedures, please contact the Sales and Leasing Department at Stillman Management at (914) 813-1900.

Sincerely,

STILLMAN MANAGEMENT
Sales and Leasing Department

Please be advised:

- Tenant may NOT move any belongings of theirs into the unit until the Board of Managers issues the waiver of the right of first refusal
- Please be advised that the Board of Managers has a period of ten (10) days from the day the Board received the application to exercise their "Right of First Refusal". The credit report agency takes approximately five (5) to seven (7) business days to process the credit report. Please take this into consideration when determining a lease start date.
- The Top of the Ridge Condominium has a strict policy limiting DOGS to no more than 45 lbs., and no dogs of any breed or mix commonly referred to as "pit bulls"
- Tenants must provide to Stillman Management vaccination records, as well copy of license to own any dogs
- No application will be considered if Unit Owner's Account is in arrears including all common charges, assessments and all other charges due and must be paid up to date before the documents go to the Board for review. **There will be no exceptions made.**
- All incomplete applications will be returned by regular mail and will cause delay in processing the application.

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TOP OF THE RIDGE CONDOMINIUM – Required Documents & Important Information

The following is a list of the items that you are required to submit for the board to review your application. Please be sure to provide all the information requested. Applications received that are missing ANY of the following items will NOT be accepted for processing and will be returned to the applicant.

Important Information (please read carefully before completing your application)

Please submit one (1) set of the completed application package. Please make sure that application packages contain ALL required documentation. All documents should be provided as single sided (NOT printed on both sides), and be free of any staples or small paper clips. Required documents may be separated by dividers. Please note that documents will not be returned and that the applicant is advised to retain a copy for their records.

1. No application will be considered by the board until the unit owner is current on all obligations to the Condominium.
2. The Board of Managers may request additional information and/or documentation to support the information provided with the application.

Complete & Return the Following Forms Provided

- ❖ 1. Lease Application
MUST BE COMPLETED IN ITS ENTIRETY & SIGNED. APPLICATION WILL NOT BE REVIEWED IF SECTIONS ARE LEFT BLANK.
MUST BE TYPED OR PRINTED LEGIBLY IN BLACK OR BLUE INK
- ❖ 2. Lease Application Fees Acknowledgement Form (2 pages)
MUST BE SIGNED BY APPLICANT(S).
- ❖ 3. Tenant Data Verification Form (2 pages) (included below, 1 authorization per applicant)
MUST BE SIGNED BY APPLICANT(S).
- ❖ 4. Owner/Landlord Application (1 page)
MUST BE SIGNED BY UNIT OWNER/LANDLORD(S)
- ❖ 5. Insurance Requirements (1 page)
- ❖ 6.. Smoke and Carbon Monoxide Detectors Form
MUST BE SIGNED BY LANDLORD(S) and RENTER

Provide the Following Documentation

- ❖ 1. If renting, Copy of Lease (Blumberg Form #A101 – Sample Attached) and Top of the Ridge rider.

MUST BE EXECUTED BY ALL PARTIES

Available for purchase at: <http://www.blumberglegalforms.com/Forms/101.pdf>

- ❖ 2. Copy of Top of the Ridge Rider
MUST BE EXECUTED BY ALL PARTIES

*Applicants who **cannot** provide employment information and/or financial commitment letter MUST have a GUARANTOR who can sign the lease and provide all documents.

Additional Information (for your review only, please DO NOT return)

1. House Rules and Policies
2. Lead Paint Document

Address for Delivery of Application Packages

Please submit all completed application packages, along with fees, directly to:

STILLMAN MANAGEMENT
Attn: Sales & Leasing Department
440 Mamaroneck Avenue Suite S-512
Harrison, NY 10528

All inquiries concerning applications and interview procedures should be directed to the Sales & Leasing Department at Stillman Management (914) 813-1900. Attention: Rita Pita.

TOP OF THE RIDGE CONDOMINIUM – Sale/Lease Application Fees Acknowledgement

FEES FOR OWNER/RENTER

ALL CHECKS MUST BE SEPARATE CERTIFIED, ATTORNEY’S ESCROW CHECKS OR BANK CHECKS OR MONEY ORDERS.

	ONE TIME APPLICATION FEE	SECURITY DEPOSIT TO COVER POSSIBLE DAMAGES DURING MOVE IN & MOVE OUT	NON-REFUNDABLE ONE TIME MOVE IN/MOVE OUT FEE	CREDIT REPORT FEE	CRIMINAL REPORT FEE ONLY
RENTER		Top of The Ridge Condo: \$1000	Top of the Ridge Condo: \$100	Stillman Mgmt: \$100 per applicant	Stillman Mgmt: \$50 per Non- Applicant- Occupant over age 18
OWNER	Stillman Mgmt: \$150 Top Of The Ridge Condo: \$350	-	-	-	-

RENEWAL LEASE FEES FOR OWNER

RENEWALS MUST BE SUBMITTED TO MANAGEMENT 60 DAYS PRIOR TO CURRENT LEASE EXPIRATION DATE. SHOULD YOUR LEASE LAPSE AND YOUR TENANT(S) REMAIN ON THE PREMISES, A FINE OF \$100.00 PER MONTH WILL BE APPLIED TO THE OWNER’S BILL FOR NON-COMPLIANCE.

ALL CHECKS MUST BE SEPARATE CERTIFIED, ATTORNEY’S ESCROW CHECKS OR BANK CHECKS OR MONEY ORDERS.

	ONE TIME RENEWAL APPLICATION FEE
RENTER	
OWNER	Top Of The Ridge Condo: \$150 Stillman Mgmt: \$100

AUTHORIZATION OF ELECTRONIC DEBIT:

You are hereby on notice that all checks submitted to this office can be processed electronically, at first presentment and any representations, by transmitting the amount of the check, routing number, account number and check serial number to your financial institution. By submitting a check for payment, you are authorizing us to initiate an electronic debit from your bank or asset account as early as the same day the check is received in our office. Please note that you may not receive a cancelled check with your bank or asset account statement with respect to any checks processed electronically, but such amounts will appear as debits on the statement issued by your bank or asset account.

Fees Acknowledgement

I/We hereby acknowledge that all fees paid pursuant to this application are non-refundable, unless otherwise noted.

Applicant's Signature Date

Co-Applicant's Signature Date

Unit Owner's Signature Date

Unit Owner's Signature Date

TOP OF THE RIDGE CONDOMINIUM - Condominium Lease Application Information

Property Address: _____ Unit # _____

Monthly Rent: _____ Annual Rent: _____

Security Deposit: _____ Length of Lease: _____

Lease Start Date: _____ Lease End Date: _____

Special Conditions (if any): _____

Unit Owner(s) / Landlord

Primary Unit Owner: _____

Additional Unit Owner: _____

Present Address: _____ City: _____ State: _____ Zip: _____

Forwarding Address: _____ City: _____ State: _____ Zip: _____

Landlord's Broker (if any): _____ Phone: _____ Email: _____

Tenant(s)

Applicant Name: _____

Phone: _____ Cell: _____ Email: _____

Co-Applicant Name: _____

Phone: _____ Cell: _____ Email: _____

Applicant's Broker (if any): _____ Phone: _____ Email: _____

Condominium Association

Condo Association: Top of the Ridge Condominium

Address for Notices: c/o Stillman Management, Inc., 440 Mamaroneck Avenue Suite S-512 Harrison, NY 10528

c/o (Managing Agent): John Janis

TOP OF THE RIDGE CONDOMINIUM - Condominium Lease Application Information

Residence History

Applicant

Present Address: _____ City: _____ State: _____ Zip: _____

Length of Residency: _____ Monthly Rent / Mortgage Payment: _____

Landlord / Managing Agent: _____ Phone: _____ Fax: _____

If owned, list Mortgage Lender and Account Number: _____

If less than 1 year, then list previous address information.

Previous Address: _____ City: _____ State: _____ Zip: _____

Length of Residency: _____ Monthly Rent / Mortgage Payment: _____

Landlord / Managing Agent: _____ Phone: _____ Fax: _____

If owned, list Mortgage Lender and Account Number: _____

Co-Applicant

Present Address: _____ City: _____ State: _____ Zip: _____

Length of Residency: _____ Monthly Rent / Mortgage Payment: _____

Landlord / Managing Agent: _____ Phone: _____ Fax: _____

If owned, list Mortgage Lender and Account Number: _____

If less than 1 year, then list previous residence address information.

Previous Address: _____ City: _____ State: _____ Zip: _____

Length of Residency: _____ Monthly Rent / Mortgage Payment: _____

Landlord / Managing Agent: _____ Phone: _____ Fax: _____

If owned, list Mortgage Lender and Account Number: _____

Employment Information

Applicant Name

Employer: _____ Phone: _____ Fax: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Length of Employment: _____ Annual Income: _____

If employed less than 1 year, list previous employer information.

Employer: _____ Phone: _____ Fax: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Length of Employment: _____ Annual Income: _____

Co-Applicant Name

Employer: _____ Phone: _____ Fax: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Length of Employment: _____ Annual Income: _____

If employed less than 1 year, list previous employer information.

Employer: _____ Phone: _____ Fax: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Length of Employment: _____ Annual Income: _____

Additional Information

PLEASE LIST THE NAMES, AGES AND RELATIONSHIP OF ALL OCCUPANTS OF THE APARTMENT WHO WILL RESIDE WITH YOU PLEASE INCLUDE YOURSELF AS AN OCCUPANT.

Name	Relationship	Age	Name	Relationship	Age
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

Please answer the following: (if any of these questions are answered "YES", please provide details in the space provided or attach additional pages if needed).

1. Do the applicants own any Real Property or Co-operative Apartments? Y / N

If yes, list address(es): _____

Lender: _____ Balance of Loan: _____ Current Market Value: _____

2. Are you or co-applicant now, or in the past five (5) years been, privy to any lawsuits or other legal actions? Y / N

Please describe _____

3. Has the applicant(s) and/or occupant(s) ever been convicted of a felony? Y / N

Please describe _____

4. Are there any outstanding judgments against you? Y / N

Please describe _____

5. Is either the Applicant or Co-Applicant obliged to pay Alimony, Child Support, or Separate Maintenance? Y/N

Please describe _____

6. Do you plan to keep any pets in this apartment? Y / N

Please describe (species/breed/weight/age/etc) _____

Representations / Authorizations

The undersigned applicant(s) understand(s) that the consent of the Condominium board is required under the terms of the bylaws to the proposed lease thereof and that the board of managers will rely on the information furnished above. The undersigned applicant(s) also agree(s) to meet in person with representatives of the Condominium. Applicant(s) understand(s) that the condominium reserves the right to request further information from the Applicant(s). The Condominium, its officers, agents, and Board of Directors shall have no liability with respect to any matter or concerning any act of the unit in connection with any contact contemplated herein.

This application is submitted on behalf of the current unit owner(s) listed on this application and are to whom the Condominium will respond. The applicant(s) understand(s) that he has no contractual or other relationship with the Condominium and any claims are limited solely to the unit owner.

The unit owner(s) and applicant(s) represent to the Condominium, its Board of Directors, officers, and agents that the applicant(s) are leasing/purchasing the premises for the purpose of occupying same as a principal residence. The applicant(s) represent(s) that he/she will not allow any person or persons to occupy the premises except in accordance with the provisions of the lease, by-laws, and rules and regulations of the Condominium as same may be amended from time to time. The applicant(s) further represent(s) that the premises will be occupied only by those persons listed on this application. Said representations will survive the entire lease period/period of ownership and any subsequent lease periods.

All the representations and statements made by the unit owner(s) and applicant(s) are made with full knowledge that they will be relied upon by the Condominium, its Board of Directors, officers, and agents in connection with the application of the unit owner(s) and applicant(s) represent(s) that they are familiar with the lease, the by-laws, and rules and regulations of the Condominium, as some have been amended and will comply with all the provisions thereof. The Condominium, its Board of Directors, officers, and agents may rely upon this representation.

Applicant's Signature

Date

Co-Applicant's Signature

Date

Unit Owner's Signature

Date

Unit Owner's Signature

Date

The undersigned authorizes the Condominium or its agents to retain a credit reporting agency. This agency may obtain, prepare and furnish credit reports on my/our character, general reputation, personal characteristics, and mode of living. (The above complies with Section 606 of the Fair Credit Reporting Act).

Applicant's Signature

Date

Co-Applicant's Signature

Date

Guarantor Information (if required)

Please complete this section if you will be having a third party guarantee your full performance of the Lease.

Guarantor: _____ SS# _____

Phone: _____ Cell: _____ Email: _____

Current Address: _____ City: _____ State: _____ Zip: _____

Employer: _____ Phone: _____ Fax: _____

Business Address: _____ City: _____ State: _____ Zip: _____

Title / Position: _____ Length of Employment: _____ Annual Income: _____

Relationship to Applicant(s): _____

Any individual acting as guarantor will need to provide the following supporting documentation:

1. Employment & Salary / Income Verification Letter
2. Bank Statement(s) for ALL Accounts (previous two (2) months)
3. Latest W2 forms and/or 1099 forms
4. Credit Report Authorization (and applicable fee)

Representations / Authorizations

The undersigned applicant(s) understand(s) that the consent of the Condominium Board of Directors is required under the terms of the bylaws to the proposed lease/proposed purchase thereof and that the Board of Directors will rely on the information furnished above. The undersigned applicant(s) also agree(s) to meet in person with representatives of the condominium. Applicant(s) understand(s) that the Condominium reserves the right to request further information from the Applicant(s). The condominium, its officers, agents, and Board of Directors shall have no liability with respect to any matter or concerning any act of the unit in connection with any contact contemplated herein.

This application is submitted on behalf of the current unit owner(s) listed on this application and are to whom the Condominium will respond. The applicant(s) understand(s) that he has no contractual or other relationship with the condominium and any claims are limited solely to the unit owner.

The unit owner(s) and applicant(s) represent to the condominium, its Board of Directors, officers, and agents that the applicant(s) are leasing the premises for the purpose of occupying same as a principal residence. The applicant(s) represent(s) that he will not allow any person or persons to occupy the premises except in accordance with the provisions of the lease, by-laws, and rules regulations of the condominium as same may be amended from time to time. The applicant(s) further represent(s) that the premises will be occupied only by those persons listed on this application. Said representations will survive the entire lease period and any subsequent lease periods.

All the representations and statements made by the homeowner(s) and applicant(s) are made with full knowledge that they will be relied upon by the condominium, its board of managers, officers, and agents in connection with the application of the unit owner(s) and applicant(s) represent(s) that they are familiar with the lease, the by-laws, an rules and regulations of the condominium, as some have been amended and will comply with all the provisions thereof. The condominium, its board of managers, officers, and agents may rely upon this representation.

The undersigned authorizes the Condominium or its agents to retain a credit report agency. The agency may obtain, prepare and furnish credit reports on my/our character, general reputation, personal characteristics, and mode of living. (The above complies with Section 606 of the Fair Credit Reporting Act.)

Guarantor's Signature

Date

Guarantor's Signature

Date

TOP OF THE RIDGE CONDOMINIUM

Owner/Landlord Application

Owner/Landlord Name: _____

Owner/Landlord Address: _____

Daytime Telephone: _____

Evening Telephone: _____

Unit Number to be leased: _____

Do you personally know the prospective Tenant? _____

If so, for how long: _____ Relative: _____

How did you acquire this prospective tenant? (i.e. advertising, friend, etc.)

Did you personally advise the tenant of the condominium's dog policy?

Proposed Rent: _____

Lease Term: _____

I have read the accompanying application procedure form and fully understand the process and ramifications. Once the tenant is accepted by the board, I will provide a copy of the House Rules and Regulations and By-Laws to the Tenant. I understand that I will be fully responsible for any liability incurred by the Tenant as set forth in the procedure form. I enclose herewith my check for \$250.00 which is refundable should this application be rejected.

Owner/ Landlord's Signature

Date

Owner/ Landlord's Signature

Date

TOP OF THE RIDGE LEASE RIDER

RIDER TO LEASE DATED: _____, 20____

BETWEEN: _____
hereinafter called "Landlord"
and _____
hereinafter called "Tenant"

PREMISES: Unit __, __ Top of the Ridge
Mamaroneck, New York 10543

CONDOMINIUM: TOP OF THE RIDGE CONDOMINIUMS, Mamaroneck, New York

THIS RIDER IS INTENDED TO BE AFFIXED TO AND BECOME A PART OF THE ABOVE DESCRIBED LEASE AND WHEN ANY OF THE PROVISIONS IN THIS RIDER CONFLICT WITH OR ARE INCONSISTENT WITH ANY PRINTED PROVISIONS OF THE LEASE, THEN THE PROVISIONS OF THIS RIDER SHALL CONTROL.

THE GENDER AND NUMBER USED IN THIS AGREEMENT ARE USED AS A REFERENCE TERM ONLY AND SHALL APPLY WITH THE SAME EFFECT WHETHER THE PARTIES ARE OF THE MASCULINE OR FEMININE GENDER, CORPORATE OR OTHER FORM, AND THE SINGULAR SHALL LIKEWISE INCLUDE THE PLURAL.

- 1) The Lease is subjected and subordinate to (A) the By-Laws, Rules and Regulations and Provisions of the Condominium Offering Plan dated January 14, 1985 and as amended from time to time and (B) Powers of Attorney granted to the Board of Managers, leases, agreements, mortgages, renewals, modifications, consolidations, replacements and extensions to which the Condominium Association or the Premises are presently or may in the future be subject.
- 2) Tenant shall not perform any act, or fail to perform an act, if the performance or failure to perform would be violation of or default in the Condominium's By-Laws, Rules and Regulations and Provisions of the Condominium Offering Plan
- 3) Tenant shall not exercise any right or privilege under this Lease, the performance of which would be a default in or violation of the Condominium's By-Laws, Rules and Regulations and Provisions of the Condominium Offering Plan.
- 4) Tenant must promptly execute any certificate(s) that Landlord requests to show that this Lease is so subject and subordinate. Tenant authorizes Landlord to sign these certificate(s) for Tenant.
- 5) Tenant acknowledges that Tenant has had the opportunity to read the Condominium's By-Laws, Rules and Regulations and Provisions of the Condominium Offering Plan. Tenant agrees to observe and be bound by all the terms contained in it which apply to the occupancy or use of the Premises or any of the Condominium's common areas and facilities. Tenant agrees to

observe all of the Rules and Regulations of the Condominium and its Board of Managers.

6) Tenant will use the Condominium's pool, parking and recreational area at Tenant's own risk. Tenant acknowledges that Tenant's ability to use the Condominium's pool and recreational facilities are subject to Landlord's good standing with the Condominium. Tenant's privileges to use the pool and recreational areas may be withdrawn at any time, if Landlord has failed to meet any of its obligations to the Condominium.

7) The Condominium, its Board of Managers and their respective agents, contractors and employees, shall not be liable for, injury to any person, or for property damage sustained by Tenant, its licensees, invitees, guests, contractors and agents, or by any other person for any reason except for negligence of the Board of Managers or the Condominium.

8) Tenant agrees to protect, indemnify and save harmless the Condominium and its Board of Managers from all losses, costs, or damages suffered by reason of any act or other occurrence which causes injury to any person or property and is related in any way to the use of the Premises or any of the Condominium's property or facilities.

9) Landlord hereby authorizes Tenant to pay, pursuant to Section 339-kk of the New York Real Property Law, all rent otherwise due Landlord hereunder, to the Condominium, upon Tenant's receipt from the Condominium, or its agent, of a statement showing Landlord is in arrears for common charges or any other assessments or charges due to the Condominium from Landlord.

10) Tenant upon Tenant's receipt from the Condominium, or its agent, of a statement showing Landlord is in arrears for common charges or any other assessments or charges due to the Condominium from Landlord, agrees to make rent payments directly to the Condominium. Such rents received by the Condominium from Tenant shall be applied to all outstanding charges, assessments and fees due the Condominium from Landlord. Landlord shall hold Tenant harmless from Tenant's payment of rent to the Condominium.

11) In the event Tenant, having received a statement from the Condominium showing Landlord is in arrears for common charges or any other assessments or fees due to the Condominium and Tenant fails to pay the rent otherwise due Landlord to the Condominium, Landlord hereby authorizes the Condominium to bring an action against Tenant seeking a Court Order or Judgment directing Tenant to pay rent to the Condominium for any period of time that Landlord is in arrears in any charges assessments or fees to the Condominium.

Dated: _____

Landlord

Tenant

Landlord

Tenant

INSURANCE REQUIREMENTS

Information regarding Certificate of Insurance: **There is no minimum of insurance required, but you are required to obtain insurance for your unit.**

LIABILITY/AUTOMOTIVE/UMBRELLA INSURANCE CERTIFICATES SHOULD BE WRITTEN AS FOLLOWS:

Insured Holder:

Top of the Ridge Condominium
c/o Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543

Additional Insured:

- 1) Top of the Ridge Condominium
- 2) Stillman Management, Inc.
- 3) The Resident Owner and Unit Number

INSURANCE REQUIREMENTS FOR MOVERS AND THOSE PERFORMING WORK WITHIN THE UNIT

WORKERS' COMPENSATION CERTIFICATES SHOULD BE WRITTEN AS FOLLOWS:

Certificate Holder:

Top of the Ridge Condominium
c/o Stillman Management, Inc.
141 Halstead Avenue
Mamaroneck, NY 10543
Resident Owner Information

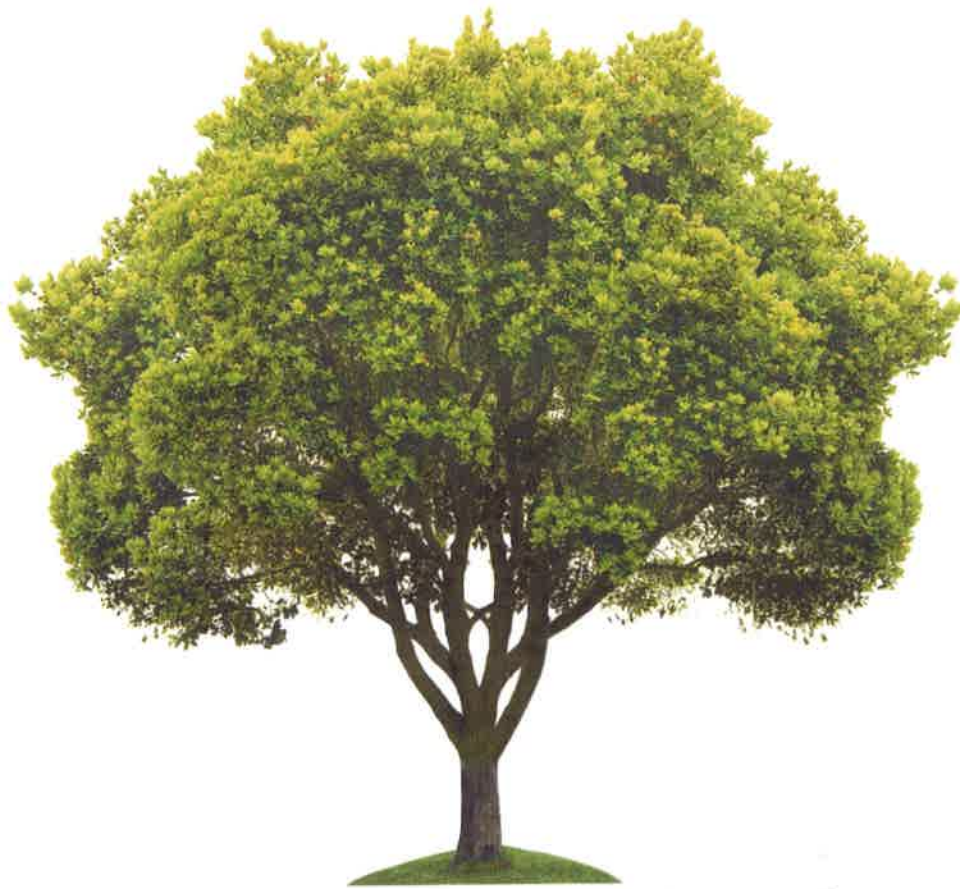
An original Certificate of Insurance must be presented prior to any work in the Building.

Insurance Certificates from all contractors and subcontractors naming Top of the Ridge Condominium and Stillman Management, Inc. as "additional insured" in minimum amounts of \$1,000,000 bodily injury and \$1,000,000 property damage. You will undertake to indemnify the Condominium, its unit owners, and occupants of all apartments, against any damage to persons or property suffered as a result of your work, whether or not caused by negligence, and to indemnify and hold harmless the Condominium, its managing agent, and all residents in the building, against any claims for damage to persons or property resulting from the work being undertaken, regardless of negligence.

Each Occurrence \$1,000,000 & Umbrella Policy \$2,000,000

TOP OF THE RIDGE CONDOMINIUM

Mamaroneck, NY



Revised January 2015

Resident's Handbook

WELCOME TO. . . .

TOP OF THE RIDGE CONDOMINIUM

The Board of Managers and Residents at Top of the Ridge continue to work together at maintaining and improving the Community. The following pages contain a summary of the current House Rules of the Condominium Association along with some other pertinent information regarding the complex. Please refer to your Prospectus and Amendments for a complete listing of the Condominium Rules and By-Laws. We would ask that you please take a moment to review the enclosed and keep it available for future reference.

BOARD OF MANAGERS

Veronica Kiernan, President
42 Top of the Ridge

Dean Delitta, Vice President
22 Top of the Ridge

Richard Motta, Treasurer
25 Top of the Ridge

Claire Teufel, Secretary
6 Top of the Ridge

Michael Asen
21 Top of the Ridge

MANAGING AGENT/EMERGENCY SERVICE

John Janis, of Stillman Management, Inc., 141 Halstead Avenue, Mamaroneck, NY 10543, is the Managing Agent for Top of the Ridge Condominium.

Questions and concerns should be directed to John at 914-813-1903, Monday through Friday, between 9:00 a.m. and 5:00 p.m.

Stillman Management, Inc. also provides a 24 hour a day emergency answering service which can be reached by calling 914-921-4699. The emergency service should only be used in an *emergency situation*.

Routine messages may also left through the voice mail system any time day or night for response the next business day.

For any request for repairs, falling under the responsibility of the Condominium Association, call John Janis of Stillman Management, Inc. at 914-813-1903 or email at jjanis@stillmanmanagement.com. Please see Prospectus for definitions of the common elements.

Stillman Management's *Sales and Sublet Department* (914-813-1900) will provide you with the latest Sale and Leasing Procedures for the Waiver of Right of First Refusal, and the required fees, regarding the sale or leasing of your unit. (Article VII of by-laws - "Sales, Leases and Mortgages of Units"). **You cannot lease a unit for less than one year.**

GARBAGE COLLECTION

Adhering to the following rules will help maintain a neat and orderly appearance for the community.

- All papers placed in the recyclable containers *must* be weighted down with brick or other adequate object to assure that they do not blow out of the container. Recyclables should not be put out until dark on the evening before the scheduled pick-up or before 7:00 P.M. during the months of April through September.
- **Bulk items** such as TV's, furniture, appliances, large cartons, grills etc. have special pick-up days. These items may not be placed curbside until the evening before pick-up. Please call the Village of Mamaroneck at 777-7746 to find out the bulk pick-up day.
- All garbage containers *must* have locking lids and should not be put out until dark on the evening before the scheduled pick-up or before 7:00 P.M. during the months of April through September. Only items not fitting into a garbage can may be placed, securely tied, in *heavy duty garbage bags and cannot be put out until the morning of collection. All garbage cans must be returned to garages on the same day as collection.*

The following is a schedule of Municipal pick-up service:

Monday and Thursday- Garbage Collection except on a Village Holiday.

Every Wednesday – The Village will pick up recyclable items in two (2) separate containers. (1.) Newspaper and inserts, non-waxed, brown and white corrugated cardboard, brown grocery bags, magazines, brochures, catalogs, telephone books, junk mail, envelopes, office and school paper; and (2.) plastic (codes 1 & 2), glass, tin and aerosol cans.

For more information, call the Village of Mamaroneck at 777-7746.

RULES AND REGULATIONS

(Schedule "A" from The Offering Plan- Rules and Regulations Restricting the Use of the Unit at Top Of The Ridge Condominium, including amendment thereto as of 9/8/92)

In order to provide for congenial occupancy of the Property and for the protection of the values of the Units and the Property, the use of each unit and the Property shall be restricted to and shall be in accordance with the following provisions:

- (a) The Units shall be used for residences only and, except upon the prior written consent of the Board of Managers, occupants of the Unit must be members of the family of the Owner or Lessee but not more than one family may occupy a Unit at one time. "Members of the family" as used herein shall be deemed to mean spouse, parents, parents-in-law, brothers, sisters, children, grandchildren, nurse and domestic help of an Owner.
- (b) No nuisances shall be allowed on the Property nor shall any use or practice be allowed which unreasonably interferes with the peaceful possession or proper use of the Property by its residents.
- (c) No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. Violations of laws, ordinances, jurisdiction thereof, relating to any portion of the Property, shall be complied with by and at the sole expense of the Owner or the Board of Managers, whichever shall have the obligation to maintain or repair such portion of the Property.
- (d) Each Owner shall keep his or her Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown there from, or from the doors, or windows thereof, any dirt or other substance.
- (e) No awning or radio or television aerial shall be attached to or hung from the exterior of any Unit and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any Building or structure (fence, gate, etc.) except to indicate the Owner's name and house number but only in the manner prescribed by the Board of Managers. Requests for installation of a satellite dish will be submitted and reviewed by the Board of Managers for approval utilizing the following criteria. No dish may exceed 18" in diameter and must be of the DOSS configuration. The dishes must be installed so that they are not visible from the street nor encroach upon neighboring unit owner's space. Requests must include the name of the installer and exact location of the satellite dish.
- (f) All radio, television, or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendation of the New York Board of Fire Underwriters and the public authorities having jurisdiction, and the Unit Owner alone shall be liable for any damages or injury by any radio, television or other electrical equipment in such Owner's areas.
- (g) Any chalk drawings/markings may only be on the driveway of the owner's unit and must be washed off each night.
- (h) Pool Rules – see separate details.

- (i) Outdoor cooking shall only be permitted on rear patios, rear decks or rear yard areas.
- (j) No vehicle shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Unit by another vehicle. All parking in private areas shall be pursuant to rules and regulations promulgated by the Board of Managers. Parking in front of mailboxes during mail delivery times such that it interferes with the delivery of mail is not allowed. The Post Office will not deliver mail if the boxes are blocked. The parking spaces located at the bottom of the hill near the entrance of the complex are for the exclusive use of Hampshire Road residents. Off-street parking spaces are not to be used or monopolized by stored vehicles. Off street parking for up to 3 days (72 hours) is permitted, any vehicle over 72 hours will be subject to towing and storage at the owner's expense. Cars can not be moved from one off street parking space to another for the sole purpose of trying to get around this rule.
- (k) Clothes and other articles shall not be dried or aired on the roof of any Unit or from any patio or yard area.
- (l) Effective November 8, 2005, a maximum of one (1) pet not to exceed 45 pounds at full growth OR of two (2) small pets under 15 pounds each will be allowed per unit. All pets on the property prior to November 8, 2005, are "grand-fathered," but may not be replaced in the future by pets exceeding the aforementioned limits. Anyone wishing a dog 45 pounds, but no more than 60 pounds, must first get Board approval. The Board, at its discretion, may grant the request, with stipulations. No dogs of any breed or mix commonly referred to as "pit bulls" are allowed.

All exotic pets need Board approval.

No pets, including but not limited to dogs and cats, may be walked on any lawns or landscaped areas including "backyards" or any other Common Areas or allowed to roam unleashed. No pet may be chained to patios, decks or otherwise so that the animal can reach Common Areas (e.g. the lawns). All pets must be curbed. **Pet owners must pick up their pet waste.** Fines will be imposed for residents who do not return the completed pet form. Owners have 10 days to notify the managing agent of any changes. Bird feeders must be placed as far away from resident structures as possible in an attempt to keep away any rodent or other vermin.

- (m) No baby carriages, bicycles, scooters or similar vehicles, toys, playground equipment, patio furniture or like items shall be allowed to stand unattended upon or otherwise encroach upon the common areas with the following exception:

Baby carriages, wading pools and small toys shall be allowed on common element directly *behind* that owner's unit. However, these items must be removed in the evening. These items must not cause nuisance to the neighbors or violate any Village laws. If a unit owner would like to set up a piece of small, unobtrusive playground equipment on the common elements directly behind his/her unit, where you do not have to remove same each evening you may submit a request with your plans to the Board of Managers for their approval.

Again, use of the common element may be rescinded if these items cause a nuisance. The repair of any damage to the common elements caused by said items will be charged to that unit owner.

- (n) The Paddle Tennis Court/ Basketball Court may be utilized during daylight hours only. It is not intended to provide for congregation.
- (o) Holiday decorations will only be allowed on outside structures such as windows, doors, entrances and shrubs. Holiday decorations are not allowed on driveways, walkways and lawns. They may not remain more than one month after the Holiday.
- (p) No changes to the exterior of any unit, including doors and windows, may be made without prior written approval by the Board of Managers.
- (q) No structural changes to the interior of any unit may be made without prior written approval of the Board of Managers.
- (r) Additions/ Alterations to sewage plumbing should not be made without the prior written approval of the Board of Managers.
- (s) Contact the Managing Agent before replacing an oil tank.
- (t) All leases at Top of the Ridge must be for one year or more.

PLEASE NOTE: Violations of the House Rules or Garbage Collection Procedures may result in the imposition of a fine which will be added to your monthly common charge billing. The fine schedule, effective January 2011, will be as follows:

- 1st offense: \$50
- 2nd offense: \$100
- 3rd offense: \$150
- 4th offense: \$300

After a third offense, the fine will be doubled to \$300 and will stay at that amount for repeat offenses. In the case of continued repeat offenses, the Board will contact the condominium's attorney and all legal fees will be paid by the homeowner.

In addition, a \$100 per month fine will be levied on any unit owner who fails to comply within 30 days to a written request from the managing agent to remedy a defect that comes under unit owner responsibility. This \$100 per month fine will stay in effect until proof of compliance is given to the managing agent.

TOP OF THE RIDGE CONDOMINIUM

POOL RULES

Pool hours: 7:30 A.M. to 9:00 P.M.

In 1994 the law changed regarding lifeguard requirements at condominium pools. We no longer have lifeguards during the week. **Use of the pool is at your own risk. Top of the Ridge Condominium Association assumes no liability or responsibility.**

Lifeguards will be on duty Weekends and Holidays from 11:00 a.m. to 6:00 p.m. ONLY.

Residents and guests must abide by the following rules:

1. Any resident wishing to use the pool must show their pool pass to the guard on duty.
2. The Pool is reserved for Residents and their Guests ONLY and occupancy is 43 persons. Guests are limited to four (4) per household.
3. Guests MUST be accompanied by the resident.
4. Children under the age of sixteen (16) must be accompanied by a parent or guardian over the age of 18. Children 16 years and older may bring 2 friends to the pool.
5. Access in/out of the pool area and into the bathroom is by key only. Please make sure that all gates and doors are locked behind you.
6. **The pool area** (including the entire grass area outside the pool fence) is closed after 9:00 pm and anyone caught trespassing will be prosecuted.

* * * * *

Additional Regulations:

1. Children in diapers **MUST** wear tight rubber pants over diapers. (Health Law).
2. Diving or unruly behavior is not permitted (no loud radios/tape players or roughhousing in the pool).
3. No large floatation or diving devices (except for learning to swim) or anything that could hurt someone are allowed in the pool, i.e. inner tubes, rafts, fins, etc.
4. Food and Glass are not allowed, nor are alcoholic beverages to be consumed in the pool area.
5. Please use ashtrays and trash receptacles.
6. Pets are not allowed in the pool area.
7. All swimmers must shower before entering the pool (Health Law).

Any actions deemed to be annoying, dangerous or disturbing will not be tolerated. A warning will be issued first, followed by a suspension of pool privileges.

POOL PARTIES. If you wish to have a pool party in the grass areas near the pool, prior permission is required from the Managing Agent (813-1903). Parties may not be held on weekends and Holidays before 4:00 p.m. Each unit owner is responsible for lifeguard presence after 6:00 p.m. on weekends. There are no restrictions on weekday times. However, the unit owner must make arrangements with the Managing Agent a week before the party for a lifeguard (subject to availability) to be present at the unit owner's expense. In either case, a \$150.00 refundable deposit is required. Resident is responsible for cleaning up after the party. If the areas are not cleaned, garbage not properly disposed of, which means bagged and brought to your home for pickup, and the bathrooms not left in working order, cleaned and locked, staff will be asked to clean up and **your deposit will be forfeited.**

IF YOU ARE THE LAST PERSON LEAVING THE POOL AREA FOR THE DAY, PLEASE PUT THE POOL COVER ON AND INSURE THAT THE POOL GATES AND BATHROOMS ARE LOCKED.

*** * * YOUR COOPERATION IS APPRECIATED * * ***

IMPORTANT NOTICE

Please drive carefully while on the Condominium Grounds. There are many young children playing and residents with baby carriages.

Please make sure that visitors and contractors servicing your unit are in compliance with the Parking Rules (See Rules and Regulations, Item J). Streets are narrow and parking limited. Your cooperation is necessary to ensure everyone's safety. Ultimate responsibility lies with the Unit Owner.

Sales and Leasing of Units - Article VII of by-laws - "Sales, Leases and Mortgages of Units":

As required under the By-Laws, no unit may be sold or leased (other than to an immediate family member as defined in the By-Laws) unless and until the Seller obtains a Waiver of First Right of Refusal from the Board of Managers. Please contact the Managing Agent to obtain a copy of the procedure, which has been established in order to obtain such Waiver.

Rule Revision: January 2010

In the event you sell or lease your unit without adhering to the bylaws or obtaining approval from the board, please be advised that you will receive a \$100 fine. The fine will increase by \$100 each month until consent is granted by the Board and all documents and fees have been provided.

Insurance - Article V, Section 2 "Insurance" At a Special Meeting of Unit Owners held on November 7, 1990, it was voted to Amend the Offering Plan as it relates to Insurance. Please note that the deductible is \$5,000 per claim and anything below that will be homeowner responsibility.

As quoted from the insurance agent at the time of the amendment, "The primary effect of the change transfers the responsibility of insuring the "Units" from the unit owners to the Association Master Policy. Now that the documents establish the insurance for this property to apply on the single entity basis, the Association Master Policy is responsible for insuring the Real Property. The Real Property includes the physical structures, the garages, and restoring the units to the builder's original specifications.

As a result of this change, unit owners do not need to insure their units individually. However, Unit Owners should obtain insurance for their personal effects (clothes, furniture, appliances, televisions, stereos, jewelry, etc.) and any improvements/upgrades to the original construction of the units. Please note that the condominium has a \$5000 deductible. That amount is the responsibility of the unit owner, if there is a claim. If this deductible amount is too high, you may want to consider insuring the unit on your own.

Unit owners should also be sure that their personal coverage protects them from claims from the Association or other unit owners, which may result from any actions of the individual unit owner, whether accidental or not.

A copy of the amendment may be obtained through the Managing Agent.

General Maintenance – Your external light bulbs will be replaced by the Condominium Association, up to two bulbs per year, per fixture. After that, there will be a \$5.00 charge per bulb. Please notify the managing agent if you need any bulbs replaced. If you choose to replace your own bulbs, they should not be stronger than 60 watts. Contact the managing agent if you have an issue with your spotlight over the garage doors. Do not replace on your own.

Also, please be advised that since the Association replaced the driveway lights with the flood lights over the garage doors, we will no longer be replacing the candle lights next to the garage door.

Main Sewer Traps - Main Sewer traps are located usually within the garage units 2, 3, 9, 10, 20, 23, 26, 29, 33, 34, 42, 43, 53, 55 and 59. There is scheduled preventative maintenance clean out of these main traps and the unit owner is contacted by the Managing Agent prior to service by the authorized vendor, Scelia Plumbing of Harrison.

All work to your unit should be performed by licensed and insured individuals in accordance with the Mamaroneck and NYS codes and regulations.

Windows – Residents requesting that their old aluminum windows be replaced should contact your Managing Agent at 914-813-1903. The Board is responsible for the outside architectural appearance of the units, and we need to keep the outside of every unit consistent. Anyone wishing to replace a window in the front of their unit will have to replace all windows on the front of the house to keep the aesthetics consistent. The Managing Agent can supply the model of the window and the names of some installers.

DOORS -

Garage Doors - In the past, replacement wood door and replacement of wood panels were acceptable. Unfortunately wood doors are in continual need of maintenance and/or replacement. In an effort to help reduce this costly replacement item the Board of Managers has voted, effective immediately, that replacement of full doors must be with a newly selected steel panel door. You may contact Stillman Management, Inc., at 914-813-1903, for a referral. The garage door must match the other approved steel doors. The actual transaction is between you as a homeowner and the company recommended. At this point if your garage door should only require the replacement of a warped or deteriorated panel, you may still replace with a like wood panel, which is still available.

Screen Door – Contact your Managing Agent at 914-813-1903 for an authorized provider of screen and storm doors. The doors must conform to the approved style and color matching existing window frames.

There is a group resident email for TOTR. Please contact mmk.totr@gmail.com to be added to the distribution list." It is a wonderful way to keep in touch with your neighbors.

If any resident notices suspicious behavior in the complex or has been a victim of vandalism/theft at Top of the Ridge, please contact the police at 777-1122. Also, the TOTR email is a good means of updating the other residents. We have installed cameras by the pool to help deter vandalism in that specific area. However, the best defense is a vigilant neighborhood.

SMOKE AND CARBON MONOXIDE DETECTORS

This is to acknowledge the requirement of the Board of Managers of Top of the Ridge Condominium for the installation of smoke and carbon monoxide detectors in my unit.

I/We have properly installed a battery operated (or plug-in) smoke detector, and at least one carbon monoxide detector installed in the unit, but not in the kitchen, and have tested each of the installed detectors and as of this date, each such detector is fully functioning and operable. I also acknowledge that it is my continuing responsibility to maintain these detectors in operating condition, test them regularly, and to replace them at the end of their useful life. I will not disable any of these devices or remove any batteries in any unit unless immediately replacing same, or discarding the spent device having installed a new detector to replace it.

We acknowledge that as owner(s) of the unit, we must and will comply with this installation and that neither the Corporation nor Management has any responsibility for said installation or its future maintenance.

I certify that I have read and agree to this requirement and that I/we are aware that my/our compliance is required at closing, in accordance with New York State Law. In addition, I authorize Top of the Ridge Condominium or the Property Manager thereof to conduct an inspection as required to ascertain compliance. I/we may also be required to execute an affidavit, in form and substance as determined by the Board of Managers, to prove the compliance with said rule during my ownership of said premises, and I agree to cooperate in a timely manner with any such request.

Signature of Applicant

Date

Signature of Co-Applicant

Date

Signature of Purchaser/Renter

Date

Signature of Owner/Seller

Date

Unit Number _____

APPLICANT
TENANT DATA VERIFICATION

Building _____ Rent/Purchase _____
Address of Building _____
Lease begins _____ Lease Expires _____ Apartment # _____
Name of Applicant _____ Tel.# _____
Present Address _____ State _____
(include zip code)

How long at above address _____ Social Security # _____
Date of Birth _____
Present Landlord _____ Address _____
Telephone # _____ Lease Expires _____

If less than one year please list previous address _____

Previous Landlord _____ Tel.# _____
Address _____ Date Vacated _____

Applicant employed by _____ Position _____
Address _____ Telephone _____
How Long _____ Salary _____ Contact Person _____

If present employer is less than one year
Previous employer _____ Position _____
Address _____ Telephone _____
How Long _____ Date Left _____ Salary _____ Contact Person _____

Other sources of income _____ Tel. # _____
Contact person _____

Bank Reference:
Name of Bank _____ Type of Acct. _____ Acct # _____
_____ Type of Acct. _____ Acct # _____
_____ Type of Acct. _____ Acct # _____

Accountant _____ Address _____
Tel. # _____

Do you have Credit Cards _____

Name of Persons not on the Lease to occupy the Apartment _____

Name	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____

In Case of Emergency Notify _____ Telephone# _____
Address _____

In connection with my application for this apartment, I authorize all banks, corporations, companies, Credit agencies, accountants, persons and employers, to release any information that they have about me to Tenant Data Verification Co. Inc., or its agency and I release them from any and all liability or responsibility from doing so. Further I authorize the procurement of an investigative consumer report and understand that such a report may contain information about my background, character and personal reputation. I understand this notice will also apply to future update reports that may be requested. I understand that any misrepresentation by me may be the cause of rejection by the landlord.

Applicant's Signature _____ Date _____

Agent _____

APPLICANT

AUTHORIZATION TO OBTAIN A CREDIT BACKGROUND

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06
(A) OF THE FEDERAL FAIR CREDIT REPORTING ACT, I
AUTHORIZE YOU TO RETAIN A CREDIT REPORTING AGENCY,
WHICH AGENCY MAY OBTAIN, PREPARE, FURNISH AND USE
INFORMATION ON MY CHARACTER AND GENERAL
REPUTATION, AS WELL AS INFORMATION REGARDING
EMPLOYMENT, INCOME, CREDIT HISTORY, ACCOUNTANTS,
BANKING INFORMATION, FINANCIAL BROKER AND LANDLORD.

Print Name: _____

Signature: _____

Date: _____

Print Name: _____

Signature: _____

Date : _____

APPLICANT

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR
INSTITUTION TO RELEASE TO _____
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: _____ Date Of Birth _____
Signature: _____
Address: _____
City : _____
State : _____ Zip Code _____
Social Security #: _____

CO APPLICANT
TENANT DATA VERIFICATION

Building _____ Rent/Purchase _____
Address of Building _____
Lease begins _____ Lease Expires _____ Apartment # _____
Name of Applicant _____ Tel.# _____
Present Address _____ State _____
(include zip code)

How long at above address _____ Social Security # _____
Date of Birth _____
Present Landlord _____ Address _____
Telephone # _____ Lease Expires _____

If less than one year please list previous address _____

Previous Landlord _____ Tel.# _____
Address _____ Date Vacated _____

Applicant employed by _____ Position _____
Address _____ Telephone _____
How Long _____ Salary _____ Contact Person _____

If present employer is less than one year

Previous employer _____ Position _____
Address _____ Telephone _____
How Long _____ Date Left _____ Salary _____ Contact Person _____

Other sources of Income _____
Contact person _____ Tel. # _____

Bank Reference:

Name of Bank _____	Type of Acct. _____	Acct # _____
_____	Type of Acct. _____	Acct # _____
_____	Type of Acct. _____	Acct # _____

Accountant _____ Address _____
Tel. # _____

Do you have Credit Cards _____

Name of Persons not on the Lease to occupy the Apartment

Name	Age	Relationship
_____	_____	_____
_____	_____	_____
_____	_____	_____

In Case of Emergency Notify _____ Telephone# _____
Address _____

In connection with my application for this apartment, I authorize all banks, corporations, companies, Credit agencies, accountants, persons and employers, to release any information that they have about me to Tenant Data Verification Co. Inc., or its agency and I release them from any and all liability or responsibility from doing so. Further I authorize the procurement of an investigative consumer report and understand that such a report may contain information about my background, character and personal reputation. I understand this notice will also apply to future update reports that may be requested. I understand that any misrepresentation by me may be the cause of rejection by the landlord.

Applicant's Signature _____ Date _____

Agent _____

CO APPLICANT

AUTHORIZATION TO OBTAIN A CREDIT BACKGROUND

IN ORDER TO COMPLY WITH THE PROVISIONS OF SECTION 6.06
(A) OF THE **FEDERAL FAIR CREDIT REPORTING ACT**, I
AUTHORIZE YOU TO RETAIN A CREDIT REPORTING AGENCY,
WHICH AGENCY MAY OBTAIN, PREPARE, FURNISH AND USE
INFORMATION ON MY CHARACTER AND GENERAL
REPUTATION, AS WELL AS INFORMATION REGARDING
EMPLOYMENT, INCOME, CREDIT HISTORY, ACCOUNTANTS,
BANKING INFORMATION, FINANCIAL BROKER AND LANDLORD.

Print Name: _____

Signature: _____

Date: _____

Print Name: _____

Signature: _____

Date : _____

CO APPLICANT

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR
INSTITUTION TO RELEASE TO _____
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: _____ Date Of Birth _____

Signature: _____

Address: _____

City : _____

State : _____ Zip Code _____

Social Security #: _____

OCCUPANT #1 (OVER 18)

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR
INSTITUTION TO RELEASE TO _____
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: _____ Date Of Birth _____
Signature: _____
Address: _____
City : _____
State : _____ Zip Code _____
Social Security #: _____

OCCUPANT #2 (OVER 18)

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR
INSTITUTION TO RELEASE TO _____
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: _____

Date Of Birth _____

Signature: _____

Address: _____

City : _____

State : _____ Zip Code _____

Social Security #: _____

OCCUPANT #3 (OVER 18)

RELEASE OF INFORMATION AUTHORIZATION

AUTHORIZATION TO OBTAIN A CRIMINAL REPORT

I HEREBY AUTHORIZE ANY INDIVIDUAL, COMPANY, OR
INSTITUTION TO RELEASE TO _____
AND/OR ITS REPRESENTATIVE ANY AND ALL INFORMATION
THAT THEY HAVE CONCERNING ANY CRIMINAL ACTIVITY...

I HEREBY RELEASE THE INDIVIDUAL, COMPANY, OR
INSTITUTION AND ALL INDIVIDUALS CONNECTED THEREWITH
FROM ALL LIABILITY FOR ANY DAMAGE WHATSOEVER
INCURRED IN FURNISHING SUCH INFORMATION...

Print Name: _____ Date Of Birth _____

Signature: _____

Address: _____

City : _____

State : _____ Zip Code _____

Social Security #: _____

Disclosure of Information of Lead-Based Paint and Lead-Based Paint Hazards Lead Warning Statement: Every purchaser 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. 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 particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information lead-based paint hazards from risk assessments or inspection in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Lessor's Disclosure (initial)

_____ a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐

Known lead-based paint and/or lead-based hazards in the housing (explain).

☐

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ b) Records and reports available to seller (check one below):

☐

Lessor has provided purchaser with all available records and reports pertaining to lead based paint and/or lead-based paint hazards in the housing (list documents below).

☐

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

Condominium Association's Disclosure (initial)

_____ c) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐

Known lead-based paint an/or lead-based hazards in the housing (explain).

☒

Condominium has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ d) Records and reports available to Condominium (check one below).

☐

Condominium has provided purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☐

Condominium has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Subtenant's Acknowledgement (initial)

_____ e) Subtenant has received copies of information listed above or acknowledges that there is none.

_____ f) Subtenant has received the pamphlet Protect Your Family from Lead in Your Home.

_____ g) Subtenant has (check one below):

☐

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

☐

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 Acknowledgement (initial)

_____ h) Agent has informed the seller of the seller'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 provided by the signatory is true and accurate.

Lessor Date

Lessor Date

Agent Date

Agent Date

Subtenant Date

Subtenant Date

Condominium Date



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

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
- About health effects of lead
- 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).



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](https://www.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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- 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.

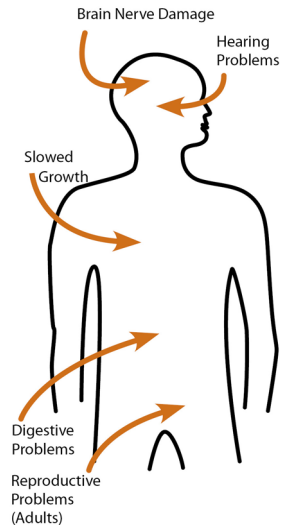
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

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.

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](https://www.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 hazards.

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.

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.

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

³ Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less 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.



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.

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.

Renovating, Remodeling, or Repairing (RRP) 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 and
 - 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/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit [epa.gov/lead](https://www.epa.gov/lead) for EPA's lead in drinking water information.

- **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 (16 CFR 1303). 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 (76 FR 44463).

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/lead 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**.

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, OES 05-4
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 08837-3679
(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 (DT-8J)
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.
WWPD/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

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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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).