

A. Landlord will pay for

- Cold water
- Gas
- Electricity
- Heater maintenance contract
- Hot water
- Heat
- Snow removal
- Sewage costs and maintenance
- Trash removal
- Lawn and shrubbery care
- Water costs over yearly charge
- Other _____

B. Tenant will pay for

- Cold water
- Gas
- Electricity
- Heater maintenance contract
- Hot water
- Heat
- Snow removal
- Sewage costs and maintenance
- Trash removal
- Lawn and shrubbery care
- Water costs over yearly charge
- Other TRASH FINES CAUSED BY TENANT

9. SPECIAL CLAUSES Any special clauses must comply with the Pennsylvania Plain Language Consumer Contract Act. The Attorney General has not pre-approved any special conditions/additional terms added by Landlord or Tenant after plain language pre-approval of this contract. *See attached pages.*

10. CONDITION OF PROPERTY

Tenant understands that Landlord will make no repairs, additions, or changes to the property except as follows:

11. IF PROPERTY WAS BUILT BEFORE 1978

Lead Hazards Disclosure Requirements

The Residential Lead-Based Paint Hazard Reduction Act says that any Landlord of property built before 1978 must give the tenant an EPA pamphlet titled *Protect Your Family From Lead in Your Home*. The Landlord also must tell Tenant and Broker for Landlord what the Landlord knows about lead-based paint and lead-based paint hazards that are in or on the property being rented. Landlord must tell the Tenant how the Landlord knows that lead-based paint and lead-based paint hazards are on the property, where the lead-based paint and lead-based paint hazards are, and the condition of the painted surfaces. Any Landlord of a pre-1978 structure must also give the Tenant any records and reports that the Landlord has or can get about lead-based paint or lead-based paint hazards in or around the property being rented, the common areas, or other dwellings in multi-family housing. The Act does not apply to housing built in 1978 or later.

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 taken care of 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 lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

A. Landlord initial one:

AD Landlord does not know of any lead-based paint or lead-based paint hazards (dangers) on the Property;
OR

____ Landlord knows that there is lead-based paint, or that there are lead-based paint hazards on the Property. Landlord must explain what Landlord knows about the lead-based paint and hazards, including how Landlord learned that it is there, where it is, and the condition of painted walls, trim and other surfaces. Landlord must give Tenant any other information Landlord has about the lead-based paint and lead-based paint hazards.

B. Landlord initial one:

AD Landlord has no reports or records about lead-based paint or lead-based paint hazards at the Property;
OR

____ Landlord has given Tenant all available records and reports about lead-based paint or lead-based paint hazards at the Property. List records and reports: _____

C. Tenant initial all that are true:

- ____ Tenant received the pamphlet *Protect Your Family From Lead in Your Home*.
- ____ Tenant read the information Landlord gave in paragraph 11 (A) and (B) above.
- ____ Tenant received all records and reports that Landlord listed in paragraph 11 (B) above.

D. Landlord and Tenant certify, by signing this Lease, that the information given is true to the best of their knowledge.

12. RULES AND REGULATIONS

- A. Rules for use of the Property are attached. Yes No
- B. Tenant promises to obey the Rules.
- ~~C. Landlord cannot change the Rules unless the change benefits the Tenant or improves the health, safety, or welfare of others.~~

13. TENANT'S CARE OF PROPERTY

Tenant, Tenant's family and guests agree to obey all laws and Rules that apply to Tenant.

Tenant(s) _____