

Lead-Based Paint Contingency Lease

**This Is A Legally Binding Contract. If Not Fully Understood,
We Recommend Consulting An Attorney Before Signing.**

Addendum to the Contract for the Lease of Real Estate

Dated: _____ between _____ as Lessee and
_____ as Lessor. Regarding property located at
_____.

This Agreement is contingent upon a risk assessment or inspection of the property for the presence of lead-based paint and/or lead-based paint hazards at the Lessee’s expense until 9 p.m. on the 10th full calendar day after ratification. Date: _____ (10th day after ratification). (Intact lead-based paint that is in good condition is not necessarily a hazard. see EPA pamphlet “Protect Your Family From Lead in Your Home” for more information). This contingency will terminate at the above predetermined deadline unless the Lessee (or Lessee’s agent) delivers to Lessor (or Lessor’s agent) a written contract addendum listing the specific existing deficiencies and corrections needed, together with a copy of the inspection and or risk assessment report. The Lessor may, at the Lessor’s option within _____ full calendar days after delivery of the addendum, elect in writing to correct the condition(s) prior to settlement. If the Lessor will correct the condition, the Lessor shall furnish the Lessee with certification from a risk assessor or inspector demonstrating that the condition has been remedied before the date of the settlement. If the Lessor does not elect to make the repairs, or if the Lessor makes a counter offer, the Lessee shall have _____ full calendar days to respond to the counter-offer or remove this contingency and take the property in “as is” condition or this Agreement shall be deemed cancelled, null and void. The Lessee may remove this contingency at any time without cause.

Lessee: _____ **Date:** _____

Lessee: _____ **Date:** _____

Lessor: _____ **Date:** _____

Lessor: _____ **Date:** _____