

Tip of the Month:
Give a Pamphlet or Your Lease is not Valid

If your property was built before January 1, 1978, it is a Federal regulation that the landlord must give a pamphlet called Protect Your Family From Lead in Your Home and also have them sign a disclosure. Your lease does not take effect unless the disclosure is signed. We've faced this in court for two of our clients. The tenant's attorney stated that the disclosure was not signed and the lease was not in effect. The case, by the way, was bought for non-payment of rent and damages and had nothing to do with lead based paint. Both landlords lost because of the paint disclosure. The following telephone number is a fax on demand. You can also order the pamphlets and disclosure by mail. This is the telephone number of the EPA 1-800-424-5323.

Again this is Federal and not state. If you have property built before January 1, 1978 this pamphlet is a must!

From Mrlandlord.com
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Pamphlet & Disclosure Statements available at the IERA office.