Colorado Residential Lease Agreement

1. Parties and rental home

Landlord / owner name

Landlord phone

Landlord email / habitability notices

Tenant 1 full name

Tenant 1 phone

Tenant 1 email

Tenant 2 full name

Tenant 2 phone

Tenant 2 email

Tenant 3 full name

Tenant 3 phone

Tenant 3 email

Tenant 4 full name

Tenant 4 phone

Tenant 4 email

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Tenant 5 full name

Tenant 5 phone

Tenant 5 email

Tenant 6 full name

Tenant 6 phone

Tenant 6 email

Rental address, unit, city, state and ZIP

Other authorized occupants

Colorado residential occupancy is granted to the named Tenants and authorized occupants at the identified home. Only a named signing Tenant assumes the obligations of a Tenant. The home is for lawful residential use; changes of residents, assignment and subletting require prior written consent, subject to applicable law and reasonable-accommodation rights. Each signing Tenant is jointly and severally responsible for the lawful obligations of this agreement, subject to nonwaivable protections. No family-status restriction or arbitrary occupancy limit is created. Landlord will obtain any rental license required for this property. Tenant is entitled to quiet enjoyment and possession subject to this agreement and law.

2. Lease term

Start date

End date

Colorado rental term dates establish the initial fixed term. If Tenant remains after that term with Landlord's consent, the tenancy continues month to month on the same lawful terms and monthly rent unless a different lawful agreement is made. Expiration of the stated term does not itself authorize an eviction or override Colorado's for-cause and no-fault termination requirements. Required grounds, exemptions, notices, renewal offers and timing under C.R.S. 38-12-1301 through 38-12-1307 and other applicable law control. Landlord must use lawful possession procedures. Statutory military, domestic-violence, stalking, sexual-abuse, habitability and other protected

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

termination rights remain available. An invitation expiry is only an online signing deadline, not a notice ending tenancy.

3. Rent and payment

Monthly rent ($)

Day due each month

Payment method and delivery instructions

Late fee terms

Returned-payment terms

Colorado rent is the stated monthly payment for occupancy, due on the stated day by the agreed payment instructions. Initial rent is prorated only as identified above; the move-in amount and due date are stated separately. Utility, service, late and other charges are not characterized as rent for eviction or rent-collection remedies. A lawful payment method reasonably accessible without a processing fee must be available. No unspecified charge is imposed. An entered late charge is subject to C.R.S. 38-12-105: rent must be at least seven calendar days late; the fee cannot exceed the greater of $50 or five percent of the past-due rent payment; no interest on late fees, unlawful repeated fees, collection of late fees from rent payments, or termination or eviction solely for unpaid late fees is permitted. Landlord must give the required written notice of the fee. These restrictions control over conflicting entered terms. Rent payments must not first be diverted to late fees. Rent increases must comply with the agreement, applicable notice requirements and the statutory limit on frequency. Returned-payment terms apply only as expressly stated and lawful.

4. Security and move-in payment

Refundable security ($)

Other refundable security ($)

First rental payment ($)

Prorated period, if applicable

Total due ($)

Move-in payment due date

Colorado security is refundable. Combined security entered in this tool may not exceed two months of rent under C.R.S. 38-12-102.5. This ordinary residential form does not cover a post-closing

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

occupancy agreement or arrange an additional pet deposit or advance rent for a later period. As agreed here, Landlord will return security and any required itemized accounting within 60 days after termination of the lease or surrender of the premises, whichever occurs last, subject to any shorter controlling requirement. Under C.R.S. 38-12-103, deductions require actual cause and reasonable amounts for unpaid rent, utilities, other lawful charges listed in the lease, or necessary repairs for damage beyond normal wear that did not preexist the tenancy. No automatic cleaning charge, preexisting-condition charge, or replacement-new-for-old windfall is authorized. Carpet and paint deductions, supporting-document requests, walkthrough inspections, delivery and electronic-refund consent must comply with that section. On a reasonable and practicable request, arrange a mutually convenient move-out walkthrough after furniture can be removed. Provide relevant controlled documentation within the statutory time after a written request. Return any balance with the accounting; retain a returned refund as required by law. Observe any applicable local deposit-interest obligation. Security is not the final rent payment without a lawful agreement; no automatic in-term forfeiture or immediate replenishment is created.

5. Utilities, services and appliances

Electricity: responsible party	Amount, split or other terms
Gas: responsible party	Amount, split or other terms
Water: responsible party	Amount, split or other terms
Sewer: responsible party	Amount, split or other terms
Trash: responsible party	Amount, split or other terms
Internet: responsible party	Amount, split or other terms
Parking: responsible party	Amount, split or other terms

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Included appliances, services and storage

Colorado utility selections above state the actual payment responsibility for each service. The identified arrangements replace any blanket allocation of all utilities to either party. Disclose any shared-meter allocation and lawful billing method before imposing it. Tenant pays only charges lawfully allocated and actually provided. Landlord may not shift prohibited property-tax, common-area-maintenance, habitability or other charges to Tenant, impose an unlawful utility markup, or charge for a service not provided. Any lawful third-party service markup must satisfy C.R.S. 38-12-801 and 6-1-737. Mandatory amounts and any permitted exclusions must be disclosed in the total price as required by law; this lease does not authorize an undisclosed extra fee. Parking, storage and supplied appliances are only those identified above or in supplied rules. Vehicles must be operable, lawfully licensed and parked in authorized spaces; towing must follow applicable law. No utility shutoff or parking action may be used as an unlawful eviction.

6. Care and maintenance

Maintenance contact and reporting instructions

Colorado maintenance duties follow the warranty of habitability in C.R.S. 38-12-501 through 38-12-513 and applicable housing codes. Landlord will provide and maintain safe, habitable premises, required water and heat, plumbing, electrical systems, weather protection, safety and security devices, supplied appliances and sanitary common areas. Tenant will keep the areas within Tenant's control reasonably clean and safe, dispose of waste properly, reasonably use facilities, prevent intentional or negligent damage, avoid unreasonable disturbances and promptly report leaks, pests, mold, dampness and unsafe conditions in writing. A condition and inventory record may be supplied directly at possession. Inspection or taking possession is not conclusive proof that defects do not exist and does not waive repair rights. Tenant is responsible for legally recoverable damage caused by Tenant's or controlled persons' misconduct, not ordinary wear or every casualty during occupancy. Bed-bug inspection, treatment and cost duties follow part 10 of article 12; they are not transferred wholesale to Tenant.

Colorado repair notices may be sent to the physical and electronic contacts in the required bilingual notice below and through other legally effective channels. Landlord must communicate and commence, continue and complete remedial action within the applicable statutory periods; the ordinary commencement periods are 24 hours for a condition materially interfering with life, health or safety and 72 hours for other uninhabitable conditions, subject to the statutory rules. Required alternative housing, reimbursements, emergency measures and tenant remedies remain available. No blanket prohibition on statutory rent withholding, deduction, setoff or termination is created. The tool does not invoke an optional transfer of landlord maintenance duties. Painting, alterations, structural work and lock changes need prior written consent except where law provides otherwise. Protected accommodations, modifications and lawful portable cooling devices remain permitted. Do

not disable required alarms; report failures promptly. Written maintenance arrangements cannot defeat nonwaivable duties.

7. Access

Colorado access under this agreement requires reasonable prior notice and entry at reasonable hours for reasonable inspections, repairs, agreed services and showings. Tenant will not unreasonably obstruct lawful access. Emergency access may occur without advance notice when law permits. The bed-bug inspection and treatment notice requirements and any stricter local rule control when applicable. No universal statutory 24-hour or two-day notice is asserted by this agreement. Entry may not be used for harassment, retaliation or removal of Tenant outside lawful procedures.

8. Animals, smoking and community rules

Pet terms; assistance-animal rights remain protected

Colorado animal terms above govern ordinary pets only with Landlord's written permission. Any ordinary pet charge must be expressly disclosed and lawful. A refundable additional pet deposit may not exceed $300, and additional pet rent may not exceed the greater of $35 per month or one and one-half percent of monthly rent under C.R.S. 38-12-106. This tool does not collect a separate additional pet deposit; combined security remains within its stated limit. Assistance animals and reasonable accommodations are addressed under applicable law and are not automatically subject to ordinary pet fees, deposits or restrictions. Tenant will supervise animals, remove waste and prevent unreasonable noise or damage. Legally recoverable damage remains Tenant's responsibility; there is no automatic fine or forfeiture.

Areas where smoking is allowed or prohibited

Community rules incorporated into the lease

Colorado community and smoking rules are only those stated above and supplied directly with this lease. Keep common areas, exits and passageways clear and comply with lawful building, safety and association rules. Smoking and any marijuana-related restrictions must be expressly identified and comply with applicable law and protected rights; no hidden rule is imposed. Tenant is encouraged to obtain renter insurance for personal property and liability. Lack of insurance does not release Landlord or another person from their legal responsibility. Rules may not waive quiet enjoyment, permit retaliation, discriminate unlawfully or shift nonwaivable maintenance obligations. Any

guaranty requires a separate specifically executed agreement; this tool does not create a guarantor merely by naming an occupant.

9. Default, damage and move-out

Colorado default and possession remedies must follow applicable law, including the Forcible Entry and Detainer statutes, for-cause requirements, required notices and cure opportunities. No single three-day notice is adopted for every default. Rent and lawful charges remain distinct. Landlord must use lawful court and possession procedures, not self-help lockouts, unlawful utility shutoffs or unrestricted removal of belongings to the street. Abandonment, a tenant's death and personal-property handling are subject to applicable law. No prohibited acceleration, death-related termination fee or blanket indemnity is created. If fire, casualty or condemnation prevents lawful occupancy, apply the governing habitability, abatement, refund and termination rights; Tenant does not waive those rights or compensation legally belonging to Tenant. Landlord must mitigate recoverable losses. Tenant will surrender keys and possession, remove belongings and leave the home reasonably clean allowing normal wear. Neither party waives a nonwaivable right, releases another's legal liability, confesses judgment, waives protected collective claims, or shifts mandatory mediation costs unlawfully. Any contractual fee award is reciprocal to a prevailing party only following a court determination that the party prevailed and the fee is reasonable.

10. Management and property disclosures

Authorized manager name

Manager mailing address

Owner / agent for service and notices

Address for service and notices

Colorado notice contacts above identify Landlord or the authorized agent and the designated manager. Landlord must keep the information current and provide the legally required change notice within one business day. Routine contact does not replace service required for a particular legal notice. A tenant may send written habitability notices to the physical and electronic addresses stated in the bilingual notice below, as well as through other legally effective channels. Landlord will provide every Tenant a copy signed by Landlord and Tenant no later than seven days after that Tenant signs, electronically unless a paper copy is requested. Do not delay signing or delivery beyond that duty merely because another invitation remains open.

Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

Construction year

Colorado property details

Complete the applicable property information below. Lead questions apply to covered housing built before 1978. Lead details, records and other-condition details apply when those answers are selected. Identify separate documents given directly to each tenant; no upload is needed.

Property

City / local jurisdiction

County

Rental type

Additional local notices or terms

Property disclosures

Occupancy prohibition or unresolved unsafe condition

Known or reasonably suspected current bed bugs

Radon tests conducted

Known radon results, concentrations and mitigation

Available radon records or reports

Radon records supplied

Radon mitigation system installed

Radon system description and documentation

Known lead paint or lead hazards

Known lead information

Available lead records or reports

Lead records supplied

Agent acting on behalf of the landlord

Other property conditions or required disclosures

Details and documents supplied

Incorporated addenda and document index

For covered pre-1978 housing in Colorado, supply the federal lead warning, known information, available records, agent certification when applicable and approved EPA pamphlet before Tenant becomes obligated. Colorado's radon warning, known testing and mitigation information and required brochure must also be supplied before signing; the signed disclosure below acknowledges receipt without waiving statutory rights. The landlord gives the current CDPHE radon brochure and identified property records directly to each Tenant with the lease. They are not uploaded here. Deliver other applicable local notices, rules and separately signed documents by their required deadlines. A blank answer does not establish that a hazard is absent. Review property-specific licensing and local requirements before offering the home.

Colorado required notices

COLORADO HABITABILITY NOTICE (ENGLISH)
Every tenant is entitled to safe and healthy housing under Colorado's warranty of habitability. A landlord is prohibited by law from retaliating against a tenant in any manner for reporting unsafe conditions in the tenant's residential premises, requesting repairs, or seeking to enjoy the tenant's right to safe and healthy housing. Written notice of an uninhabitable condition may be mailed or personally delivered to: [Complete the physical habitability-notice address above]. Written notice may also be delivered by email to: [Complete the landlord habitability email above]. Other legally effective notice methods remain available.

AVISO DE HABITABILIDAD DE COLORADO (ESPAÑOL)
Todo inquilino tiene derecho a una vivienda segura y saludable conforme a la garantía de habitabilidad de Colorado. La ley prohíbe al arrendador tomar represalias de cualquier manera contra un inquilino por informar condiciones inseguras en su vivienda, solicitar reparaciones o ejercer su derecho a una vivienda segura y saludable. Puede enviar por correo o entregar personalmente un aviso escrito de una condición inhabitable a: [Complete the physical habitability-notice address above]. También puede enviar el aviso escrito por correo electrónico a: [Complete the landlord habitability email above]. Siguen disponibles otros métodos de notificación legalmente válidos.

COLORADO RADON DISCLOSURE
The Colorado Department of Public Health and Environment strongly recommends that ALL tenants have an indoor radon test performed before leasing residential real property and recommends having the radon levels mitigated if elevated radon concentrations are found. Elevated radon concentrations can be reduced by a radon mitigation professional. Residential real property may present exposure to dangerous levels of indoor radon gas that may place the occupants at risk of developing radon-induced lung cancer. Radon, a Class A human carcinogen, is the leading cause of lung cancer in nonsmokers and the second leading cause of lung cancer overall. A landlord is required to provide the tenant with any known information on radon test results of the residential real property. The landlord's known testing results, concentrations, mitigation and system information are recorded in Colorado property details above. Landlord gives each Tenant the most recent CDPHE brochure and the identified available records and system documentation directly before signing. By signing and dating this agreement, each Tenant acknowledges

receipt of this radon disclosure, those identified documents and the CDPHE brochure. This acknowledgment does not waive any statutory right.

The most recent CDPHE radon brochure and identified available testing and mitigation records are supplied directly by Landlord before signing. Keep them with this lease. No file uploads are used.

Lead-based paint disclosure — covered pre-1978 housing

☐ Applies to this tenancy ☐ Not applicable after review

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, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

For covered housing, each Lessee acknowledges receipt of the lead information and listed records above and the EPA pamphlet Protect Your Family From Lead in Your Home. Each Lessor and Lessee certifies that their statements are accurate to the best of their knowledge by their signature and date at the end of this agreement. Any involved agent supplies a signed acknowledgment of informing Lessor of the obligations under 42 U.S.C. 4852d and the agent’s duty to ensure compliance. Lessor and any agent retain the completed signed disclosure or lease for at least three years from commencement of the leasing period.

11. Additional agreed terms

Additional terms

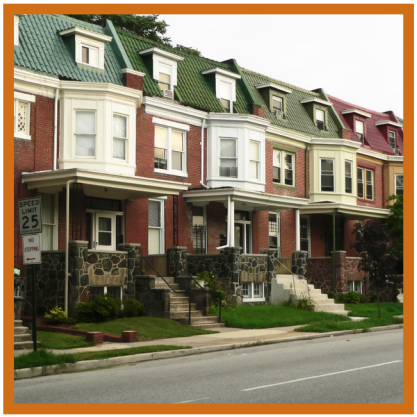
Tenant initials: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____ 6 _____

12. Entire agreement

This Colorado residence lease, its completed fields and identified addenda constitute the parties' agreement, governed by applicable federal, Colorado and local law. Written changes require the consent of the parties whose agreement is required. No provision waives a right that cannot legally be waived, makes unenforceable fees collectible, or overrides protected tenancy rights. Remaining lawful terms continue to the extent permitted if a provision is unenforceable. Each party receives and keeps the complete executed agreement and separately supplied documents. Electronic signing is voluntary; each signer affirmatively chooses it and signs the same frozen version using the named signer credentials. The parties may instead execute the complete agreement in person. Headings and simplified section grouping are for navigation and do not change the Colorado terms. The parties may execute this agreement in person. Each party retains a complete signed copy, including applicable incorporated disclosures.







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

January 2026

English

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
- How lead affects health
- 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, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair 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).



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 risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- 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 eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt 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 dust that may contain lead on them.



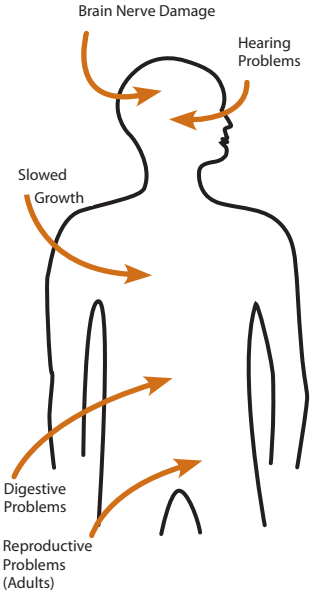
Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please see pages 13 and 14 for more information on sources of lead exposure.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can 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.

In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- 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 (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

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* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

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 and childcare facilities built before 1978 may 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
- 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.

[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^2), 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

Deteriorated 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 (intact) 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 any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on pages 9 and 11, especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on page 11.

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 in dust or soil—which you may not be able to see—can both 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

Hire a certified lead professional to 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 or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
  - A portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory



- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint 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, if it 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. Closely monitor areas that are known to have lead-based paint.

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 do any of the following:

- 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
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **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 711.

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 bedtime.
- 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-, Tribal- 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 eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

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-, Tribal- 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, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.

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.
- Hire a certified lead abatement contractor to permanently address lead hazards. 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 set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 40 µg/ft^2 for interior window sills
- 100 µg/ft^2 for window troughs

Abatements are designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels (see page 6) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please see page 9 for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency (see pages 15 and 16), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting 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 or Tribal 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. These prohibited methods 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
  - 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 and then checked to confirm adequate cleanup.
- **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

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. 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, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. 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 or varnish. 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.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

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 toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline
For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

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 toll-free **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration
For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention
For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies
Some states, Tribes, counties 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, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

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: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada , Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
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. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH
lead.regulations@hud.gov
hud.gov/lead

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U.S. EPA
U.S. CPSC
U.S. HUD

EPA-747-K-26-001
January 2026

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.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare 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).

Signatures

TENANT 1 SIGNATURE

Full signature

Date signed

TENANT 2 SIGNATURE

Full signature

Date signed

Signatures - continued

TENANT 3 SIGNATURE

Full signature

Date signed

TENANT 4 SIGNATURE

Full signature

Date signed

Signatures - continued

TENANT 5 SIGNATURE

Full signature

Date signed

TENANT 6 SIGNATURE

Full signature

Date signed

Signatures - continued

LANDLORD / OWNER SIGNATURE

Full signature

Date signed