STANDARDIZED RENTAL TERMS SUMMARY FORM
FORMULARIO RESUMEN DE TÉRMINOS DE ALQUILER ESTANDARIZADOS

Landlords: Complete this Rental Terms Summary Form and include as the first page of any new or renewed lease. This form is required for any written lease entered into on or after April 1, 2026 (Public Act 25-44 § 9).

Premises • Instalaciones *Property address being leased* *Dirección de la propiedad que se alquila*	
Name of Tenant(s) • Nombre(s) del inquilino(s) *All individuals included on lease* *Todas las personas incluidas en el contrato de arrendamiento*	
Name of Landlord • Nombre del propietario *Owner of the property being leased, and the individual signing the lease on behalf of the landlord* *Propietario del inmueble que se alquila y el nombre de la persona que firma el contrato de arrendamiento en nombre del propietario*	
Point of Contact • Persona de contacto *Contact information for Property Manager or other individual responsible for maintenance and for communicating with the tenant* *Información de contacto de administrador de la propiedad u otra persona responsable de comunicarse con el inquilino con respecto a la propiedad*	
Lease Term • Plazo del contrato de arrendamiento *Start and end date of lease* *La fecha de inicio y finalización del contrato*	
Total periodic rent • Alquiler periódico total *Amount of rent and frequency of rent payment (i.e. monthly, weekly etc.)* *El importe del alquiler y la frecuencia de pago (por ejemplo, mensual, semanal, etc.)*	
Other Charges • Otros cargos *Other amounts tenant is required to pay on a periodic basis (even if the tenant can opt out of the charge). If the tenant has opted out of a charge, indicate that here* *Todos los demás importes que el inquilino debe pagar periódicamente (incluso si puede optar por no pagarlos). Si el inquilino ha optado por no pagar alguno de estos cargos, indíquelo aquí*	

Connecticut Residential Lease Agreement

1. Parties and rental home

Landlord / owner name

Landlord phone

Landlord email (optional)

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

Connecticut residential occupancy is granted by the identified Landlord to the named Tenants at the identified Premises. The home is for lawful residential use by the named Tenants and authorized occupants. Changes of residents, assignment or subletting require Landlord's prior written consent, subject to applicable law and reasonable-accommodation rights. Visiting guests do not become signing Tenants merely by visiting. Each signing Tenant is jointly and severally responsible for the lawful obligations of this agreement. No family-status restriction or arbitrary occupancy limit is created. Landlord provides quiet enjoyment and possession subject to the agreement and law.

2. Lease term

Start date

End date

Connecticut lease dates above establish the fixed term. If Tenant remains after it ends 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. Holding over alone does not establish consent or a new lease. Ending any tenancy requires the grounds, notice, service and court procedures applicable under Connecticut law; this lease does not authorize cancellation at any time without them. Protections for covered older tenants and tenants with disabilities under section 47a-23c and statutory military, family-violence, sexual-assault and other protected termination rights remain effective. The signing-link expiry is only an online invitation deadline.

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

3. Rent and payment

Monthly rent ($)

Day due each month

Payment method and delivery instructions

Late fee terms

Returned-payment terms

Connecticut rent is the stated total monthly payment, payable by the instructions above without a reminder bill. The initial payment amount and due date are stated in the move-in schedule; subsequent installments are due on the stated day. The agreed total fixed-term base rent is recorded in Connecticut property details; the dates and monthly payment schedule above control. All required periodic charges must be included in the total periodic rent except exclusions permitted by section 47a-7d. Identify other charges, including any opted-out charge, in the rental summary. No undisclosed fee is authorized. Electronic funds transfer may not be the exclusive required means of paying rent or security; any payment processing fee must have a fee-free alternative. Payments apply first to rent and then to other charges. Give a written receipt for cash and the account information required by law. No late charge or nonpayment termination is permitted under this agreement until rent is more than ten days late; any longer statutory grace, including the additional five days when Landlord's online system prevents timely payment, controls. A written late-fee agreement is subject to section 47a-15a: only one charge per delinquent payment, limited to the lesser of $5 per day up to $50, or 5% of the delinquent payment; where a governmental or charitable entity pays part, apply 5% to Tenant's share. No automatic 10% interest or acceleration is imposed. Returned-payment terms apply only as stated and lawful. Rent-increase notice and fair-rent protections remain effective.

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

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

Connecticut security remains Tenant's property and is held by the disclosed holder in an interest-bearing escrow account at a Connecticut financial institution under section 47a-21. Combined security entered in this form may not exceed two months' rent; if any signing Tenant is at least 62, this tool applies a one-month limit. A Tenant who reaches 62 may request return of any amount above one month's rent. Landlord pays the applicable annually determined interest, ordinarily on the tenancy anniversary, directly or as rent credit. A late-rent interest forfeiture is permitted only as allowed by statute, and may not accompany a late charge for the same delinquency. No fixed annual interest rate is locked into this multi-year lease. Not later than 21 days after termination of tenancy or 15 days after receiving written notice of Tenant's forwarding address, whichever is later, Landlord delivers the deposit plus accrued interest, or the balance with a written statement itemizing the nature and amount of lawful damages. No charge is authorized for ordinary wear, preexisting damage or a condition recorded on the signed preoccupancy checklist. Security is not a substitute for rent without a lawful agreement, and no automatic forfeiture or in-term replenishment is imposed. No move-in or move-out fee is charged; any additional refundable security remains subject to the combined limit.

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

Connecticut utility choices above identify who actually pays for each service. They replace any blanket assignment of every utility to Tenant. For a lease entered into or renewed on or after October 1, 2026, Tenant cannot be required to pay utilities billed to Tenant without a separate meter measuring utilities delivered exclusively to the dwelling unit, under section 47a-4(a)(11). Shared-meter proration may not be used to bill Tenant unlawfully. Do not add a heat or utility surcharge for a service included in the rental agreement. Any permitted utility payment or statutory price exclusion must be accurately disclosed; no unspecified markup is created. If the property uses a heating-oil tank as recorded below, Landlord fills it at Landlord's expense at commencement and Tenant restores the starting level at the end at Tenant's expense, only to the extent lawful and consistent with the selected responsibility. Identify supplied appliances, parking and storage above. Essential-service, habitability and rent-abatement rights remain available even if an interruption is outside Landlord's control. No utility shutoff may be used to evict Tenant.

6. Care and maintenance

Maintenance contact and reporting instructions

Connecticut care obligations require Tenant to keep the Premises, fixtures and appliances reasonably clean and safe, remove waste properly, reasonably use plumbing, electrical, heating, cooling and other facilities, and avoid intentional or negligent damage or removal of Landlord's furnishings. Tenant promptly reports defects, leaks, pests and unsafe conditions. Landlord maintains the premises and supplied facilities as required by section 47a-7 and applicable codes, including required heat, water, sanitation and safety. Landlord maintains grounds and plows driveways. Tenant shovels only lawfully assigned exclusive-use walkways; nondelegable duties for common areas and safe access remain with Landlord. Repairs caused by Tenant's negligence, misuse or neglect may be lawfully charged to Tenant; this does not make Tenant responsible for ordinary wear or every casualty.

Connecticut preoccupancy inspection rights under section 47a-7c apply: after entering the agreement and before occupancy, Landlord offers a joint walk-through. If requested, the parties use the official Department of Housing checklist, note existing conditions and sign duplicate copies so each retains one. Do not later charge Tenant for conditions noted there. Taking possession is not a conclusive acceptance of defect-free premises. Alterations and changes to finishes or fixtures require prior consent, except as protected by law; agreed installed fixtures remain with the property unless a lawful written agreement states otherwise. Do not disable required alarms. Bed-bug inspection, treatment, reasonable assistance and cost allocation follow section 47a-7a when applicable, without a wholesale transfer of Landlord's duties. Tenant's repair, essential-service, abatement, court rent-deposit and termination remedies are preserved; this agreement does not require Tenant to waive them.

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

7. Access

Connecticut entry requires Tenant's consent, reasonable written or oral prior notice and reasonable times for inspections, necessary or agreed repairs, alterations, improvements, agreed services and lawful showings. Tenant will not unreasonably withhold consent. Entry without consent is limited to an emergency, a court order, abandonment or surrender, or circumstances permitted by section 47a-16a. Landlord may not abuse entry or harass Tenant. The applicable bed-bug access rules remain effective.

8. Animals, smoking and community rules

Pet terms; assistance-animal rights remain protected

Connecticut animal terms are only those expressly entered above. No automatic pet fee, deposit or prohibition is imposed. Any refundable animal security is included in the applicable combined security limit, and any lawful periodic charge must be disclosed consistently with the rental summary. Assistance animals and reasonable accommodations are governed by applicable fair-housing law and are not automatically subject to ordinary pet charges or restrictions. Tenant supervises animals, removes waste and prevents unreasonable disturbance or damage. Legally recoverable damage remains Tenant's responsibility; no automatic forfeiture is created.

Areas where smoking is allowed or prohibited

Community rules incorporated into the lease

Connecticut community and smoking rules are those expressly identified and supplied directly with this agreement, subject to section 47a-9, applicable cannabis protections and accommodation rights. Comply with lawful building and safety requirements, avoid unreasonable disturbance and keep exits clear. Tenant is liable only for legally recoverable costs caused by Tenant's or controlled persons' conduct, not for Landlord's legal liability. Landlord maintains insurance against Landlord's personal liability and fire, theft and other loss to the Premises and Landlord's property. That insurance does not insure Tenant's possessions or Tenant's liability. Tenant may arrange separate coverage; no coverage requirement is silently imposed and neither party's legal liability is released.

9. Default, damage and move-out

Connecticut defaults, notices, cure opportunities and possession proceedings are governed by Title 47a and applicable federal law. This agreement's contractual more-than-ten-day nonpayment protection and any longer statutory grace control. No advance waiver of notice to quit, confession of judgment, distraint, lockout or removal without lawful process is created. Landlord must mitigate recoverable losses; unpaid future installments are not automatically accelerated and no automatic 10% collection interest is imposed. Any recoverable attorney fee is subject to law, including the 15% judgment limit in section 47a-4 and applicable reciprocal consumer-contract rights. Unspecified collection costs are not automatically due. If fire or casualty substantially impairs enjoyment without Tenant's negligence or wilful act, section 47a-14 preserves rent relief and Tenant's right to vacate and notify Landlord in writing within 14 days, or lawfully occupy a usable portion at a proportionately reduced charge. Landlord's right under this agreement to give written cancellation notice within 15 days of casualty or condemnation applies only to a legally permitted termination and does not remove statutory rights, refunds or compensation belonging to Tenant. Otherwise Landlord repairs within a reasonable time as required by law. At move-out Tenant removes belongings, returns keys and leaves the home reasonably clean, allowing normal wear. Abandoned property and a tenant's death are handled only under applicable procedures. Neither party waives a nonwaivable right or indemnifies the other for that other's legal liability.

10. Management and property disclosures

Authorized manager name

Manager mailing address

Owner / agent for service and notices

Address for service and notices

Connecticut management and notice contacts above identify the person authorized to manage the Premises and the person authorized to receive notices, demands and service of process under section 47a-6. Their telephone contacts are recorded in property details. Keep names and addresses current and give written notice of changes. Routine contractual notices are written and sent by certified mail, return receipt requested, or personally delivered to the stated address; statutory service methods and other legally effective notices are not displaced. Nonresident landlords must satisfy applicable municipal address filings and agent-for-service obligations, including section 47a-21(f). Electronic signing consent alone is not consent to replace legally required service with

email. A separate common-interest-community notice is supplied before signing where section 47a-3e applies. The operative sprinkler notice and dates below form part of this lease.

Construction year

Connecticut 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 / town

County

Rental type

Property owner legal name

Additional local notices or terms

Rental summary

Agreed total base rent for the fixed term

Other periodic charges and opted-out charges

Manager telephone

Notice agent telephone

Security

Any signing tenant age 62 or older

Security holder and Connecticut escrow institution

Property disclosures

Occupancy prohibition or unresolved unsafe condition

Known or reasonably suspected current bed bugs in this home

Current bed bugs in an adjoining unit owned or leased by landlord



Last inspection finding this home free of bed bugs

Building required to have a fire sprinkler system

Operative fire sprinkler system in building

Sprinkler last maintenance date

Sprinkler last inspection date

Any tenant-billed utility without an exclusive dwelling meter

Heating-oil tank used for this home

Declarant rental requiring common-interest-community notice

Known lead paint or lead hazards

Known lead information

Available lead records or reports

Lead records supplied

Agent acting on behalf of landlord for lead disclosure

Other property conditions or required disclosures

Details and documents supplied

Incorporated addenda and document index

Connecticut property answers and applicable notices form part of the agreement. The completed official Department of Housing rental terms summary is the first page of every issued lease PDF; it records the same premises, parties, management contact, dates, total periodic rent and other charges as the agreement. For covered pre-1978 housing, give the federal lead warning, known lead information and all available records, and the approved EPA pamphlet before execution. Property-specific documents are given directly by Landlord before signing and identified in the agreement; no upload is requested. The statutory preoccupancy walk-through is offered before occupancy and its separately signed checklist is retained by each party. A blank answer is not proof that a hazard or disclosure does not exist.

Connecticut required notices

CONNECTICUT FIRE SPRINKLER NOTICE
Operative fire sprinkler system in this building: complete the sprinkler answer in Property disclosures above. If an operative system exists, complete its last maintenance date and last inspection date above. These answers are part of this notice under section 47a-3f.

CONNECTICUT COMMON INTEREST COMMUNITY NOTICE
If the declarant-rental answer above is Yes, the dwelling identified in this lease is located in a common interest community. This written notice is supplied before entering the agreement.

Landlord offers the statutory preoccupancy walk-through before occupancy. Keep the separately signed official checklist and any directly supplied property documents 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

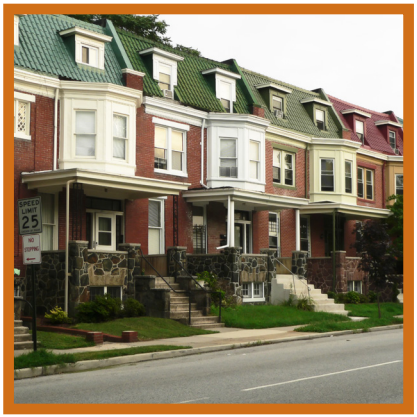
Additional terms

12. Entire agreement

This Connecticut agreement includes the completed first-page rental summary, stated terms and specifically identified supplied documents. Connecticut law governs. Written agreed changes and lawful successors bind the parties; an unenforceable provision is severed without validating an unlawful term. Delay in enforcement does not by itself release another party or waive nonwaivable rights. A change or release for one Tenant does not automatically discharge the lawful obligations of the others. No guaranty is created by naming an occupant. 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.



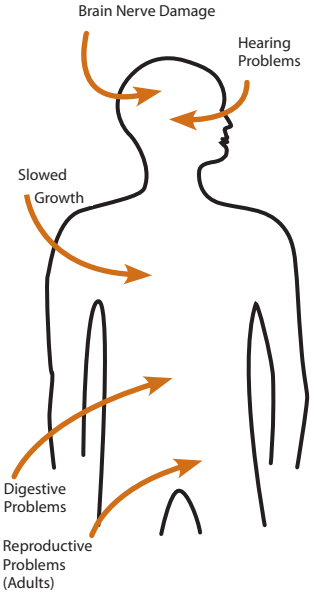
Lead is dangerous to a developing fetus.

- 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