RESIDENTIAL LEASE AGREEMENT

1. **LANDLORD/AGENT:** SZW INVESTMENTS, LLC
   The Landlord(s) and or agent(s) is/are and will be referred to in this Lease agreement as "Landlord."
2. **TENANT:**

   The Tenant(s) is/are: .Leslie Morsley,

   .
3. **RENTAL PROPERTY:** 1017 Appleton St Baltimore, MD 21217
   The Landlord agrees to rent the Tenant the property described as a house/apartment located at ADDRESS which will be referred in this Lease as the "Leased Premises."
4. **TERM OF LEASE AGREEMENT (ONE YEAR):**

   Lease Agreement is made on · **and will begin on** .12/15/2024 **and will end on** · 12-31-25**.**

   USE & OCCUPANCY OF PROPERTY:

   A. The only other person(s) living in the Leased Premises is/are:

NAME	DOB	NAME	DOB
Lamar Morsley	.		
Liam Morsley			

   - Tenant may have guests on the Property for not over 14 consecutive days or 30 days in a calendar year, and no more than two guests per bedroom at any one time. Persons staying more than 14 consecutive days or more than 30 days in any calendar year will NOT be considered original occupants of the Property. Tenant is not required to disclose to Landlord when guests stay at the Property fewer than 14 consecutive days or 30 days in a calendar year, but Tenant must obtain the prior written approval of Landlord if an invitee of Tenant will be present at the Property for more than 14 consecutive days or 30 days in a calendar year.

   B. Any change in the occupancy will require written consent of the Landlord.
   C. Any change in occupancy may be subjected to an adjustment in the amount of rent.
   D. The Tenant will use the Leased premises only as a residence.
5. **AMOUNT OF RENT:**
   The amount of Rent is $ 1400 to be paid monthly.
6. **DATE RENT IS DUE:**
   A. The rent is due **in advance on or before the 1st day of each month**. The rent due date is the date the Landlord must receive the Tenant's Payment.
   B. Rental payments should be done only by CashApp, Zelle, Online Payment, Money Order or Direct Deposit. Personal Checks are NOT accepted.

   C. Rental payments are made payable to: SZW INVESTMENTS, LLC
7. **PAYMENT OF RENT:**
   A. If the rent or any other charges are not received by the Landlord on or before 3 days after the rent due date, **Tenant must pay a late fee of 5% in addition to the rent.** The amount of late fees and bad check fees shall

Tenant's Initials L.M.

be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent.

B. Rental payments paid late 3 times within 12 month period **creates a default** of the Lease Agreement.
C. Payments received by Landlord **when there are arrearages shall be credited first** to any outstanding balance and then applied to the current amount due.
D. When a judgement is entered, all court costs are assumed by the Tenant – initial Failure to Pay $60 – follow-up Warrant of Restitution $100.
E. When the lease ends, it will become a month-to-month lease. At that time, the rent will be increased by 4%. This increase will occur at every yearly anniversary of the lease.

8. RETURNED PAYMENTS:

A. A returned payment fee of $35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
B. If there are more than 1 instances of returned payments, Tenant agrees that the Landlord may require all future payments to be only by certified check, money order or cash.
C. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

9. SECURITY DEPOSIT:

A. The Tenant has paid to the Landlord a **Security Deposit of $**1400
B. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement. Refer to '**Repair/Replacement Addendum**' that outlines average prices to repair or replace certain items. If Landlord incurs a higher cost for the repair or replacement of an item, Tenant will be held liable for the higher cost. The Repair/Replacement Addendum is not an all-inclusive list; Tenant can be charged for the repair or replacement of an item that is not on the Addendum.
C. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance to state laws and regulations.
D. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
E. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
F. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

10. UTILITIES & SERVICE:

A. Tenant is responsible for the following utilities and services:

L.M. _____ Tenant and Landlord initials acknowledge that **utilities are paid by** Tenant
n/ a The Tenant agrees to pay a $_____ fee if the cost of Gas, Water, and Electric utilities exceed $_____ in a single month. The bills for each utility will be electronically mailed to the Tenant. The Fee will be paid on the same day as the closest date of the next month's rent due date.

L.M. _____ Tenant and Landlord initials acknowledges that Gas and Electric services will be placed in the Tenant's name and full responsibility within **5 days** of this lease agreement being signed. The Tenant is to pay for all gas and electric services, and does not hold the landlord responsible for non-payment of these services.

L.M. _____ Tenant and Landlord initials acknowledge that the Tenant will pay for the Water bill for the property. If the tenant is responsible for the payments, this bill will be due in full on the closest next date that rent is due after receiving the bill from the Landlord.

B. Tenant understands and agrees that essential services are to be maintained and operational at all times.

APPLIANCES:

A. Landlord will supply: Refrigerator, Stove, _____
B. **Any appliances located in the Apartment on the date of this Lease are furnished solely for the convenience of the Tenant and are not a part of this Lease. Tenant shall perform, at Tenant's sole expense, any maintenance required on the appliances.** Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease date. Tenant must

Tenant's Initials L.M.

have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

11. MAINTENANCE AND REPAIRS:

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

A. It is the responsibility of the Tenant to promptly notify the Landlord**, in writing via Certified Mail**, of the need for any such repair of which the Tenant becomes aware.
B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair or the replacement.
C. In the event that any drains become clogged, it is the Tenant's responsibility to have drains cleared and the Tenant agrees to pay for any repairs related to unclogging the drains or toilets.
D. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and/or other waste in a clean, tidy and sanitary manner.
E. Tenant must abide by all local recycling regulations.
F. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
G. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to particular painting, alteration, improvement or addition shall not be deemed as consent of future consent to future painting, alterations, improvements or additions.
H. The Tenant is responsible for removing snow and ice from stairs and walkways.
I. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds, and pruning trees.
J. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis (**every** 3 **months**). The appropriate filter size is written on the furnace in the basement. The correct size for this unit is **16x20x1**
K. The Tenant is responsible for reporting any leaks or **water damage within 24 hours**.
L. The Tenant must resolve any toilet issues with a plunger prior to calling for service. Any plumber or repair that is called before attempting to fix issue with plunger is subject to a $50 fine plus the additional cost of service call.
M. The Tenant is not authorized to call, hire or schedule any maintenance, repair or service without authorization from owner or property management. Tenant subject to $100 fine plus additional cost of service call if there is an authorized service call.

12. CONDITION OF PROPERTY:

A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior exterior of the Leases Premises, as well as all equipment and any appliances, are found to be in an acceptable condition and in good working order.
B. The Tenant agrees that neither the Landlord nor his agents have made any promises regarding the condition of the Leased Premises.
C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

13. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS:

Smoke detectors are installed at the following locations:

✔ Inside each bedroom

CO monitors are installed at the following locations:

- 1st floor Kitchen
- 2nd floor hallway
- Basement

Tenant agrees that these detectors are operable. In order to keep them operational, from time to time you must maintain these detectors by replacing the batteries on an as needed basis. All fresh batteries are your responsibility. Each unit should be tested on a monthly basis. If you have any questions or problems with any smoke detector after you have checked the battery, it is your responsibility to promptly notify the landlord to

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assure the early detection of fire or smoke offered by these devices. Your cooperation is essential. If any detector is missing at anytime, they will be replaced at the Tenant's expense.

14. PETS :

A. Pets are allowed only if approved by landlord. If Tenant is found in violation of the pet restriction, Landlord may collect a fee of $25 for each day the Tenant violates the pet restriction. Additionally, Tenant will be subject to charges for damages and eviction.
B. Pets will be subject to additional upfront **non- refundable pet fee** of $250.

15. RULES AND REGULATIONS:

A. Late fees are strictly enforced and any unpaid fees will not be waived. Late fees will be considered part of rent.
B. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
C. Garbage/Trash must be taken to the curb on the scheduled days of trash removal and not before.
D. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence. The Landlord may remove trash (at his/her discretion) at a removal fee of $95 per load, collectible in court.
E. The Tenant shall abide by all Federal, State, and Local Laws.
F. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
G. The Tenant agrees not to use the Leased Premises for any unlawful purpose, including, but not limited to, the sale, use or possession of illegal drugs on or around the Leased Premises.
H. The Tenant agrees to test smoke detector/CO detector periodically as well as maintain operational batteries at all times. Tenant will be charged $25 for smoke detector replacement and $40 for CO detector replacement.
I. The Tenant must report any malfunctions of smoke detectors or CO detector that are in the Leased Premises.
J. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
K. The Tenant may not use or store kerosene or space heaters at any time in or around the Leased Premises.
L. Under no circumstances may a stove, oven, or range be used as a heat source.
M. Charcoal and gas grill may not be used in the Leased Premises.
N. All windows and doors must remain closed during inclement weather.
O. The Tenant shall notify Landlord of any pest control problems. Tenant agrees that Leased Premises is free of pests at the time of signing this lease. Landlord is not responsible for treatment of pest control, including, but not limited to roaches, insects, rodents, bedbugs, fleas, etc.
P. The Tenant must notify Landlord of any changes in employment.
Q. The basement or attic may not be used as living quarters without permission from the Landlord.
R. Waterbeds and liquid furniture are not permitted.
S. The Tenant must obtain written permission to install a satellite dish on Leased Premises.
T. The Tenant may not store or park recreational vehicles on Leased Premises.
U. The Tenant may not hang or place any signs on or about the Leased Premises.
V. The Tenant may not block the fire escape at anytime. Also Garage is shared with owner for storage
W. The Tenant may not use windows, decks, or balconies at anytime to hang laundry.
X. The Tenant will be charged $25 for key replacement and $40 for re-entry if locked out of leased premises between 9am and 5pm on weekdays ($75 if between 5pm and 9am and on weekends and holidays).

16. ADDENDA

The following Addenda, attached to this Lease Agreement, shall become part of this Lease Agreement:

A. Maryland Lead Poisoning Prevention-Notice of Tenant's Rights
B. Lead-Based Paint Disclosure
C. Lead Paint Pamphlet
D. General Addendum
E. Drug-Free Housing Addendum

17. I(we) received a pamphlet entitled "Protect Your Family From Lead In Your Home" and the Notice of Tenant's Rights.

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18. **DAMAGE BY FIRE OR OTHER CASUALTY:**
If the premises or any part thereof shall, during said term be slightly damaged by fire or other casualty, the premises shall be promptly repaired by the Landlord, and an abatement will be made for the rent corresponding with the time during which and the extent to which said premises may have been untenable, but if the building should be so damaged that the Landlord shall decide to rebuild, the term of this lease shall cease and the rent be paid up to the time of the fire or other casualty.

19. **LIABILITY OF LANDLORD; REIMBURSEMENT BY TENANT; INSURANCE:**
If the Landlord must pay any damages for a claim arising from the fault of the Tenant, then the Tenant must reimburse the Landlord for any such sums paid. In addition, the Tenant must reimburse the Landlord for any expense of the Landlord incurred in defending against such claim, whether or not the Landlord has to pay any damages. Tenant also agrees to insure their own personal property located in the Leased Premises or on the grounds. Neither the landlord nor his insurance is responsible for any damage caused to the Tenant's personal property for any reason at any time. Tenant agrees to be solely responsible for any damage to or loss of the Tenant's personal property. Accordingly, the Tenant is strongly encouraged to obtain personal property/renters insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement.

20. I(we) have been notified that my (our) personal belonging are **not covered** by the owner or his insurance and that I(we) have been advised that purchasing renter's insurance to protect my(our) own personal property is required.

21. **SECURITY NOT PROMISED:**
The Tenant has inspected and acknowledges that all door and window locks, fire extinguishers, security alarm systems, smoke detectors and/or carbon monoxide detectors are in sound working order. Tenant further understands and acknowledges that, although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

22. **RIGHT OF ENTRY**
    A. Landlord and or his agent with 24 hours written notice to have the right during the term of the Lease Agreement to enter during reasonable hours to inspect the premises make repairs or improvements or show prospective buyers and/or Tenants the property.
    B. In event of an emergency Landlord reserves the right to enter the Leased Premises without notice. It is required that the Landlord/Agent have a working set of keys and or security codes to gain access to the Leased Premises.
        1. Tenant will not change or install additional locks or security systems to the Premises without the written consent of the Landlord.
        2. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
    3. Tenant shall be responsible for any and all damages that may occur as a result of a forcible entry during the Lease of the Premises.
    4. Property subject to 3-month inspection, review and walk through of the property, once the landlord has given a 24 hour written notice.

23. **ENDING OR RENEWING THE LEASE AGREEMENT:**
At the end of the Lease Term this Lease Agreement shall automatically continue on a month-to-month term until such time Landlord and/or Tenant provide a written notice of 60 days prior to the end of the Lease Agreement or Lease renewal period.

24. **NOTICES:**
    A. In the event that Tenant discovers any defects in the property that could cause injury the Tenant or any of their guests the Tenant agrees to make the landlord aware of the defect via certified mail with a return receipt request. If the Tenant fails to make the landlord aware of any such defects through these means, the Tenant agrees to take responsibility for any injuries or accidents that may occur.
    B. Any notice required by the terms of this Lease Agreement shall be in writing.

25. **ABANDONMENT:**
If Tenant vacates the Leased Premises before the end of the Lease term without written permission from the Landlord, the Leased Premises is then considered to be abandoned and Tenant is in default of this Lease Agreement. Under these circumstances, Tenant may be responsible for damages and losses allowed by federal, state, and local regulations.

26. **LANDLORD REMEDIES:**

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If Tenant violates any part of this Lease agreement including non-payment of rent, the Tenant is in default of this Lease agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

A. The Tenant agrees that any expense and or damages incurred as a result of a breach of the Lease Agreement including attorney's fees and costs will be paid to the Landlord or the prevailing party.
B. The Tenant agrees that any court costs and or fees incurred as a result of a breach of this Lease Agreement will be paid to the landlord or the prevailing party.

27. SUBORDINATION:

The Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, right to possession with regards to the building or land that the Landlord is obligated to now or in the future, including existing and future financing, and/or loans or leases on the building and land.

28. CONDEMNATION:

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

29. ASSIGNMENT OR SUBLEASE:

Tenant agrees not to transfer, assign or sub-lease the Leased Premises.

30. JOINT AND SEVERAL LIABILITY:

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

31. MISREPRESENTATION:

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of Lease.

32. BINDING OF HEIRS AND ASSIGNS:

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

33. SEVERABILITY:

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of the Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state, and federal governments.

34. GOVERNING LAW:

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

35. ADDITIONAL CLAUSES:

A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
B. Move In/Out Inspections: The Tenant has the right to be present during the property inspection for the purpose of making a list of damages that may exist at the beginning of the move in and end of the move out. This request must be made 15 days prior of either inspection. Landlord will notify Tenant of time and date of inspection.
C. Landlord withholds the right to inspect the property every six months.

36. PARAGRAPHING HEADINGS:

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

37. ENTIRE AGREEMENT:

A. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules, and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between and Landlord and Tenant regarding the Leased Premises.
B. Tenant acknowledges the receipt of any disclosures required by State of Maryland, as well as any disclosures required by federal, state and local jurisdictions.

NOTICE: This is an important LEGAL document.

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*You may have an attorney review the Lease Agreement prior to signing it.
*You are giving up certain important rights.
*If the landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the Terms, Conditions, Rules and Regulations of this Lease agreement including any Addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Keys to Leased Premises.

TENANT CONTACT CELL PHONE: 12404801261 (FOR COMMUNICATION PURPOSES)

TENANT EMAIL ADDRESS: manifestingbeautifulblessings@gmail. (FOR COMMUNICATION PURPOSES - REPAIRS)

Tenant's Signature: Leslie Morsley **Print Name:** Leslie Morsley **Date:** 12/15/2024

Tenant's Signature: _____ Print Name: _____ Date: _____

Landlord's/Agent's Signature: _____ Date: 12/15/2024

GENERAL ADDENDUM:

1. **ZERO TOLERANCE FOR CRIMINAL ACTIVITY** - The Landlord has zero tolerance for criminal activity in or around the Leased Premises. This policy applies to the Tenant, residents, guests, and/or family members. The Landlord will immediately report any evidence of criminal activity to the proper authorities, and the Tenant's engagement in any criminal activity is a default of the Lease. The Tenant understands that domestic disturbances not only infringe on the neighbors' peaceful enjoyment of their property, but are also a default of the Lease. The Tenant understands it is his/her responsibility to call 911 and report and suspicious activity observed, and then notify the Landlord. In the event of any criminal activity in which the Tenant is directly or indirectly involved, the Landlord will take the legal measures to evict the Tenants from the Lease Premises. This includes, but is not limited to, drug activity, gang involvement and domestic disturbances.
2. **AGENCY ANNUAL INSPECTION (If applicable)** – It is the responsibility of the Tenant to be present at all inspections performed by Agency that subsidizes the rent. Should the Tenant not be present for inspection, and the Agent terminates the rent subsidy, Tenant is fully responsible for total amount of rent due. This rent to include the subsidy amount that was terminated.

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3. **WATER BILLS & ENVIRONMENTAL FINES** – Water bills become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due, they will be considered part of your rent. In the event of an unusually high water bill, it is the Tenant's responsibility to notify the Landlord immediately of any plumbing issues that could be the cause of extreme water usage (i.e., dripping faucets, toilets running constantly, etc.) It is also the Tenant's responsibility to request a water bill adjustment from Baltimore City Water Department after repairs have been made.
4. **RENTER'S INSURANCE** – By signing below, Tenant agrees that Tenant has been informed about renter's insurance and advised to obtain it. Renter's insurance will cover the Tenant's personal property during storm, flood, fire or break-in. Owner is not responsible for any of Tenant's personal belongings. PURCHASE RENTER'S INSURANCE FOR YOUR BENEFIT!!!
   - *The tenant(s), _____, L.M. _____, understand that the owner's property insurance (fire, hazard, and liability coverage for injury or damage),* ***does not include*** *or extend to the tenant or guests. Therefore, the owner* ***REQUIRES*** *that the tenant obtain their own renters insurance coverage against all risk to personal harm and property damage. The tenant's insurance policy needs to include liability insurance. The tenant must also show the owner written proof of insurance coverage annually and within 7 days of signing lease.*

5. **PLUMBING ISSUES** – Tenant understands house is free from all leaks and plumbing back ups. If there is a leak or plumbing back up that is the Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on the invoice. Tenant will pay for all invoices for damage that Tenant has caused.
6. **UTILITIES** – Tenant agrees to transfer all utilities to their name **within 72 hours** of the lease date. If Tenant fails to do so, utilities are subject to be disconnected at any time by Landlord.
7. **MOLD WAIVER** – Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the Landlord **immediately** and appropriate action will be taken by Landlord to remedy the situation.
8. **BASEMENTS** - The basement is **finished/unfinished** (circle one) and **is/ is not** (circle one) to be used as part of the leased premises. Tenant agrees to hold Landlord harmless in the event that any personal property is damaged due to Tenant's using the unfinished basement as living quarters. Also, Tenant holds Landlord harmless in the event that any person living in the basement is exposed to health risk due to basement being unfinished. Resident releases Landlord from liability against any damages or injuries happening in or about residence or premises to Resident or Resident's guest due to exposure to mold, related contaminants or ANY other illnesses that could be caused by being in the basement.

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9. I (we) received a pamphlet entitled "Protect Your Family From Lead In Your Home" and the Notice of Tenant's Rights. L.M. **Tenant's Initials**

Tenant's Initials L.M.

ADDENDUM:

DRUG-FREE HOUSING

In consideration of the execution or renewal of a rental agreement of the dwelling unit identified in the rental agreement, Owner/Landlord and Tenant agree as follows:

D. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 102 of the Controlled Substances Act (21 U.S.C.802).

E. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

F. Tenant or members of the household will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the premises or otherwise.

G. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence including, but not limited to, the unlawful possession or discharge of firearms on or near the premises.

H. The Tenant understands and agrees that, if there are any court approved search warrants issued for the above-described premises, it will cause an automatic breach of the rental agreement and the landlord/owner may seek eviction based upon that occurrence. It is further understood that no arrests or convictions need to occur prior to a breach of the rental agreement pursuant to this paragraph, just the judicial determination of probable cause to believe that some form of criminal and illegal activity has occurred will be deemed sufficient for such breach.

Tenant: Leslie Morsley Date: 12/15/2024

Tenant: _____ Date: _____

Landlord: _____ Date: 12/15/2024

Tenant's Initials L.M.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not 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.

Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

(ii) X Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check (i) or (ii) below):

(i) X Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

(ii) _____ Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

(c) L.M. Lessee has received copies of all information listed above.

(d) _____ Lessee has received the pamphlet *Protect Your Family from Lead in Your Home.*

L.M.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor	Date 12/15/2024	Lessor Leslie Morsley	Date 12/15/2024
Lessee	Date	Lessee	Date
Agent	Date	Agent	Date

SECURITY DEPOSIT RECEIPT

Tenant's security deposit amount paid at time of signing lease: $ 1400 _____

Balance Due Amount: $_____

Balance Due Date: _____

If the balance of security deposit is not paid by the due date, the remainder will be due as additional rent.

Tenant: Leslie Morsley _____ **Date:** 12/15/2024

Tenant: _____ **Date:** _____

Landlord: _____ **Date:** 12/15/2024

Tenant's Initials L.M.

TENANT DAMAGE/REPAIR AND SERVICE MINIMUM CHARGES

The following is a list of charges for items which the Landlord/Agent performs for the Tenant, which are the responsibility of the Tenant. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenant and are not due to normal wear or tear. The costs below are minimum fees. A 20% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges are subject to change without further notice should costs increase.

Kitchen Cleaning	
Stove (including drip pans and grates)	$30.00
Oven	$30.00
Refrigerator	$40.00
Cabinets	$25.00
Sinks	$10.00
Walls	$50.00
Floors	$30.00
Misc. Cleaning	
Carpets (per room)	$75.00
Windows (each)	$15.00
Wood/Tile/Vinyl Floors	$75.00
Re-Coating/Re-Plastering	$75.00
Furniture Removal	
Chair	$25.00
Sofa/Love seat	$75.00
Box Spring/Mattress	$75.00
Headboard/Frame	$50.00
Table	$25.00
Dresser	$75.00
Other Charges	
Lock-out fee between 9am and 5pm weekdays	$40.00
Between 5pm and 9am, weekends and holidays	$75.00
Re-inspection due to Tenant violation	$35.00 for 1st re-inspection and $50 thereafter
Replace missing smoke detector	$25.00
Replace missing CO detector	$40.00
Replace missing CO or smoke detector battery	$12.00 each
Replace missing light fixtures/globes	$50.00 each
Replace lost key (house/apt, mailbox, laundry room, etc)	$25.00 each
Re-key apartment (keys not returned at move-out)	$100.00 per door
Emergency Re-key apartment	$150.00 per door
Plugged toilet	$90.00 minimum
Replace or re-hang blinds/shades	$35.00 each
Broken window pane	$60.00
Missing or damaged screen(s)	$55.00 each
Carpet replacement	Market price (Labor + materials)
Painting/Wall repair	$45.00 minimum per room

Tenant's Initials L.M.

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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

March 2021

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 must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, 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).



Simple 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 inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- 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 healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil 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 lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

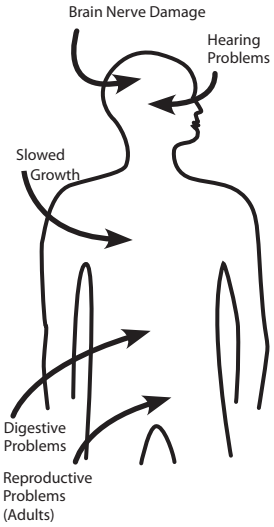
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely 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.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- 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 tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

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

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, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 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, and
- 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 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 the following levels of lead in dust as hazardous:

- 10 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 100 $\mu g/ft^2$ and higher for interior window sills

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

You can 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. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a 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 and if your home 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.

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:

- 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. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **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 the Federal Relay Service at 1-800-877-8339.

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 bed time.
- 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- 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 nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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- 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 permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

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.
- To correct lead hazards permanently, hire a certified lead abatement contractor. 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 as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

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

Abatements are designed to permanently eliminate lead-based paint hazards. However, lead dust can be reintroduced into an abated area.

- Use a HEPA vacuum on all furniture and other items returned to the area, to reduce the potential for reintroducing lead dust.
- Regularly clean 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 or local agency (see pages 15 and 16), epa.gov/lead, or call 1-800-424-LEAD.

Document Ref: EVJKE-RKPXW-OADLF-FQFLG

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 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. They 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.
- **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 are lead pipes, faucets, and fixtures.

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.

Remember 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. Remember, 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, don't forget to 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 contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

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.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. 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, or refinishing furniture. 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. 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.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[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 in excess of 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/safewater and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

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

State and Local Health and Environmental Agencies
Some states, tribes, 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 or local contacts on the Web at epa.gov/safewater, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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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.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

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

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

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

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

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

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

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

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

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
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. Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
March 2021

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 in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care 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).

Signature Certificate

Reference number: EVJKE-RKPXW-OADLF-FQFLG

Signer	Timestamp	Signature
Leslie Morsley Email: manifestingbeautifulblessings@gmail.com Shared via link		
Sent:	05 Dec 2024 17:57:48 UTC	
Viewed:	05 Dec 2024 17:58:32 UTC	IP address: 172.58.242.89
Signed:	05 Dec 2024 18:05:29 UTC	Location: Washington, United States
Brian Mead Email: investor@gulfstreamllc.com		
Sent:	05 Dec 2024 17:57:48 UTC	
Viewed:	10 Dec 2024 23:07:12 UTC	
Signed:	10 Dec 2024 23:07:53 UTC	
Recipient Verification:		IP address: 73.250.134.50
✔Email verified	10 Dec 2024 23:07:12 UTC	Location: Churchton, United States

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