

# Lead-based Paint Warning Statement for Rental Housing



**Addendum to Lease:** This clause is incorporated into the lease between  
Jeffrey W White

(Landlord)

and \_\_\_\_\_ (Tenant)

concerning the residential Property built before 1978 and located at:

4216 Quincy St, Jacksonville, FL 32205

(In the following disclosure, **Landlord** is referred to as "Lessor" and **Tenant** is referred to as "Lessee.")

"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 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) ☒ 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) ☐ 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) \_\_\_\_\_ Lessee has received copies of all information above.

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

## Agent's Acknowledgment (initial)

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

## Certificate 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.

Jeffrey W White  
Landlord/Lessor

11/4/2025  
Date

\_\_\_\_\_  
Landlord/Lessor

\_\_\_\_\_  
Date

[Signature]  
Tenant/Lessee

11-4-25  
Date

\_\_\_\_\_  
Tenant/Lessee

\_\_\_\_\_  
Date

[Signature]  
Listing Licensee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Cooperating Licensee

\_\_\_\_\_  
Date

Landlord (\_\_\_\_\_) Listing Licensee (\_\_\_\_\_) Tenant (\_\_\_\_\_) Cooperating Licensee (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 1