

Residential Lease Agreement



LESSOR	TEK Management, LLC	RESIDENT NAME	Keysha Diaz
LEASED ADDRESS	751-757 W. Main E	DATE OF BIRTH	8/3/1997
CITY, STATE, ZIP CODE	Rochester, NY, 14611	SOCIAL SECURITY #	8943
# OF BEDS/BATHS	2 Bed / 1 Ba	PHONE NUMBER	585-563-5838
LEASE START DATE	10/27/25	ALTERNATE PHONE #	
LEASE EXPIRATION	10/26/26	EMAIL ADDRESS	
MONTHLY RENT	\$1,250	SECURITY DEPOSIT	\$1,250

USE OF PROPERTY. The Property as defined herein shall be for the sole and exclusive use and occupation by the Tenant(s) and Tenant(s) exclusive family namely:

NAME	DATE OF BIRTH	SOCIAL SECURITY NUMBER

RESIDENT(S) RESPONSIBLE FOR THE FOLLOWING:

___ RG&E ___ SNOW&ICE REMOVAL ___ LAWN CARE ___ REFUSE ___ WATER

THE FOLLOWING APPLIANCES ARE PROVIDED AS A COURTESY:

☒ STOVE ☒ REFRIGERATOR ___ DISHWASHER ___ MICROWAVE ___ WASHER/DRYER

*Appliances are provided (if applicable) as a courtesy and can be used if they are in working order. Repairs will not be made to appliances provided in the unit.

Rents are due on 1st of each month- There is no grace period. Rent is considered late if not paid by the 1st. A late fee in the amount of \$25.00 will be assessed for all rent received after the 5th calendar day of the month. If you are sending the payment in through the USPS, rents must be postmarked by the 5th of the month. This fee then becomes added rent. All payments are applied to the oldest charges due. Returned checks will incur a \$50.00 fee and will be considered unpaid and late until paid in full. All rental payments considered "Lost in the mail" will be considered unpaid rent until received. Each tenant is jointly and severally liable for the payment of rent and performance of all other terms of this agreement. If a tenant vacates before the term ends, the tenant will be liable for the balance of the rent for the remainder of the term. Rent increases become added rent. Tenant agrees that once this agreement is signed all money deposited will be forfeited if the tenant changes their mind prior to receiving possession.

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We accept the following payment methods. Money Order, Cashiers Check, Cash OR EFT (PAYABLE ONLINE THROUGH OUR PORTAL) Or retail cash payments with Buildium.

All checks and money orders are to be made payable and mailed or delivered to our drop box located at:

TEK Management , LLC

250 Mill Street, Suite 107

Rochester, NY 14614

Non-Payment/Holdover- If the tenant does not pay rent when due, the landlord/owner shall be entitled to evict and pursue an action for money judgment against the tenant. Tenant agrees to pay any expenses and all reasonable attorney, court and Marshal's fees caused by any removal/eviction. Should the tenant hold over beyond the termination date or fail to vacate all possessions on or before the termination date, tenant shall be liable for additional rent and damages which may include damages due to owner's loss of prospective new renters.

1) Lease Terms: Tenant agrees to lease the dwelling stated above for a fixed term for residential use. This term begins on 10/27/25 and ends on 10/26/25. Upon expiration, this agreement shall AUTOMATICALLY become a Month-to-Month agreement unless either the tenant or the landlord/owner notify the other party in writing at least thirty (30), sixty (60) or ninety (90) days (as per the Housing Stability and Tenant Protection Act of 2019) prior to the expiration that they do not wish this agreement to continue on any basis. The tenant shall not sell, sublet or assign said premise without written permission of the owner.

2) NO PETS POLICY: No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the LANDLORD/OWNER. Pets can void landlord insurance policies. Any unauthorized pets will result in a lease violation. If pets are found on the premises without the written consent of the landlord/owner, tenants will be immediately charged a \$300.00 NON- REFUNDABLE pet fee. Tenants will also be subject to lease termination at landlord's option upon being given 10 days written notice to remove the animal from the premises. If the tenant fails to remove the animal within 10 days, Landlord shall serve a written notice of lease termination. Under no circumstances are guard dog breeds to be on the property, not even to visit. This includes but is not limited to: Pit Bull, American Staffordshire Terrier, American Pit Bull Terrier, Staffordshire Bull Terrier, Rottweiler, Siberian Husky, German Shepherd, Great Dane, Doberman Pinscher, Chow Chow, Alaskan Malamute and Akita. Animals may also be subject to removal by animal control.

Pet Policy Exception: An Exception to the "NO PETS POLICY" has been made. Attached Pet Addendum is attached and will become apart of the rental agreement

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3) Security Deposits: The security deposit has been received to secure compliance with the terms and conditions of this agreement and shall be refunded to the TENANT within fourteen (14) days after the premises have been completely vacated including personal items, less any amount necessary to pay OWNER; A.) Any unpaid rent, B.) Cleaning costs, C.) Key replacement costs, D.) Cost for repair of damages to premises and/or common areas above ordinary wear and tear, E.) Any other amount legally allowable under the terms of this agreement.

4) There must be 30 (thirty) days written notice before vacating the premises for the return of the security deposit. The period of 30 days is from before the first day of the month that the tenant intends to move to the last day in the same month. Example - to move out on June 30th notice would have to be given by May 31st. The premises shall be considered vacated only after all areas including storage areas are cleared of all tenant's belongings and keys and other property furnished for tenant's use are returned to the owner.

-Security Deposit is in no way to be used as the last month's rent. If the tenant defaults on the lease (Including eviction), the security deposit, in its entirety, will be forfeited to the landlord.

5) Section 8/Shelter Plus Tenants: Tenants in the Section 8 and/or Shelter Plus program are liable for all items labeled as "Tenant Responsibility" on any Section 8 fail list. Tenants are responsible for completing these items in proper workmanlike manner or paying manager/owner for completion of these repairs. Tenants are financially responsible for any rents not covered by Section 8 and/or Shelter Plus due to noncompliance with tenant responsible repairs and/or throughout the inspection process. Tenants are financially liable for all cost incurred by the landlord/owner for Section 8 and/or Shelter Plus inspection repairs if once repairs are completed the tenant cancels inspection(s) or decides to cancel Section 8 and/or Shelter Plus program.

6) Utilities: TENANT IS RESPONSIBLE FOR ALL UTILITIES, unless otherwise noted, and will begin paying for them the first day the tenant receives the keys. All telephone line connections, hookups, installations and or repairs are the responsibility of the tenant. A professional insured installed must perform any work.

7) Water: Residents in SINGLE FAMILY HOMES, will be billed (immediately) for all consumption, prompt payment is expected, if not, it will come out of your security deposit. WATER BILLS ARE BILLED QUARTERLY

ALL SINGLE FAMILY HOMES ARE RESPONSIBLE FOR THE WATER BILL IN FULL.

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8) Renter's Insurance: Tenant is strongly suggested to obtain renters insurance. The property owner or their agents or employees are not liable for tenant's personal property. The tenant acknowledges that owner's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God/Nature, acts of others, and/or any other causes, nor shall owner be held liable for such losses. No reduction of rent or other compensation shall be claimed or allowed for inconvenience or discomfort arising from, but not limited to, curtailment of services or losses of food, etc., in appliances or the dwelling.

9) Tenant(s) agrees to be responsible for the following: - Changing of all light bulbs. - Changing of all batteries in smoke detectors and carbon monoxide detectors. - Repair and/or replacement of all screens and screen/storm doors. - Repair and/or replacement of all windows in which the damage was tenant caused. - Removal of all garbage. Garbage shall be temporarily stored in bags in designated appropriate containers, out of public view, and placed at the curb no sooner than 5:00 p.m. on the day prior to the designated collection date. Tenant will be billed all fines related to all violations in which the tenant is in responsible. - Keeping the kitchen and bathroom drains free of things that may cause clogging of the drains (diapers, wipes, paper towels, tampons, pads, socks, toys, cooking oil, grease, etc.). Keeping a plunger on premises and plunging the tenant's own toilet. - Using liquid Drano or similar products as a first means of unclogging sink and tub drains. - Resetting circuit breakers (if basement is accessible). - Cleaning stove, oven, dishwasher, washer, dryer, and refrigerator if applicable. - Cleaning toilets, bathtubs, and sinks. - Washing the inside portion of the windows and windowsills. - Vacuuming carpets and mopping of all floors. - Maintain doors, walls & windows keeping them clean and free of damage. - Maintaining the lawn, bushes and gardens. Tenants of single-family residences are responsible for their own lawn maintenance. Lawn cutting is provided for multi-family buildings. All tenants are responsible for the removal of trash and debris on lawns. - If authorized/approved for washer/dryer use tenants agree to utilize solid vent (not flexible) for dryer. - Snow removal and salting of walkways and steps.

10) Landlord Entry: Landlord/owner, their employees and/or subcontractors shall have the right to enter premises at any time to ensure the safety of the property and the welfare of the tenants, as well as the landlord's agents. This is primarily for the purpose of making repairs. Any calls made for maintenance issues or complaints, automatically gives the landlord the right to enter your apartment/house whether the tenant is at the residence or not, to make repairs. Whenever possible the landlord will give the tenant 24-hour notice prior to entry. Notice can be in the form of telephone calls, texts, emails, or paper notices.

11) Door Locks/Keys: No locks shall be changed or added without the permission of the landlord. It shall be at tenant's expense to get a lock re-keyed by the landlord/owner and tenant will be provided with one (1) key to the new lock.

A charge of \$110.00 (due upon service) during business hours or a charge of \$125.00 (due upon service) during non-business hours will be assessed plus an additional \$10.00 for each cylinder that needs re-keying. If keys are lost or misplaced, a charge of \$110.00 (due upon service) during business hours or a charge of \$125.00 (due upon service) during non-business hours will be assessed for landlord/owner to open the door.

Duplicate keys are to be requested by the tenant and are at the tenant's expense. \$10.00 if tenant picks up keys at the office, \$55.00 (due upon service) if keys are delivered to the tenant during business hours or a charge of \$85.00 (due upon service) during non-business hours. Keys are only to be given to tenants

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listed on the lease. Tenants may not give keys to friends/family, etc. If found in violation tenant will be responsible for the full cost to have the building re-keyed.

12) Emergency Entry: AT NO TIME IS THE TENANT ALLOWED TO BREAK INTO THE PREMISES. Any

break in, vandalism or other damage done to property by tenants, their children, their guests,

anyone known to them will be repaired at tenant's expense.

Any break in or vandalism must have a police report. The payment for damages is due immediately. If payment is not given immediately, it will be added to the following month's rent in the form of added rent.

13) Building/Property Alterations: (1) Tenant shall not install antenna, satellite dish or other equipment, screws, fastening devices, large nails, or adhesive materials, paint, wallpaper, or alter any part of the premises, place signs, displays, or other exhibits, on or in any portion of the premises, without the written consent of the owner, except as provided by law. Barricading the property inside or out may be grounds for eviction. Tenants are not allowed to put any type of pool or trampoline on the property. If a pool or trampoline is found on the property, you will immediately be required to take it down. If you fail to remove the pool, you will be issued a lease termination.

14) Parking: When and if a tenant is assigned a parking area/space on owner's property, the parking area/space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles listed on the tenant's VEHICLE SUMMARY REPORT attached hereto. The tenant is hereby assigned or permitted to park only in a designated area or assigned driveway space. Said space shall not be used for the washing, painting or repair of vehicles. No other parking space shall be used by tenant or tenant's guest(s). The tenant is responsible for oil leaks and other vehicle discharges for which the tenant shall be charged for cleaning if deemed necessary by owner. No storage of unlicensed, unregistered or uninsured vehicles are allowed on premises. Any unlicensed, unregistered or uninsured vehicles will be towed at the tenant's expense. No vehicles are allowed on the lawn or any other area of the property other than approved parking areas such as the driveway or the street. The tenants agree to keep a maximum of 2 vehicles on the property if there is parking available. Guests of tenants are to park in the street only. TEK Property Management will not settle parking spot issues amongst tenants.

15) Covenant of Quiet Enjoyment: Tenant will not create any noise, odor, disturbance, disorderly conduct or act, which will disturb, annoy, frighten or interfere with neighbors in, on or near the property herein. If the tenant or his/her visitor violates any government law or is in substantial noncompliance of any term of this rental agreement; commit waste (severe property damage), becomes an undesirable tenant, or allows an undesirable occupant; the owner will serve a thirty (30) day written notice to cure behavior(s). Failure to comply will result in further action up to and including lease termination. Any tickets or fines received on the property from the city or town that is tenant related will be passed on to the tenant and are to be paid by the tenant immediately. The tenant agrees to assume all legal responsibility for themselves and the acts and conduct of any visitors. The tenant and their guests must comply with all city, county and state laws and ordinances. More than three (3) police calls to the residence will be deemed a violation of the AGREEMENT and said agreement will be immediately terminated and grounds for eviction.

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16) Dispute Resolution: In the event that there is unresolved tenant to tenant disputes between parties (in connection with this lease agreement) tenant's agree to work these issues out amongst one another. TEK Property Management will not mediate.

17) No Smoking Policy: No smoking of any substance is allowed on the premises. If smoking does occur on the premises: 1) Tenant is responsible for all damage caused by the smoking including, but not limited to, stains, burns, odors, and removal of debris; 2) Tenant is in breach of this agreement; 3) Tenant, guests, and all others may be required to leave the premises; and 4) Tenant acknowledges that in order to remove odor caused by smoking, the landlord may need to replace carpet and drapes and paint the entire premises regardless of when these items were last cleaned, replaced, or repainted. Such actions and other necessary steps will impact the return of any security deposit.

18) Trash- No storage of trash of any kind will be allowed in the apartment, on porches, hallways, storage areas, common areas or stairs at any time. These areas are to be always kept clean and free of debris. This includes beverage containers. No materials/items considered flammable, a health hazard or an attraction to rodents are to be kept on the property. Garbage and trash shall be properly disposed of in a clean and sanitary manner in trash bags and placed in city provided bins and the tenant shall cooperate in keeping the garbage area neat and clean. Trash bins are to put to the curb the evening before trash day and removed no later than the evening of trash collection day each and every week. This is a city ordinance. Any fees that arise in the form of tickets from the city pertaining to the trash at the curb, the tenant is responsible for and will be collected from the tenant immediately and/or will be added rent. The trash bins are to be stored at a designated location indicated by the owner. Any evidence of insect or bug infestation shall be cause for hiring an exterminator at tenant expense.

19) Appliances: Appliances are not included. Tenants are required to supply their own appliances. If these appliances break, it is the tenant's responsibility to repair or replace them.

20) Common Areas: No furniture or items of any sort are to be left in the common hallways OR on porches unless approved in writing by the owner. No inside furniture is to be stored outside (sofas, recliners, etc.). If any items are left in these areas, it will be assumed that they are there to be discarded and will be thrown out.

21) Basement/Attic Storage: The tenant agrees and understands that there is no basement/attic storage of any kind. TEK Property Management can't guarantee the safety and security of said belongings. The basement/attic is not guaranteed to be free from the weather/elements. If tenant chooses to store things in the attic/basement it is at their own risk and should be covered by Renter's Insurance.

22) Smoke Detectors & Carbon Monoxide Detectors: The tenant agrees that there are good working smoke detectors and carbon monoxide detectors in the unit. The tenant agrees to maintain the detectors and keep them in good working order and test them monthly. At no time are the batteries to be removed from the detectors except in the case of immediate replacement of the batteries which is the tenant's responsibility. If a battery is missing from a smoke detector the charge for the battery replacement will become added rent (batteries will be replaced at a cost of are \$3.00 each plus \$55.00 for the service call).

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23) Lead Paint: (SEE LEAD BASED PAINT DISCLOSURE): The tenant understands that housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Tenant is responsible for the safety and actions of their children and ensuring that children do not purposely disturb painted surfaces. Tenant will not hold the owner, TEK Management, LLC, their employees, or shareholders responsible for any effects of lead poisoning. Tenant acknowledges receipt of lead-based paint packet.

24) Property Inspection (See Move-In Inspection Form): Tenants acknowledge that they have inspected the property and accept its current condition. Including all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, and all items within the unit. Tenant acknowledges that all other items provided by the owner are clean and in good satisfactory condition except as may be indicated elsewhere or in the "Move-In Inspection" form.

25) General Maintenance: General maintenance of property and grounds are the tenant's responsibility. Including, but not limited to: snow/ice removal, raking of leaves, sweeping the sidewalks/porch, picking up debris in the yard, cutting of grass etc. unless otherwise specified. Owner shall keep the building in good order and condition, except for damage by the tenant or invitees of tenant. Landlord will take responsibility for removing water from flooded basements, however, does not make any guarantee of a dry basement and will not take responsibility for personal items damaged from basement or attic use. The owner does not provide for additional weatherization items or missing screens.

26) Pest Control: Tenant agrees to keep the property clean, dry and free from pests including but not limited to: roaches, flies, bedbugs, fleas and rodents. Tenant agrees to take all necessary precautions to avoid pest infestation including but not limited to: refraining from purchasing used furniture or clothing, refraining from leaving trash out and/or in areas other than a trash receptacle, keeping rooms and basements free from piles of clothing, keeping food in sealable containers, keeping kitchen clean and free of food and grease, etc. In the event of an infestation, all SFH tenants are responsible for the treatment of roaches and bedbugs. Landlord will provide extermination for mice. Any property the contains 2+ units, landlord will exterminate for mice, roaches and bed bugs.

27) Clogged drains: Tenant agrees that currently, all drains and toilets are flushing properly and are free and clear of clogs. Tenant agrees to pay to open all clogged drains, toilets, sinks, and traps caused by Tenant's actions. Tenant must make first attempt to clear clogged line before assuming what is broken. Tenant must keep a plunger near the toilet.

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99% of all clogs are due to what is flushed or poured down the drains and toilets. Please do NOT flush baby wipes, tampons, condoms, paper towels or anything of the same nature down the toilets. Use only toilet paper. Please do not pour grease or oil down the kitchen sink drain, this must be disposed of in another way. Please use a basket strainer in your sink at all times. You MUST use a lint trap for your washing machine hose that drains into the laundry tub.

28) Carpet Cleaning: The Landlord will not be responsible for any carpet cleaning. Tenant agrees that carpets were clean and in good condition when Tenant took possession of the property. Tenant agrees that they will keep and return the carpets to the Landlord in the same condition, except for normal wear and tear. When or if the carpet(s) become dirty, Tenant agrees to call a professional carpet cleaning company, not the Landlord, to service the carpets. If evidence of a pet is noticed, an additional security deposit will be required in case of damage to the carpets. .

29) Broken Window(s): Tenant understands and agrees that Tenant takes full responsibility for all windows in the property. Tenant agrees that if any window(s) become broken, cracked, or damaged due to occupant negligence during Tenant's occupancy, then Tenant is responsible to have them repaired at the expense of the Tenant.

31) Pool and Trampoline: It is agreed that as a tenant of TEK Management, LLC, I have an affirmation obligation to ensure that NO TRAMPOLINES OR POOLS are present, at any time, on the premises. I agree that no trampolines and pools are inherently dangerous and present a risk of harm to others. I agree to indemnify and hold TEK Property Management and the legal owner from any liability associated with a trampoline or pool on the subject premises. By initialing below, you acknowledge and agree to Section 21.

32) Storage: No goods, or materials of any kind, which are flammable or hazardous shall be stored on the premises. Storage in approved areas is at the tenant's risk and the owner shall not be responsible for any loss or damage.

33) Lawn Maintenance: Tenants of Single-Family Houses are responsible for lawn maintenance including but not limited to grass, weeds and trimming of small bushes. If tenant fails to maintain the lawn, landlord/owner will perform the service at the tenant's expense. Any fees that arise in the form of tickets from the city pertaining to the lawn or lawn violations will be the responsibility of the tenant. Payment will be immediately due by the tenant. Tenants of multi-family dwellings are responsible for keeping the lawn free of any and all debris.

34) Snow Removal: Tenant is responsible for all snow removal including but not limited to all steps, walkways, driveways and for salting porch, steps, and walkways connecting to the City sidewalk.

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35) Notice to Vacate the property: It is understood by the tenant that once the owner receives notice that you are moving, they may immediately begin to show the apartment any day Monday-Saturday from 9AM to 7PM. The tenant agrees to give the owner access to the unit whether they are home or not. Notice can include the closing of DSS, Section 8, or any other assistance agency files. The maintenance of public assistance cases are the sole responsibility of the tenant. Tenants that smoke automatically assume responsibility for the cleaning of the carpets, the painting of the walls, cleaning of the entire unit and any other smoke related damages if deemed necessary by the owner. At the termination of this agreement, all the above items in this provision shall be returned to owner in clean and in good condition except for reasonable wear and tear. The premises shall be free of all personal property and trash not belonging to owner. It is agreed that all dirt, holes, tears, burns and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear and the tenant will be charged for repair or replacement. If tenant provides notice of vacating the premises and holds possession past the date, they will be subject to eviction holdover filing. Please submit requests for a pre- move out inspections no more than two (2) weeks prior but no later than one (1) week prior to your move out, to ensure scheduling appropriately. Final Move Out inspections will not be conducted unless all belongings are removed from the unit. All belongings will be discarded within 30 days of move out/lock out unless prior arrangements are made. Reasonable storage fees will apply and will be due at time of service.

36) Violations: Violation of any part of this lease/rental agreement or nonpayment of rent when due may be cause for immediate eviction. Tenant will be served with a written thirty (30) day notice to cure. Failure to comply will result in further action up to and including lease termination.

37) Modifications: Landlord/owner reserves the right to terminate, rescind, change, or otherwise modify this agreement and its terms herein or add new regulations from time to time for the protection of the property, the well- being of the tenants and the building. This is to protect others from bad behavior of any other tenant.

38) Use of Property: The room(s) on the 3rd floor of said property will not be used for habitable purposes either as separate sleeping room(s) or as part of any apartment or suite within the above said property without written permission from TEK Property Management

39) Subordination: This Lease shall be subject and subordinate at all times to the lien of existing mortgages, modifications thereto, and of any mortgages which hereafter may be made or become a lien on the building and/or Leased Premises irrespective of the date of recording, including any modifications, consolidations or extensions of such mortgages. The Tenant will, execute and deliver within five (5) days of receipt such further instruments subordinating this Lease to the lien of any such mortgages as may be necessary. In the event Tenant does not provide the subordination within five (5) days Tenant hereby appoints Landlord as its attorney in fact, coupled with an interest, to execute any subordination agreements on its behalf, in such form as is required by Landlord's mortgagee.

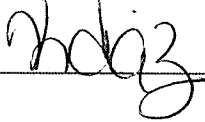
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40) TEK Property Management acts as an AGENT only It is understood by the tenant that TEK Property Management does not own the property. TEK Property Management works as an agent for the owner of the property only. TEK Management , LLC holds all security deposits in escrow. All civil issues need to be addressed to the property owner and not TEK Property Management.

41) NOTICE DISCLOSING TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES. I have received and read the NOTICE DISCLOSING TENANTS' RIGHTS TO REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES document.

42) Acknowledgement: I am authorized and capable to sign this agreement and am not relying on any prior oral or written representations of the owner or agent except stated above. By signing this agreement, I/we acknowledge that I/we have read and understood the attached documents concerning the rules, the regulations, and move in inspection, the security payment and any other form attached. This Agreement constitutes the entire Agreement between landlord/owner and tenant. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. The undersigned tenants are jointly and severally responsible and liable for all obligations under this agreement.

Tenant Signature  Date 10/27/25

Tenant Signature _____ Date _____

BY: TEK Property Management

Agent Signature *Alba Torres* Date 10/27/25

TEK Property Management is only acting for the Owner. The actual contract is between the Owner of Building/house/apt and Lessee. TEK Property Management is not liable in any way whatsoever in connections to any lawsuits, death, damage, injury, or natural/any type of disaster.

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) ☒ 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 listed 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.

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.

[Signature] 10/26/25

Lessor

Date

Lessor

Date

I accept

Date

Lessee

Date

Alba Torres

10/27/25

Agent

Date

Agent

Date



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by "steering" which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by "blockbusting" which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

If you believe you have been the victim of housing discrimination you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: www.dhr.ny.gov;
- Stop by a DHR office in person, or contact one of the Division's offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State's website https://www.dos.ny.gov/licensing/complaint_links.html
- Stop by a Department's office in person, or contact one of the Department's offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



Division of Licensing Services

New York State
Department of State, Division of Licensing Services
(518) 474-4429
www.dos.ny.gov

New York State
Division of Consumer Rights
(888) 392-3644

New York State Housing and Anti-Discrimination Disclosure Form

For more information on Fair Housing Act rights and responsibilities please visit
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by Crystal Helfer (print name of Real Estate Salesperson/
Broker) of TEK Property Management (print name of Real Estate company, firm or brokerage)

(I)(We) Keysha Diaz

(Buyer/Tenant/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Buyer/Tenant/Seller/Landlord Signature K Diaz Date: 10/27/25

Buyer/Tenant/Seller/Landlord Signature Crystal Helfer Date: 10/27/25

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Keysha Diaz Santiago

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☒ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

751-757 W. Main St. Apt E

6 City, state, and ZIP code

Rochester, NY 14611

Requester's name and address (optional)

*TEK Management, LLC
250 Mill St, Suite 107
Rochester, NY 14614*

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

598 - 54 - 8943

or

Employer identification number

____ - ____ - ____ - ____ - ____ - ____

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

K Diaz

Date ►

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

NOTICE TO TENANT OF APPLICABILITY OR
INAPPLICABILITY OF THE NEW YORK STATE
GOOD CAUSE EVICTION LAW

This notice from your landlord serves to inform you of whether or not your unit/apartment/home is covered by the New York State Good Cause Eviction Law (Article 6-A of the Real Property Law) and, if applicable, the reason permitted under the New York State Good Cause Eviction Law that your landlord is not renewing your lease. Even if your apartment is not protected by Article 6-A, known as the New York State Good Cause Eviction Law, you may have other rights under other local, state, or federal laws and regulations concerning rents and evictions. This notice, which your landlord is required to fill out and give to you, does not constitute legal advice. You may wish to consult a lawyer if you have any questions about your rights under the New York State Good Cause Eviction Law or about this notice.

NOTICE (THIS SHOULD BE FILLED OUT BY
YOUR LANDLORD)

UNIT INFORMATION

STREET:

751-757 W. Main St.

CITY/TOWN/VILLAGE:

Rochester

STATE:

NY

14611

ZIP CODE:

1. IS THIS UNIT SUBJECT TO ARTICLE 6-A OF
THE REAL PROPERTY LAW, KNOWN AS THE
NEW YORK STATE GOOD CAUSE EVICTION
LAW? (PLEASE MARK APPLICABLE ANSWER)

YES ☒

NO ☐

2. IF THE UNIT IS EXEMPT FROM ARTICLE 6-A
OF THE REAL PROPERTY LAW, KNOWN AS THE
NEW YORK STATE GOOD CAUSE EVICTION
LAW, WHY IS IT EXEMPT FROM THAT LAW?
(PLEASE MARK ALL APPLICABLE EXEMPTIONS)

A. Village/Town/City outside of New York City has not
adopted good cause eviction under section 213 of the
Real Property Law ____;

B. Unit is owned by a "small landlord," as defined in
subdivision 3 of section 211 of the Real Property Law,
who owns no more than 10 units for small landlords
located in New York City or the number of units
established as the maximum amount a "small landlord"

can own in the state by a local law of a village, town, or
city, other than New York City, adopting the provisions
of Article 6-A of the Real Property Law, known as the
New York State Good Cause Eviction Law, or no more
than 10 units, as applicable. In connection with any
eviction proceeding in which the landlord claims an
exemption from the provisions of Article 6-A of the Real
Property Law, known as the New York State Good
Cause Eviction Law, on the basis of being a small
landlord, the landlord shall provide to the tenant or
tenants subject to the proceeding the name of each
natural person who owns or is a beneficial owner of,
directly or indirectly, in whole or in part, the housing
accommodation at issue in the proceeding, the number
of units owned, jointly or separately, by each such
natural person owner, and the addresses of any such
units, excluding each natural person owner's principal
residence. If the landlord is an entity, organized under
the laws of this state or of any other jurisdiction, then
such landlord shall provide to the tenant or
tenants subject to the proceeding the name of each
natural person with a direct or indirect ownership
interest in such entity or any affiliated entity, the number
of units owned, jointly or separately, by each such
natural person owner, and the addresses of any such
units, excluding each natural person owner's principal
residence (exemption under subdivision 1 of section 214
of the Real Property Law) ____;

C. Unit is located in an owner-occupied housing
accommodation with no more than 10 units (exemption
under subdivision 2 of section 214 of the Real Property
Law) ____;

D. Unit is subject to regulation of rents or evictions
pursuant to local, state, or federal law (exemption under
subdivision 5 of section 214 of the Real Property
Law) ____;

E. Unit must be affordable to tenants at a specific
income level pursuant to statute, regulation, restrictive
declaration, or pursuant to a regulatory agreement with a
local, state, or federal government entity
(exemption under subdivision 6 of section 214 of the
Real Property Law) ____;

F. Unit is on or within a housing accommodation owned
as a condominium or cooperative, or unit is on or within
a housing accommodation subject to an offering plan
submitted to the office of the attorney general
(exemption under subdivision 7 of section 214 of the
Real Property Law) ____;

G. Unit is in a housing accommodation that was issued a
temporary or permanent certificate of occupancy within
the past 30 years (only if building received the certificate

A. This unit is exempt from Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law, for the reasons stated in response to question 2, above (IF THIS ANSWER IS CHECKED, NO OTHER ANSWERS TO THIS QUESTION SHOULD BE CHECKED): ____;

B. The tenant is receiving this notice in connection with a first lease or a renewal lease, so the landlord does not need to check any of the lawful reasons listed below for not renewing a lease under Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law (IF THIS ANSWER IS CHECKED, NO OTHER ANSWERS TO THIS QUESTION SHOULD BE CHECKED) ____;

C. The landlord is not renewing the lease because the unit is sublet and the sublessor seeks in good faith to recover possession of the unit for their own personal use and occupancy (exemption under subdivision 3 of section 214 of the Real Property Law): ____;

D. The landlord is not renewing the lease because the possession, use or occupancy of the unit is solely incident to employment and the employment is being or has been lawfully terminated (exemption under subdivision 4 of section 214 of the Real Property Law): ____;

E. The landlord is not renewing the lease because the tenant has failed to pay rent due and owing, and the rent due or owing, or any part thereof, did not result from a rent increase which is unreasonable. A rent increase is presumptively unreasonable if the increase from the prior rent is greater than the lower of: (a) 5 percent plus the annual percentage change in the consumer price index for all urban consumers for all items as published by the United States Bureau of Labor Statistics for the region in which the housing accommodation is located, as published not later than August 1st of each year by the Division of Housing and Community Renewal; or (b) 10 percent (good cause for eviction under paragraph a of subdivision 1 of section 216 of the Real Property Law): ____;

F. The landlord is not renewing the lease because the tenant is violating a substantial obligation of their tenancy or breaching any of the landlord's rules and regulations governing the premises, other than the obligation to surrender possession of the premises, and the tenant has failed to cure the violation after written notice that the violation must cease within 10 days of receipt of the written notice. For this good cause to apply, the obligation the tenant violated cannot be an obligation

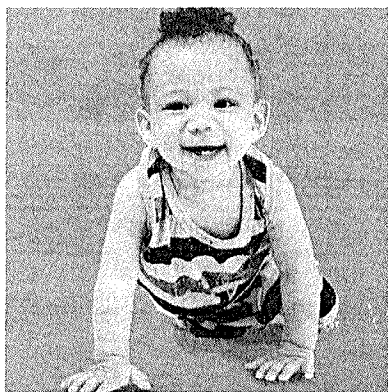
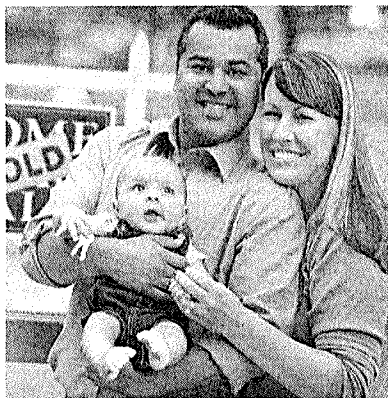
that was imposed for the purpose of circumventing the intent of Article 6-A of the Real Property Law, known as the New York State Good Cause Eviction Law. The landlord's rules or regulations that the tenant has violated also must be reasonable and have been accepted in writing by the tenant or made a part of the lease at the beginning of the lease term (good cause for eviction under paragraph b of subdivision 1 of section 216 of the Real Property Law): ____;

G. The landlord is not renewing the lease because the tenant is either (a) committing or permitting a nuisance on the unit or the premises; (b) maliciously or grossly negligently causing substantial damage to the unit or the premises; (c) interfering with the landlord's, another tenant's, or occupants of the same or an adjacent building or structure's comfort and safety (good cause for eviction under paragraph c of subdivision 1 of section 216 of the Real Property Law): ____;

H. The landlord is not renewing the lease because the tenant's occupancy of the unit violates law and the landlord is subject to civil or criminal penalties for continuing to let the tenant occupy the unit. For this good cause to apply, a state or municipal agency having jurisdiction must have issued an order requiring the tenant to vacate the unit. No tenant shall be removed from possession of a unit on this basis unless the court finds that the cure of the violation of law requires the removal of the tenant and that the landlord did not, through neglect or deliberate action or failure to act, create the condition necessitating the vacate order. If the landlord does not try to cure the conditions causing the violation of the law, the tenant has the right to pay or secure payment, in a manner satisfactory to the court, to cure the violation. Any tenant expenditures to cure the violation shall be applied against rent owed to the landlord. Even if removal of a tenant is absolutely essential to the tenant's health and safety, the tenant shall be entitled to resume possession at such time as the dangerous conditions have been removed. The tenant also retains the right to bring an action for monetary damages against the landlord or to otherwise compel the landlord to comply with all applicable state or municipal housing codes (good cause for eviction under paragraph d of subdivision 1 of section 216 of the Real Property Law): ____;

I. The landlord is not renewing the lease because the tenant is using or permitting the unit or premises to be used for an illegal purpose (good cause for eviction under paragraph e of subdivision 1 of section 216 of the Real Property Law): ____;

J. The landlord is not renewing the lease because the tenant has unreasonably refused the landlord access to



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

September 2013

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

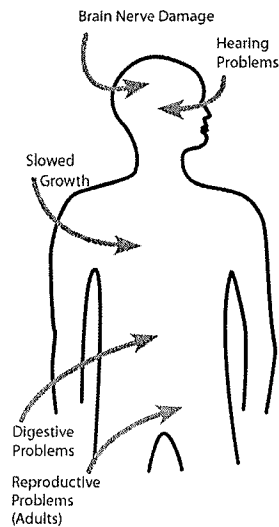
- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- 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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

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

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), 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.

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.

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 avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

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:

- 40 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 250 $\mu\text{g}/\text{ft}^2$ for interior windows sills
- 400 $\mu\text{g}/\text{ft}^2$ for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:

- Use only cold water for drinking and cooking.
- Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.

- **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 (16 CFR 1303). 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 (76 FR 44463).

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) 321-6671

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 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

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.
WWPD/TOPE
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
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

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).