



**REALTORS® ASSOCIATION OF NEW MEXICO  
LEAD-BASED PAINT DISCLOSURE BEFORE LEASE – 2023**

**Federal law requires Landlord to provide to Tenant all disclosures set forth in this Addendum AND to receive acknowledgment from Tenant that Tenant has received these disclosures PRIOR TO full execution of the Rental Agreement.**

This Disclosure and Acknowledgment will be attached as Addendum No. \_\_\_\_\_ to the Rental Agreement between the Landlord and Tenant, dated, \_\_\_\_\_ December \_\_\_\_\_ 10 \_\_\_\_\_, \_\_\_\_\_ 2020 \_\_\_\_\_  
Relating to the following Property:

\_\_\_\_\_ Address \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

Legal Description \_\_\_\_\_

or see metes and bounds or other legal description attached as Exhibit \_\_\_\_\_, \_\_\_\_\_  
County, New Mexico.

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

**2. OWNER'S DISCLOSURE.**

**A. Presence of lead-based paint and/or lead-based paint hazards:**

\_\_\_\_\_ 1. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

\_\_\_\_\_ 2. Owner has no knowledge of lead-based paint and/or lead-based paint hazards.

**B. Records and reports available to the Owner:**

\_\_\_\_\_ 1. Owner has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing, (List documents below).

\_\_\_\_\_ 2. Owner has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

**3. TENANT'S ACKNOWLEDGEMENT.**

**A.** \_\_\_\_\_ Tenant has received the Lead-Based Paint Warning Statement, the Owner's Lead-Based Paint Disclosures referenced in Paragraph 2(A) and if applicable, the records and reports accompanying Owner's Disclosures referenced in Paragraph 2(B).

**B.** \_\_\_\_\_ Tenant has received the pamphlet "Protect Your Family from Lead in Your Home."

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**4. AGENT’S CERTIFICATION**

- A. \_\_\_\_\_ Broker has informed Owner of his obligations under Sec. 42 U.S.C.A. 4852d to:
- 1) Provide Tenant with the federally approved pamphlet, “Protect Your Family from Lead in Your Home;”
  - 2) Complete this Lead-based Paint Addendum before giving it to Tenant;
  - 3) Disclose any known lead-based paint or lead-based paint hazards in the Property;
  - 4) Deliver to Tenant a list of and copies of all records and reports pertaining to lead-based paint and/or lead based paint hazards in the Property;
  - 5) Retain a completed copy of this commencement of the leasing period for at least three (3) years following the closing of the sale.
- B. \_\_\_\_\_ Agent is aware of Agent’s duty to ensure compliance with the requirements of Sec. 42 U.S.C.A. 4852d.

*This form is not required for zero-bedroom units, leases for less than 100 days where no renewal or extension can occur, housing exclusively for the elderly or disabled (unless children live there), rental housing that has been inspected by a certified inspector and found to be freed of a lead-based paint; renewals of leases where disclosure has taken place and no new information has become available.*

**Warning**

***Provisions of this form are required by Federal Regulations and should not be revised.***

**Certification**

Each of the following parties has reviewed the information above and certifies, to the best of his or her knowledge, that the information provided by that party is true and accurate.

**OWNER**

Owner Signature		Date	Time
Owner Signature		Date	Time
Owner Names (Print)			
Owner Address	City	State	Zip Code
Owner Home Phone	Business Phone	Fax	Email Address

**TENANT**

Tenant Signature		Date	Time
Tenant Signature		Date	Time
Tenant Names (Print)			
Tenant Address	City	State	Zip Code
Tenant Home Phone	Business Phone	Fax	Email Address

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**LANDLORD/BROKER**

Landlord/Broker Firm \_\_\_\_\_

By (Print) \_\_\_\_\_

Broker  is  is not a REALTOR®

By (Signature) \_\_\_\_\_

Date \_\_\_\_\_

Time \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Business Phone \_\_\_\_\_

Fax \_\_\_\_\_

Email Address \_\_\_\_\_

