

ADDENDUM REGARDING LEAD-BASED PAINT

For use in the lease of residential property built before 1978.

ΑC		NDUM TO RESIDENTIAL LEAS	E CONCERNIN	IG THE PROPERTY AT Houston	ТX	77055		
Α.	LE pai har dis	AD WARNING STATEMENT: Housing built before 1978 may contain lead-based paint. Lead from nt, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially reful to young children and pregnant women. Before renting pre-1978 housing, lessors (landlords) must close the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees nants) must also receive a federally approved pamphlet on lead poisoning prevention.						
В.			OSURE: esence of lead-based paint and/or lead-based paint hazards. (Check (a) or (b)). Landlord knows of the following lead-based paint and/or lead-based paint hazards in the Property:					
	/	(b) Landlord has no knowledge	of lead-based p	paint and/or lead-based paint h	nazards in the	Property.		
	(2)	 Records and reports available to Landlord. (Check (a) or (b)). (a) Landlord has provided Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property which are listed here: 						
		(b) Landlord has no reports or r in the Property.	ecords pertaini	ng to lead-based paint and/or	· lead-based pa	 aint hazards		
/	(1)	ENANT'S ACNOWLEDGEMENT:) Tenant has received copies of all information listed in Paragraph B.) Tenant has received the pamphlet entitled Protect Your Family from Lead in Your Home.						
D.	(1)	AGENTS' NOTICE TO LANDLORD AND ACKNOWLEDGEMENT: 1) The brokers and agents to the lease notify Landlord that Landlord must: (a) provide Tenant with the EPA-approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazard in the Property; (d) deliver all records and reports to Tenant pertaining lead-based paint and/or lead-based paint hazards in the Property; and (e) retain a copy of this addendum for at least 3 years. 2) The brokers and agents to the lease have advised Landlord of Landlord's obligations under 42 U.S.C. 4852d and are aware of his/her responsibility to ensure compliance.						
Ε.		RTIFICATION OF ACCURACY: best of their knowledge, that the				nd certify, to		
Lar	ıdlorc	d Ignacio Perezanta	Date	Tenant	Militaria da Calabarra de Calab	Date		
				Tenant		Date		
Lis	ting E	Broker/Agent or Property Manager Malek Bohsali	Date	Tenant		Date		

Tenant

Date



Information About Brokerage Services

EQUAL HOUSING OPPORTUNITY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name Primary Assumed Business Name	e or License No.	Email	Phone
Malek Bohsali	437383	Malek@ValueRealEstate.US	(713) 204-4076
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent, Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buye	er/Tenant/Seller/Land	lord Initials Date	