

Disclosures by Property Owner(s)

Required California Landlord Disclosures — To Be Provided Before Lease Execution

Property Address: _____ Unit / Apt #: _____

Landlord / Owner Name: _____ Date of Disclosure: _____

1. LEAD-BASED PAINT DISCLOSURE (42 U.S.C. § 4852d)

Required for all properties built before 1978.

- Known lead-based paint hazards on the property (describe):

- Landlord has no knowledge of lead-based paint hazards.
- Landlord has provided the EPA pamphlet 'Protect Your Family from Lead in Your Home.'

2. MOLD DISCLOSURE (California Health & Safety Code § 26147-26148)

Landlord must disclose known or suspected mold conditions.

- Landlord is not aware of any mold or mold conditions on the property.
- Mold or mold conditions have been identified at the property (describe):

3. DEATH ON PREMISES (California Civil Code § 1710.2)

Disclosure required if a death occurred on the property within the past 3 years.

- No death has occurred on the property within the past 3 years.
- A death occurred on the property within the past 3 years (describe):

4. REGISTERED SEX OFFENDERS (Megan's Law)

Landlord must notify tenant of the public database for registered sex offenders.

- Tenant acknowledges notification that the California Department of Justice maintains a public database of registered sex offenders accessible at www.meganslaw.ca.gov.

5. AB 1482 — TENANT PROTECTION ACT STATUS

Landlord must disclose whether property is subject to rent cap and just cause eviction protections.

- This property IS subject to AB 1482 rent cap and just cause eviction requirements.
- This property is EXEMPT from AB 1482 (reason): Single-family home / Built after 2009 / Owner-occupied / Other:

6. PEST CONTROL (California Civil Code § 1940.8)

If a pest control company services the property, tenant must be notified.

- No pest control service is currently contracted for this property.
The following pest control company services this property:

7. SMOKING POLICY (California Civil Code § 1947.5)

Landlord must disclose the smoking policy for the rental unit and common areas.

- Smoking is PROHIBITED in the unit and all common areas.
Smoking is permitted in the following designated areas only:

SIGNATURES

Landlord/Owner Signature:

Signature: _____ Date: _____

Tenant/Applicant Acknowledgment — I have received and reviewed all disclosures above:

Signature: _____ Date: _____

Tenant Print Name: _____ Date: _____

This form is provided by the Law Office of Rikisha D. Thomas for informational purposes. Landlords should consult a licensed attorney to ensure all required disclosures are current and complete for their specific property.