



**ADDENDUM  
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT  
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS  
LEASES**

**I. LEAD PAINT WARNING**

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.

**II. PROPERTY ADDRESS: 91 Brunswick Avenue**

**Bloombury Boro, NJ 08804**

**III. LESSOR'S DISCLOSURE (initial) (To be completed and signed at time of listing)**

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☒ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

Initial

BBP

☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Initial

(b) Records and Reports available to the lessor (check one below):

☒ Lessor has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

☐ Lessor has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which lessor has provided to its listing agent, and has directed its listing agent to provide lessee or lessee's agent with these records and reports prior to lessor accepting any offer to lease (list documents below):

Initial

BBP

(c) If there is any change in the above information prior to lessor accepting an agreement from the lessee to lease, lessor will disclose all changes to the lessee prior to accepting the lease.

**IV. LESSOR'S CERTIFICATION OF ACCURACY**

Lessor(s) have reviewed the Lessor's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Signed by: Bill Balmes, President Date 6/19/2025

Bloombury Boro, NJ Company #1

Lessor \_\_\_\_\_ Date \_\_\_\_\_

Lessor \_\_\_\_\_ Date \_\_\_\_\_

Lessor \_\_\_\_\_ Date \_\_\_\_\_

**V. LISTING AGENT'S CERTIFICATION OF ACCURACY**

Listing Agent certifies that he/she has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent

Freeman Jeff Smith

6.19.25 Date

**VI. LESSEE'S ACKNOWLEDGMENT (initial) (The Lessor's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to lessee signing this Addendum.)**

(a) Lessee has received copies of all information listed in Section III above.

(b) Lessee has received the pamphlet Protect Your Family From Lead in Your Home.



**VII. LESSEE'S CERTIFICATION OF ACCURACY**

Lessee(s) have reviewed the Lessee's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Lessee _____	Date _____	Lessee _____	Date _____
Lessee _____	Date _____	Lessee _____	Date _____

**VIII. LEASING/LESSEE'S AGENT'S CERTIFICATION OF ACCURACY**

Leasing/Lessee's Agent certifies that the lessee has received the information in section VI (a) and (b).

Leasing/Lessee's Agent \_\_\_\_\_ Date \_\_\_\_\_