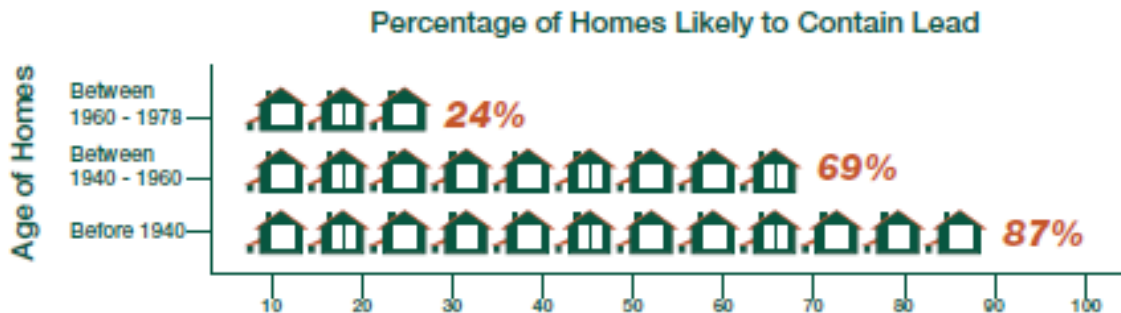


Could you be the next community to be fined **\$50,000.00?**

If your property was built before 1978, there is a good chance it was built using lead-based paint. (See chart below. Due to the serious potential effects on human health and safety caused by lead, especially among children, the government passed the Residential Lead-Based Paint Hazard Reduction Act of 1992 - Title X. It requires owners to remove, encapsulate, enclose or replace areas that were painted with lead-based paint. It also requires all owners of apartments built before 1978 to provide residents with notification of the potential lead-based paint at the community.



Additionally, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning April 22, 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination.

These requirements are being strictly enforced in this region. The Department of Housing and Urban Development (HUD) is tasked with the monitoring and enforcement of these requirements. Several owners of Washington Area apartments have been fined hundreds of thousands of dollars and ordered to spend nearly \$1 million on abatement for failing to comply with lead paint disclosure requirements. HUD offices across the country have become aggressively proactive, suing owners of communities for lead paint violations. Fines for not meeting HUD procedures have ranged from \$2,000 to \$50,000. To avoid being sued, owners and managers must provide residents with copies of Protect Your Family From Lead in Your Home, and copies of reports that detail if lead paint hazards are present in your communities. The information must be provided at the time a resident signs a lease renews a lease and every time you disturb painted surfaces for repairs and renovations.

Middledorf Property Services is a certified Lead Safe Firm. We have been trained according to EPA regulations and have fulfilled the requirements of the Toxic Substances Control Act (TCSA) Section 402, and have received certification to the conduct lead based paint renovation, repair and paint activities pursuant to 40 CFR Part 745.89. We can assist you in testing and determination the proper course of action should your property fall within the above mentioned date range.

