

## ASBESTOS ADDENDUM

This will serve as an Addendum to the Lease Agreement dated \_\_\_\_\_, between Midwest Family Housing, LLC, Owner, and \_\_\_\_\_, (“Resident”), regarding property located at \_\_\_\_\_, (the “Premises”).

Owner considers Resident/Occupant health a major priority and concern. As such, the following information is provided to draw Resident’s attention to the actions the Owner recommends the Resident undertakes to ensure Owner’s efforts to minimize this risk are not compromised.

1. **WARNING:** The Premises may contain asbestos containing materials (“ACM”).
2. **FACTS ABOUT ASBESTOS:** In most housing units built prior to 1981, asbestos was a commonly used construction material. In various parts of the Premises or Housing Unit, ACM may have been used in the original construction or in renovations prior to the enactment of federal laws that limit asbestos in certain construction materials.
3. **FEDERAL RECOMMENDATIONS:** The United States Environmental Protection Agency (“EPA”) has determined that the mere presence of ACM does not pose a health risk to residents and that these materials are safe so long as they are not dislodged or disrupted in a manner that causes the asbestos fibers to be released. Disturbances include scraping, sanding, pounding, or other techniques that produce dust and cause the asbestos particles to become airborne. The EPA does not require that intact ACM be removed. Instead, the law simply requires that Owner take reasonable precautions to minimize the chance of damage or disturbance of these materials.
4. **RESIDENT RESPONSIBILITIES:** Resident must comply with the following:
  - a. Resident may hang pictures and wall ornaments by driving hangers into walls, but holes greater than one-quarter inch in diameter shall not be made without the express written approval of the Owner.
  - b. Resident shall not drill holes for any purpose such as the installation of drapery rods or other fixtures. Owner, if contacted, shall arrange for such installations, if appropriate.
  - c. Resident noting holes of one-quarter inch or larger in wallboard or ceilings, or crumbling or peeling wallboard or ceiling materials shall notify Owner, who shall determine what repair, if any, is necessary.

Resident:

\_\_\_\_\_

Forest City Residential Management, Inc.  
Agent for Owner

By: \_\_\_\_\_

Date:

\_\_\_\_\_

Date: \_\_\_\_\_