

To:

From: **Bell Realty**
525 Northern Blvd - Ste 300
Great Neck, NY 11021

LEASE NOTICE TO TENANT

PROTECT YOUR CHILD FROM LEAD POISONING AND WINDOW FALLS

New York City law requires that tenants living in buildings with 3 or more apartments complete this form and return it to their landlord before February 15, each year. **If you do not return this form, your landlord is required to visit your apartment to determine if children live in your apartment.**

Peeling Lead Paint	Window Guards
<p>By law, your landlord is required to inspect your apartment for peeling paint and other lead paint hazards at least once a year if a child under 6 years of age (5 years or younger) lives with you.</p> <p>+ You must notify your landlord in writing if a child under 6 comes to live with you during the year.</p> <p>+ If a child under 6 lives with you, your landlord must inspect your apartment and provide you with the results of these paint inspections.</p> <p>+ Always report peeling paint to your landlord. Call 311 if your landlord does not respond.</p> <p>+ Your landlord must use safe work practices to repair all peeling paint and other lead paint hazards.</p> <p>These requirements apply to buildings with 3 or more apartments built before 1960. They also apply to buildings built between 1960 and 1978 if the landlord knows that lead paint is present.</p>	<p>By law, your landlord is required to install window guards in all your windows if a child under 11 years of age (10 years or younger) lives with you, OR if you request them (even if no children live with you).</p> <p>+ ONLY windows that open to fire escapes, and one window in each first floor apartment when there is a fire escape on the outside of the building, are legally exempt from this requirement.</p> <p>+ It is against the law for you to interfere with installation, or remove window guards where they are required.</p> <p>+ Air conditioners in windows must be permanently installed.</p> <p>+ Window guards must be installed so there is no space greater than 4 1/2 inches above or below the guard, on the side of the guard, or between the bars.</p> <p>These requirements apply to all buildings with 3 or more apartments, regardless of when they were built.</p>

Fill out and return this form to your landlord.

Please check all boxes that apply:

- A child under 6 years of age (5 years or younger) lives in my apartment.**
- A child under 11 years of age (10 years or younger) lives in my apartment and:**
 - Window guards are installed in all windows as required.
 - Window guards need repair
 - Window guards are **NOT** installed in all windows as required.
- No child under 11 years of age (10 years or younger) live in my apartment:**
 - I want window guards installed anyway.
 - I have window guards, but they need repair.

NAME

ADDRESS

Unit

SIGNATURE

DATE

TELEPHONE NUMBER

SEE REVERSE SIDE

