

Colorado Radon Disclosure - Rental Properties

RADON WARNING STATEMENT: THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT STRONGLY RECOMMENDS THAT ALL TENANTS HAVE AN INDOOR RADON TEST PERFORMED BEFORE LEASING RESIDENTIAL REAL PROPERTY AND RECOMMENDS HAVING THE RADON LEVELS MITIGATED IF ELEVATED RADON CONCENTRATIONS ARE FOUND. ELEVATED RADON CONCENTRATIONS CAN BE REDUCED BY A RADON MITIGATION PROFESSIONAL.

RESIDENTIAL REAL PROPERTY MAY PRESENT EXPOSURE TO DANGEROUS LEVELS OF INDOOR RADON GAS THAT MAY PLACE THE OCCUPANTS AT RISK OF DEVELOPING RADON-INDUCED LUNG CANCER. RADON, A CLASS A HUMAN CARCINOGEN, IS THE LEADING CAUSE OF LUNG CANCER IN NONSMOKERS AND THE SECOND LEADING CAUSE OF LUNG CANCER OVERALL. A LANDLORD IS REQUIRED TO PROVIDE THE TENANT WITH ANY KNOWN INFORMATION ON RADON TEST RESULTS OF THE RESIDENTIAL REAL PROPERTY.

Lessor's/Landlord's Disclosure:

Presence of radon (*check only one box*)

1. Lessor (Landlord) has no knowledge of a radon test(s) having been conducted on the residential real property in the housing.

2. Lessor (Landlord) knows that a radon test(s) having been conducted on the residential real property in the housing. *If this box is checked, A, B, and C below must be completed.*

A. The most current records and reports pertaining to the radon concentrations within the residential real property are located (*describe location of records*):

_____.

B. The radon concentrations detected, and mitigation or remediation performed, if any:

_____.

C. The following mitigation system is installed in the residential (*describe, if applicable, and attach documentation regarding the system*):

_____.

3. Lessor (Landlord) has attached a copy of the most recent brochure published by the Department of Public Health and Environment in accordance with C.R.S. § 25-11-114(2)(a) that provides advice about radon in real estate transactions. Prospective Tenant(s) Email Address(es):

Prospective Lessee's (Tenant's) Acknowledgment (Initial):

_____ If Box 2 above is checked, Prospective Lessee/Tenant has received copies of all information listed above.

_____ Lessee/Tenant has received the radon brochure.

ACCURACY CERTIFICATIONS and TENANT'S ACKNOWLEDGMENT. Lessor (Landlord) and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the Lessor (Landlord) may be (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner's

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management company, real estate agent or locator service, if such person is authorized to sign for the Lessor (Landlord). The person who signs for the Lessor (Landlord) may be: (1) the Lessor (Landlord) himself or herself; or (2) an employee, officer or partner of the agent if such person is authorized to sign for the Lessor (Landlord).

The prospective Tenants signing below acknowledge that they have received a copy of this Radon Disclosure and radon brochure before becoming obligated to sign the Lease.

Lessor (Landlord)/Agent for Landlord Date

Prospective Tenant Date

Prospective Tenant Date

Prospective Tenant Date

THIS FORM HAS NOT BEEN APPROVED BY THE COLORADO REAL ESTATE COMMISSION. IT WAS DRAFTED BY TSCHETTER SULZER, PC.