

Date: [Current Date]

To: [Tenant Name]

Property Address: [Full Rental Address and Unit Number]

ASBESTOS HAZARD DISCLOSURE AND NOTICE

Dear [Tenant Name],

In accordance with state and local regulations regarding residential safety, this letter serves as formal notification that the property located at the address above is known or presumed to contain Asbestos-Containing Materials (ACM).

1. Presence of Asbestos

Due to the age of the building construction (built prior to 1981), asbestos may be present in various building materials, including but not limited to: acoustic ceiling sprays (popcorn ceilings), floor tiles and adhesives, wall plaster, insulation, and joint compounds.

2. Condition and Safety

Asbestos-containing materials are generally not considered harmful unless they are disturbed, damaged, or become "friable" (easily crumbled by hand pressure), which releases fibers into the air. Management has inspected the premises and, to the best of our knowledge, all asbestos-containing materials are currently in good condition and do not pose a health risk in their present state.

3. Tenant Restrictions and Responsibilities

To ensure your safety and maintain the integrity of the materials, you must adhere to the following rules:

- Do not drill holes in, nail into, or sand the ceilings or walls.
- Do not scrape or attempt to repair any popcorn ceiling material.
- Do not damage or remove floor tiles or baseboards.
- Immediately report any water leaks, crumbling material, or physical damage to the walls or ceilings to Management.

4. Maintenance and Renovations

All repairs or renovations involving surfaces that may contain asbestos must be performed by certified professionals. Tenants are strictly prohibited from performing their own repairs on these surfaces.

By signing below, you acknowledge that you have received this disclosure and understand the safety precautions required.

Tenant Signature

Date

Landlord/Agent Signature