

Asbestos Disclosure Addendum

Resident(s): _____

Owner/Agent: Nine Seventeen Eleventh, LLC, 1112 Montana Ave. #173, Santa Monica, CA 90403

Leased Premises: 917 11th Street Unit #: _____

City: Santa Monica State: CA Zip: 90403

Asbestos is a building material commonly found in buildings constructed before 1981. It has been determined that the mere existence of asbestos does not pose a health risk as long as the asbestos is not disturbed and the fibers are not released into the air. As such, owners and residents must take reasonable precautions to minimize the risk of disturbance of asbestos materials.

This Addendum is intended as a **WARNING** that the Premises may contain asbestos, which may be present in buildings constructed prior to 1981 and may expose him/her to a chemical known by the State of California to cause cancer.

The terms of this Addendum are intended by the parties to be added to and incorporated into the Rental Agreement between Resident and Owner/Agent that currently governs the tenancy of Resident(s) in the Premises.

(Owner/Agent must check one)

Owner/Agent discloses that the Premises contains asbestos materials and/or asbestos hazards that are located in or around the following areas of the Premises:

Owner/Agent has no knowledge of asbestos containing materials and/or asbestos hazards located in or around the Premises, however, Owner/Agent notifies Resident that the Premises may contain asbestos materials.

Resident understands and agrees that as his/her part of taking reasonable steps to minimize the risk of exposure to asbestos-materials, he/she will not do anything that may disturb the building materials of the Premises in a manner that may cause the asbestos fibers to be released. This includes, but is not limited to the following:

1. Scraping, pounding, sanding or remodeling any portion of the Premises that may release dust and which may cause the asbestos materials to be released into the air.
2. Making any repairs, improvements or alterations to the Premises without obtaining Owner/Agent's prior written consent and (when appropriate) providing Owner/Agent with a plan to prevent the release or exposure of any asbestos.
3. Limiting contact with the ceiling of the Premises, including not hanging hooks or other objects in the ceiling, not penetrating the ceiling in any way, not drilling holes in the ceiling or attaching fixtures to the ceiling, not allowing objects to come in contact with the ceiling, limiting the contact of water with the ceiling, not cleaning or painting ceiling, no repair to ceiling or light fixtures and no other activity that may cause damage or disturbance to the ceiling or other asbestos-material located on the Premises.

Resident agrees to immediately notify Owner/Agent in writing of any signs of asbestos disturbance or other damage to the Premises, such as crumbling, cracking, peeling or deterioration of the walls or ceiling. Resident also agrees to immediately notify Owner/Agent in writing if any of the above stated activities in paragraphs 1-3 occur.

By signing below, Resident(s) acknowledges and confirms that he/she has received, reviewed and understands this Addendum.

This Addendum may be executed in counterparts and facsimile copies of same shall be admissible for all purposes and shall be deemed an original.

Resident(s): _____ Date _____ Date _____
_____ Date _____ Date _____

Owner/Agent: _____ Date _____

