



PARTICIPANT EXPECTATIONS

Lead-Based Paint Hazard Control

PROPERTY STREET ADDRESS: _____

CITY, STATE and ZIP: _____

OCCUPANT NAME: _____

PROPERTY OWNER NAME: _____

REFERENCE NUMBER (office use): _____

Please read each statement in the sections below. There are three sections:

1. What you should expect from the Lead-Based Paint Hazard Control program (LBPHC).
2. What the LBPHC expects from you: Throughout, Before, During and After work.
3. LBPHC limitations and restrictions.

Then sign and date the form.

The term “work” describes all lead-hazard control efforts.

What you should expect from the LBPHC:

- I expect the LBPHC professionals will be responsive and respectful.
- I expect Michigan-certified lead professionals to identify and reduce lead hazards on my property.
- I expect to receive a copy of the inspection and clearance report.
- I expect to receive a copy of the project specifications (specs). Project specs describe the work the LBPHC will be performing on the property.
- I expect the LBPHC to use an approved lead-based paint encapsulant. An encapsulant is a thick liquid used to cover lead-based paint. I understand that when applying this product, it may “overspray” and get onto other objects. I expect LBPHC contractors to reduce overspray. If it does happen, I expect the contractor to clean it up to the best of their ability.
- I expect the LBPHC to install new safety devices if needed. These include smoke alarms, carbon monoxide detectors, and fire extinguishers. I understand I am responsible for maintaining these devices according to manufacturer instructions for the device to function.
- I expect the LBPHC contractor to fix problems with the work for an 18-month period after project completion.
- I expect my personal information will remain confidential.
- I expect the LBPHC contractor to apply a wax or another type of sealant to my floors, if needed, per manufacturer’s instructions. I expect the product will be applied after the floor is cleaned.

What the LBPHC expects from you:

Throughout the program:

- To cooperate and be respectful.
- To have all child occupants under the age of 6 tested for lead. Tests should occur no sooner than 6 months before work begins. A second test should occur no later than 6 months after work ends.

Before work begins:

- To have home insurance, including theft and fire coverage.
- To review and agree to the project specs.
- To prepare the property (according to project needs) for work to begin. This may include moving all movable items such as furniture, valuables, small appliances, and other personal items to the center of the project room. It may include removing items from the work area. The LBPHC can delay or cancel work if the property is not properly prepared.
- To remove all window coverings such as curtains or blinds. You also will be responsible for reinstallation.
- To pay a part of the project cost, if specified, before project begins.
- To notify the LBPHC of any issues that may interfere with project work.
- To deactivate the home security system and all sensors. Please note, the LBPHC will not reactivate the system or sensors.
- To have the identified lead hazards fixed per project specs.

During work (abatement)

- To relocate (move out), if required, while the work is being done. If relocated, you are not allowed to enter your home until the work is complete and cleared.
- To remove all pets while work is being performed.
- If relocated into a hotel:
 - To pay for your cost of food, gas, laundry, and incidentals including but not limited to phone calls.
 - To comply with hotel policy.
 - To pay for any damages made to the hotel.
 - To cover costs to move somewhere else if asked to leave the hotel for violating hotel policy.
- To permit use of the property's existing utilities including but not limited to heat, electric, and water for the purpose of completing the work.
- To continue making routine household payments including but not limited to mortgage, rent, and utilities for the duration of the work.

After the work is complete

- To complete extra repairs or finish-painting as outlined in the project specs. Homeowners are responsible for these repairs and finish-painting.
- To replace the gutter and downspout system if it was removed to complete specific exterior work on the home including but not limited to siding, soffit, fascia.

- To perform routine maintenance and monitoring of work performed. Use the inspection report to find guidance on monitoring and maintenance.
- To disclose if lead-based paint was or is on the property before sale or lease to new owners/renters. This includes lead-based paint, soil, and dust. To provide the location and condition of known lead-based paint. To share existing lead reports and records.
- If applicable: To rent this property at or below Fair Market Rent (FMR) values for 36 months after work is complete. To place priority on renting to families with children under 6 years of age. This applies to participants funded through the U.S. Department of Housing and Urban Development (HUD) or through State General Funds. If this applies to you, you will be asked to reimburse the total cost of the work if you do not maintain FMR.
- To inform the LBPHC if a new tenant rents or buys the property.
- To permit the LBPHC to use before and after photos of this property.
- To take part in post-intervention surveys.

LBPHC limitations and restrictions

The LBPHC can disqualify, stop work, delay, cancel, or end the project if:

- Property taxes are delinquent.
- The property needs a full roof replacement.
- A threatening situation occurs. This includes events at or near the project property. Work can permanently stop due to the situation.
- The property is not prepared for work.
- The property does not have heat, electricity, or water.
- Participants do not follow LBPHC expectations. If this happens, the LBPHC may charge the homeowner the cost for the work performed.

I have read and understand the above program expectations. I agree to take part in the Lead-Based Paint Hazard Control Program, as described above.

Property Owner Name PRINT: _____

Property Owner SIGNATURE: _____ DATE _____

Tenant Name PRINT: _____

Tenant Name SIGNATURE: _____ DATE _____

LBPHC Staff PRINT: _____

LBPHC Staff SIGNATURE: _____ DATE _____