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209 GARTH ROAD | SCARSDALE NY 10583

**APPLICATION TO PURCHASE SHARES OF THE  
THORNYCROFT TENANTS' CORP.**

**NOTICE**

Article II of Chapter 700 of the Laws of Westchester County, known as the Westchester County Fair Housing Law, prohibits discrimination in housing accommodations on the basis of a person or persons' actual or perceived race, color, religion, age, national origin, alienage or citizenship status, ethnicity, familial status, creed, gender, sexual orientation, marital status, disability, source of income, or status as a victim of domestic violence, sexual abuse, or stalking.

Section 700.21-a of the Westchester County Fair Housing Law governs applications to purchase shares of stock in cooperative housing corporations and applies to this application. Under this section, the cooperative housing corporation is required to comply with the following deadlines:

1. Within fifteen (15) days of the receipt of this application, the cooperative housing corporation must either acknowledge that it has received a complete application or shall notify you of any defect in the application.
2. If you are notified of any defect in the application, within fifteen (15) days of the receipt of the corrected application the cooperative housing corporation must either acknowledge that it has received a complete application or shall notify you any defect in the application.
3. Within sixty (60) days of receipt of a complete application, the cooperative housing corporation must approve or deny your application and provide written notice thereof.
4. If your application is denied, the cooperative housing corporation is required to provide notice to the Westchester County Human Rights Commission, including your contact information.

## NOTICE

The following criteria are only some of the factors the Board of Thornycroft Tenants' Corp. (the Board) takes into consideration when reviewing applications. This is not a complete list. In reaching a decision, the weight given by the Board to each of the criteria may vary.

1. Income: Minimum of forty percent (40%) of purchase price (combined for all purchasers).  
Income Includes: Salaries, investment income, pensions, IRA/401K distributions, other income  
Income Excludes: Bonuses  
If liquid assets after closing (cash, non-retirement savings, retirement savings that are accessible, marketable securities, etc.) exceed 1.0 times the purchase price, they can be considered towards meeting the income requirement.
2. Credit Score: Minimum of seven hundred (700) (each purchaser).
3. Minimum Down Payment: Twenty percent (20%) of purchase price.
4. Debt-to-Income: Thirty-five percent (35%) or less.

Income Includes: Salaries, investment income, pensions, IRA/401K distributions, other income

Income Excludes: Bonuses

Debt Includes: Mortgage, Maintenance (before STAR Rebate), car loans, student loans, other loans, monthly revolving credit payments, other debt payments

5. Total Assets: Liquid assets after closing (cash, non-retirement savings, retirement savings that are accessible, marketable securities, etc.) totaling at least twelve (12) times the monthly maintenance charge (excluding the STAR rebate) plus twelve (12) times the monthly mortgage payment (if any).
6. Employment History: Provide employment history for at least the previous five (5) years for each purchaser.
7. Planned use of the apartment. Will the apartment be used primarily as a residence? Will the apartment be used for work that will involve non-residents entering/leaving the building?

In addition to the above requirements, upon submission of the application, each purchaser must:

1. Complete all sections of the application. If a section does not apply to you, please state that.
2. Purchaser(s) must provide an original application and copies of the following documents prior to the Board considering the application.
  - a. Fully completed application with all attached forms signed;
  - b. Fully executed contract of sale, together with any riders thereto;
  - c. Two (2) personal letters of reference and two (2) professional letters of reference for each purchaser (including contact telephone numbers);
  - d. Letter of reference from current employer stating annual base salary and length of employment for each purchaser;
  - e. Letter of reference from current landlord or managing agent for each purchaser
  - f. A copy of bank mortgage commitment if financing is being obtained;
  - g. A signed copy of last two (2) year's Federal tax returns with all schedules attached for each purchaser. Also copies of all W-2's related to the tax returns;
  - h. Copies of last two (2) pay stubs for each purchaser;
  - i. Bank/brokerage statements – copies of last two (2) months statements from all referenced accounts for each purchaser.
3. Two (2) non-refundable checks are required upon submission of the application. The first check payable to Garthchester Realty for an application fee of \$450.00 plus \$150.00 per purchaser for each background check(s) to be completed. A second check payable to the Thornycroft Tenants' Corp. for a processing fee of \$100.00.
4. The Board reserves the right to request additional information prior to considering an application.
5. By submitting this application for the Board's consideration, purchaser(s) are representing that all statements contained therein are true to the best of their knowledge and purchaser(s) is(are) authorizing the Board to verify all statements, including the Board obtaining a current credit report.
6. Where there is more than one purchaser, the information requested is to be provided by all purchasers.
7. The purchaser(s) and all financially responsible individuals, as well as all persons who will reside in the apartment (including children) will be required to attend a personal interview with members of the Admissions Committee of the Board of Directors prior to the Committee's reviewing the application.

**\*\*NO APPLICATIONS ARE ACCEPTED ON FRIDAYS AFTER 12PM\*\***

**Return the completed application to:  
Garthchester Realty, 440 Mamaroneck Avenue, S-512, Harrison, NY 10528**

**Apartment Information:**

|                            |  |                   |  |
|----------------------------|--|-------------------|--|
| Thornycroft Tenants' Corp. |  | Number of Shares: |  |
| Unit being Purchased:      |  |                   |  |
| Monthly Maintenance:       |  |                   |  |

**Parties involved in the purchase of the apartment:****Purchaser(s):**

|                     | Purchaser 1 | Purchaser 2 |
|---------------------|-------------|-------------|
| Name:               |             |             |
| Social Security #:  |             |             |
| Present Address:    |             |             |
| Telephone (Home):   |             |             |
| Telephone (Cell):   |             |             |
| Telephone (Office): |             |             |
| Email:              |             |             |

**Purchaser's Attorney:**

|                       |  |
|-----------------------|--|
| Attorney Responsible: |  |
| Name of Law Firm:     |  |
| Address:              |  |
| Telephone:            |  |
| Email:                |  |

**Purchaser's Real Estate Broker:**

|                           |  |
|---------------------------|--|
| Agent Responsible:        |  |
| Name of Real Estate Firm: |  |
| Address:                  |  |
| Telephone:                |  |
| Email:                    |  |

**Seller(s):**

|                     | <b>Seller 1</b> | <b>Seller 2</b> |
|---------------------|-----------------|-----------------|
| Name:               |                 |                 |
| Present Address:    |                 |                 |
| Telephone (Home):   |                 |                 |
| Telephone (Cell):   |                 |                 |
| Telephone (Office): |                 |                 |
| Email:              |                 |                 |

**Seller's Attorney:**

|                       |  |
|-----------------------|--|
| Attorney Responsible: |  |
| Name of Law Firm:     |  |
| Address:              |  |
| Telephone:            |  |
| Email:                |  |

**Seller's Real Estate Broker:**

|                           |  |
|---------------------------|--|
| Agent Responsible:        |  |
| Name of Real Estate Firm: |  |
| Address:                  |  |
| Telephone:                |  |
| Email:                    |  |

**Personal Information:**

Please provide the name(s) and relationship(s) to the purchaser(s) of all individuals expected to occupy the apartment. With respect to minor children only, please provide their present age(s).

| Name | Relationship | Age (Minor Children) |
|------|--------------|----------------------|
|      |              |                      |
|      |              |                      |
|      |              |                      |
|      |              |                      |

Unless expressly waived by the Board of Directors in writing, all individuals expected to occupy the apartment must be present at the interview of the prospective purchaser(s).

**Pets:**

Pets are not allowed per the current House Rules.

**Current Residence (Check as they apply):**

| Rent | Own | Private House | Condo | Coop | Other (Explain) |
|------|-----|---------------|-------|------|-----------------|
|      |     |               |       |      |                 |

|                                                            |  |
|------------------------------------------------------------|--|
| <b>Number of Rooms:</b>                                    |  |
| <b>Number of bedrooms:</b>                                 |  |
| <b>Monthly rent or mortgage plus taxes:</b>                |  |
| <b>Landlord/property manager's name if renting:</b>        |  |
| <b>Landlord/property manager's telephone if renting:</b>   |  |
| <b>Number of years at present address:</b>                 |  |
| <b>If less than 2 years, provide previous address(es):</b> |  |

**Automobiles Owned:**

|                        | Purchaser 1 | Purchaser 2 |
|------------------------|-------------|-------------|
| Year:                  |             |             |
| Manufacturer:          |             |             |
| Model:                 |             |             |
| State of Registration: |             |             |
| License Plate:         |             |             |

**Parking:**

|                                                                   | Yes | No |
|-------------------------------------------------------------------|-----|----|
| Are you interested in a parking space when one becomes available? |     |    |

**Planned Use of the Apartment:**

|                                                                                                    | Yes | No |
|----------------------------------------------------------------------------------------------------|-----|----|
| Will the apartment be used primarily as a residence?                                               |     |    |
| Will the apartment be used for work that will involve non-residents entering/leaving the building? |     |    |

**Employment:**

Provide employment history for at least five (5) years for all purchasers. Attach additional sheet(s) as necessary.

|                                             | Purchaser 1 | Purchaser 2 |
|---------------------------------------------|-------------|-------------|
| Employer Name:                              |             |             |
| Employer Address:                           |             |             |
| Position or Title:                          |             |             |
| Number of Years with This Employer:         |             |             |
| Gross Annual Wages (excluding any bonuses): |             |             |
| Gross Annual Bonus (if any):                |             |             |
| Supervisor's Name:                          |             |             |
| Telephone:                                  |             |             |

|                                             | Purchaser 1 | Purchaser 2 |
|---------------------------------------------|-------------|-------------|
| Employer Name:                              |             |             |
| Employer Address:                           |             |             |
| Position or Title:                          |             |             |
| Number of Years with This Employer:         |             |             |
| Gross Annual Wages (excluding any bonuses): |             |             |
| Gross Annual Bonus (if any):                |             |             |
| Supervisor's Name:                          |             |             |
| Telephone:                                  |             |             |

**Purchase Details:**

|                                     |  |
|-------------------------------------|--|
| Purchase Price:                     |  |
| Payment on Contract:                |  |
| Balance due on contract at closing: |  |

**Financing:**

Maximum financing allowed of eighty percent (80%) of the purchase price

|                                                        |  |
|--------------------------------------------------------|--|
| Amount of Financing:                                   |  |
| Fixed Rate Loan?<br>(Yes/No)                           |  |
| If "No" explain:                                       |  |
| Lender Name:                                           |  |
| Lender Address:                                        |  |
| Lender representative responsible for the application: |  |
| Lender Telephone Number:                               |  |

**Source of Funds:**

State the source of any funds to be used in the purchase of the apartment other than your own personal funds or the funds to be obtained from the lending institution set forth above.

| Source | Amount |
|--------|--------|
|        |        |
|        |        |
|        |        |
|        |        |
|        |        |
|        |        |
|        |        |

**Personal Financial Statement:****Assets**

Current evidence of all asset values must be submitted for consideration

|                                                                                        | <b>Purchaser 1</b> | <b>Purchaser 2</b> |
|----------------------------------------------------------------------------------------|--------------------|--------------------|
| Cash Deposit (for this transaction):                                                   |                    |                    |
| Other Cash Assets:                                                                     |                    |                    |
| Savings/Checking/Money Market Accounts:                                                |                    |                    |
| Non-retirement Investments (marketable securities, stocks, bonds, mutual funds, etc.): |                    |                    |
| Other liquid assets:                                                                   |                    |                    |
|                                                                                        |                    |                    |
|                                                                                        |                    |                    |
| Retirement Accounts (IRA, 401K, 403B, etc.)                                            |                    |                    |
| Real Estate Owned:                                                                     |                    |                    |
| Other Financial Assets:                                                                |                    |                    |
|                                                                                        |                    |                    |
|                                                                                        |                    |                    |
| <b>Total Assets</b>                                                                    |                    |                    |

**Liabilities (List outstanding balances)**

|                                         | <b>Purchaser 1</b> | <b>Purchaser 2</b> |
|-----------------------------------------|--------------------|--------------------|
| Mortgages:                              |                    |                    |
| Auto Loan/Lease:                        |                    |                    |
| Credit Card Balances:                   |                    |                    |
| Student loans:                          |                    |                    |
| Other Installment Loans:                |                    |                    |
| Other Liabilities (submit explanation): |                    |                    |
|                                         |                    |                    |
|                                         |                    |                    |
| <b>Total Liabilities</b>                |                    |                    |

## Monthly Income and Expense Statement

### Monthly Income

|                                                     | Purchaser 1 | Purchaser 2 |
|-----------------------------------------------------|-------------|-------------|
| Gross Monthly Wages (all sources):                  |             |             |
| Gross Monthly Pension, Account Distributions, etc.: |             |             |
| Gross Monthly Other Income:                         |             |             |
|                                                     |             |             |
| <b>Total Gross Monthly Income:</b>                  |             |             |
|                                                     |             |             |
| <b>Total Monthly Net Income</b>                     |             |             |

### Monthly Expenses

|                               | Current<br>(All Purchasers) | Proposed |
|-------------------------------|-----------------------------|----------|
| Mortgages/Property Taxes:     |                             |          |
| Rent:                         |                             |          |
| Homeowners Insurance:         |                             |          |
| Monthly Maintenance:          |                             |          |
| Auto Loan/Lease:              |                             |          |
| Credit Cards:                 |                             |          |
| Student Loans:                |                             |          |
| Other Installment Loans:      |                             |          |
| Alimony/Child Support:        |                             |          |
| Other Liens/Judgements:       |                             |          |
|                               |                             |          |
|                               |                             |          |
| Auto Insurance:               |                             |          |
| Travel/Commuting Expenses:    |                             |          |
| Utilities (gas, electric):    |                             |          |
| Phone/Cable/Internet:         |                             |          |
| Other Monthly Expenses:       |                             |          |
|                               |                             |          |
| <b>Total Monthly Expenses</b> |                             |          |

|   |                                                                                                                  | Yes | No |
|---|------------------------------------------------------------------------------------------------------------------|-----|----|
| 1 | Are you obligated to pay alimony, child support, separation maintenance? If yes, monthly amount: \$              |     |    |
| 2 | Are you a party to any lawsuits?                                                                                 |     |    |
| 3 | Has an eviction proceeding been brought against you within the past five (5) years?                              |     |    |
| 4 | Have you filed for bankruptcy, had your assets attached or your salary garnished within the past five (5) years? |     |    |
| 5 | Are there any outstanding judgements or liens against you?                                                       |     |    |
|   | <b>If you answered yes to any of the previous five (5) questions, please provide the details separately</b>      |     |    |

THE UNDERSIGNED UNDERSTANDS THAT THE INFORMATION REQUESTED HEREIN IS ESSENTIAL TO THIS APPLICATION BECAUSE OF THE SPECIAL CHARACTER OF A COOPERATIVE APARTMENT COMPLEX AND THE NATURE AND CHARACTER OF THE COMMUNITY IT FORMS. THE UNDERSIGNED AGREES TO SUBMIT TO THORNYCROFT TENANTS' CORP. ALL FURTHER DOCUMENTS AND INFORMATION REQUIRED BY THE CORPORATION PRIOR TO ITS CONSIDERATION OF THIS PROPOSED SALE, INCLUDING FINANCIAL STATEMENTS.

#### **Certification**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                      |           |      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|
| I certify that statements made in this application have been examined by me and to the best of my knowledge and belief are true, correct and complete. I have no objection to inquiries to any person or institution being made for the purpose of verifying the facts herein stated. I understand that the filing of this application does not in any way bind the Thornycroft Tenants' Corp. to consent to the assignment of this apartment to me. |           |      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Signature | Date |
| Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |      |
| Co-Purchaser:                                                                                                                                                                                                                                                                                                                                                                                                                                        |           |      |

# COMPLETE ONE PER APPLICANT

## AUTHORIZATION FOR THE RELEASE OF CONSUMER CREDIT REPORT INFORMATION TO THE FOLLOWING COMPANY OR CORPORATION

I \_\_\_\_\_ hereby authorize Garthchester Realty and the agencies used by this company or corporation, the release of, and/or permission to obtain and review, full consumer credit report information from the credit reporting agencies and/or their *vendors*. Without exception this authorization shall supersede and retract any prior request or previous agreement to the contrary. Copies of this authorization, which show my signature, have been executed by me to be as *valid* as the original release signed by me.

Compliance by the Subscriber with all provisions of the Federal Fair Credit Reporting Act (Public Law 91-508, 15 U.S.C. Section 1681ET SEQ., 604-615) and the Consumer Credit Reporting Act (California Civil Code Sec. 1785.1-1785.34) or other jurisdictional requirements. Information will be requested only for the Subscriber's exclusive use, and the Subscriber will certify for each request the purpose for which the information is sought and that the information will be used for no other purposes.

  X   BY WRITTEN AUTHORIZATION OF THE CONSUMER TO WHOM IT RELATES

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Phone #: \_\_\_\_\_

Current Address:

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The Board of Directors  
Thornycroft Tenants Corp.  
c/o Garthchester Realty  
440 Mamaroneck Avenue, S-512  
Harrison, N.Y. 10528

Dear Sirs:

I have read the Proprietary Lease of Thornycroft Tenants' Corp. and the Thornycroft House Rules (January 19, 1993 revision) and will abide by all the rules and regulations as set forth. Specifically, any apartment construction/renovation plans will be submitted to the cooperative's managing agent for approval prior to the commencement of any work.

I further understand that it is the responsibility of the shareholder to maintain the tile and grouting in the bathroom(s) in such a manner that no water leaks into the apartment below or the common areas of the building.

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DATED: \_\_\_\_\_



**Thornycroft**  
TENANTS' CORP.

## Moving Policy

Help ensure that your move goes as smoothly as possible by following these simple procedures:

A deposit of \$500 in the form of certified check or money order made payable to Thornycroft Tenants' Corp. must be submitted to the management office or superintendent before your move can be scheduled.

Please coordinate your move with the superintendent by calling 914- 574-6320 at least four (4) business days prior to your desired move date. Immediately prior to your move, you must make arrangements with the mover and superintendent to inspect the common areas (hallways, elevators, etc.) to confirm that no damage already exists.

Moves are allowed Monday - Friday between the hours of 9 am and 5 pm. If your move goes past 5:00 pm, a fee of \$100 (per hour or fraction thereof) will be charged to your account.

Saturday moves are allowed only with special pre-approval from management. Saturday moves, if allowed, must take place between 10 am and 4 pm and are charged at the rate of \$100 per hour or fraction thereof. If your move goes past 4:00 pm, a fee of \$150 (per hour or fraction thereof) will be charged to your account.

Only one elevator can be used for your move. Protective padding must be installed by the building superintendent before your move can commence. Items must be moved through the basement. Only items that will not fit through the basement (large furniture, mattresses, etc.) may be moved through the front entrance.

Once your move is completed successfully, you must make arrangements with the mover and superintendent to inspect the common areas (hallways, elevators, etc.) for damage. If no damage occurred, your deposit will be returned within 10 business days. If damage did occur, you will be responsible for the full cost of repair and your deposit will be applied toward those costs. Any additional costs will be added to your monthly maintenance bill; or, if you are moving out, all repair costs must be paid in full before closing (or your closing will be delayed).

**MOVING IN:** Please note that a minimum of 80% of your apartment must be carpeted. If you use area rugs, there must be thick padding underneath.

**MOVING OUT:** If you have a storage space, your items must be removed at the start of your move. If you have a garage space, you must vacate the space and return the remote control and key to the superintendent at the start of your move. If you do not return your storage room key, or the garage remote and key, a \$50 fee per item will be taken out of your deposit.

**I ACKNOWLEDGE** receipt of these guidelines and agree to abide by the rules/policies set forth.

Name \_\_\_\_\_ Apt # \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



# Garthchester Realty

## How to Make Monthly Maintenance Payments:

### (1) ACH, E-Check or Credit Card via our website:

Payments via the website - [www.garthchesterrealty.com](http://www.garthchesterrealty.com) - will require you to register and setup an online user profile. You will need to input your **Resident Account Number**. *The statement sample below indicates how to locate your Resident Account Number.* (an administrative fee will be charged for credit card payments)

### (2) Bill Pay Account via Your Bank:

Please note the bill payment service provided by your bank produces a manual check that is sent directly to NCB's lockbox at the address below. *Please initiate the payment 3-5 days prior to the due date to ensure the payment will be processed in a timely manner. Please indicate your Resident Account Number on the memo line (Ex. XX/XX).*

### (3) Mail a Check payable to:

**Name of Property**  
Garthchester Realty  
PO Box 5089  
White Plains, NY 10602-5089

## SAMPLE STATEMENT & ACCOUNT etc.

BOB SMITH  
123 MAIN STREET #1D  
SCARSDALE, NY 10583



|             |          |
|-------------|----------|
| DATE        | 07/01/15 |
| ACCOUNT NO. | XX/XX    |
| AMOUNT DUE  | \$654.87 |

Please Remit Payment To:

GARTHCHESTER REALTY  
P.O. BOX 5089  
WHITE PLAINS, NY 10602-5089

Make Check Payable To:

NAME OF PROPERTY

07130313104000000 0 090116 0065487 000 0

*Please note with cut backs at the United States Postal Service (USPS) any payments sent after business hours on Friday or anytime during the weekend or holidays will not be picked up until the following business day. In addition any documents in transit may not be delivered during that same period. Payments by paper check or bill pay service may experience delayed arrival. Normal business days for USPS delivery are Monday through Friday except for Holidays. Banking and financial services provided by National Cooperative Bank, N.A. Member FDIC.*



# Receiving your monthly invoices **just got easier**



## Register for eBills

### **Simplify your life... Go paperless**

Receive your invoice online:

- View current invoices
- Review past invoices anytime
- Update your email

**Register just once at: [www.garthchesterrealty.com](http://www.garthchesterrealty.com)**

1. Click on the '**Go Paperless and then Register**' button.
2. Complete the registration form (you will need the WebReg# from your invoice).
3. Click the 'Create your account' button.
4. You will receive an email shortly thereafter requiring you to click on the 'Complete your activation' button to finish the process.

It couldn't be easier! Simply visit [www.garthchesterrealty.com](http://www.garthchesterrealty.com) to register

**\* Registrations after the 18th of the month may take effect the following month**

## Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

### Lead Warning Statement

*Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.*

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) \_\_\_\_\_ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

\_\_\_\_\_  
(ii) \_\_\_\_\_ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) \_\_\_\_\_ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

\_\_\_\_\_  
(ii) \_\_\_\_\_ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser has received copies of all information listed above.

(d) \_\_\_\_\_ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) \_\_\_\_\_ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) \_\_\_\_\_ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### Agent's Acknowledgment (initial)

(f) \_\_\_\_\_ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

|                    |               |                    |               |
|--------------------|---------------|--------------------|---------------|
| _____<br>Seller    | _____<br>Date | _____<br>Seller    | _____<br>Date |
| _____<br>Purchaser | _____<br>Date | _____<br>Purchaser | _____<br>Date |
| _____<br>Agent     | _____<br>Date | _____<br>Agent     | _____<br>Date |



# Protect Your Family From Lead in Your Home



**EPA** United States Environmental Protection Agency

**United States Consumer Product Safety Commission**

**United States Department of Housing and Urban Development**

June 2017

## Simple Steps to Protect Your Family from Lead Hazards

### If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at [epa.gov/lead](http://epa.gov/lead).
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

1

## Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

### Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

### Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

### If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



## Lead Gets into the Body in Many Ways

### Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

### Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



### Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

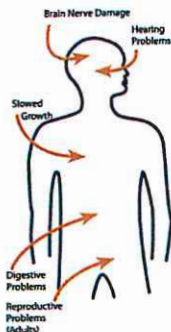
2

## Health Effects of Lead

**Lead affects the body in many ways.** It is important to know that even exposure to low levels of lead can severely harm children.

### In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

### In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

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## Check Your Family for Lead

**Get your children and home tested if you think your home has lead.**

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

**Your doctor can explain what the test results mean and if more testing will be needed.**

## Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.<sup>1</sup>

**Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint.** In 1978, the federal government banned consumer uses of lead-containing paint.<sup>2</sup>

Learn how to determine if paint is lead-based paint on page 7.

### Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at [epa.gov/lead](http://epa.gov/lead).

<sup>1</sup> "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

<sup>2</sup> "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

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## Identifying Lead-Based Paint and Lead-Based Paint Hazards

**Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint)** is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

**Lead-based paint is usually not a hazard if it is in good condition** and if it is not on an impact or friction surface like a window.

**Lead dust** can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) and higher for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  and higher for interior window sills

**Lead in soil** can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

**Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.**

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

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## Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A **lead-based paint inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples
- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

## What You Can Do Now to Protect Your Family

**If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:**

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

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## Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit [epa.gov/lead](http://epa.gov/lead), or call **1-800-424-LEAD (5323)** for a list of contacts in your area.<sup>3</sup>

## Reducing Lead Hazards

**Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.**

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.



**Always use a certified contractor who is trained to address lead hazards safely.**

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

<sup>3</sup> Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

## Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot ( $\mu\text{g}/\text{ft}^2$ ) for floors, including carpeted floors
- 250  $\mu\text{g}/\text{ft}^2$  for interior windows sills
- 400  $\mu\text{g}/\text{ft}^2$  for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit [epa.gov/lead](http://epa.gov/lead), or call 1-800-424-LEAD.

## Other Sources of Lead

### Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

### Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800-424-LEAD.\*

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](http://epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

\* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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## Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit [epa.gov/getleadsafe](http://epa.gov/getleadsafe), or read *The Lead-Safe Certified Guide to Renovate Right*.

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## Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- **Old toys and furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.\*
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.

\* In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

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## For More Information

### The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at [epa.gov/lead](http://epa.gov/lead) and [hud.gov/lead](http://hud.gov/lead), or call 1-800-424-LEAD (5323).

### EPA's Safe Drinking Water Hotline

For information about lead in drinking water, call 1-800-426-4791, or visit [epa.gov/safewater](http://epa.gov/safewater) for information about lead in drinking water.

### Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call 1-800-638-2772, or visit CPSC's website at [cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov).

### State and Local Health and Environmental Agencies

Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at [epa.gov/lead](http://epa.gov/lead), or contact the National Lead Information Center at 1-800-424-LEAD.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at 1-800-877-8339.

## Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

### CPSC

4330 East West Highway  
Bethesda, MD 20814-4421  
1-800-638-2772  
[cpsc.gov](http://cpsc.gov) or [saferproducts.gov](http://saferproducts.gov)

## U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

### HUD

451 Seventh Street, SW, Room 8236  
Washington, DC 20410-3000  
(202) 402-7698  
[hud.gov/offices/lead/](http://hud.gov/offices/lead/)

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U. S. EPA Washington DC 20460  
U. S. CPSC Bethesda MD 20814  
U. S. HUD Washington DC 20410

EPA-747-K-12-001  
June 2017

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## U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

**Region 1** (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)  
Regional Lead Contact  
U.S. EPA Region 1  
5 Post Office Square, Suite 100, OES 05-4  
Boston, MA 02109-3912  
(888) 372-7341

**Region 2** (New Jersey, New York, Puerto Rico, Virgin Islands)  
Regional Lead Contact  
U.S. EPA Region 2  
2890 Woodbridge Avenue  
Building 205, Mail Stop 225  
Edison, NJ 08837-3679  
(732) 321-6671

**Region 3** (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)  
Regional Lead Contact  
U.S. EPA Region 3  
1650 Arch Street  
Philadelphia, PA 19103  
(215) 814-2088

**Region 4** (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)  
Regional Lead Contact  
U.S. EPA Region 4  
AFC Tower, 12th Floor, Air, Pesticides & Toxics  
61 Forsyth Street, SW  
Atlanta, GA 30303  
(404) 562-8998

**Region 5** (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)  
Regional Lead Contact  
U.S. EPA Region 5 (DT-8J)  
77 West Jackson Boulevard  
Chicago, IL 60604-3666  
(312) 886-7836

**Region 6** (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)  
Regional Lead Contact  
U.S. EPA Region 6  
1445 Ross Avenue, 12th Floor  
Dallas, TX 75202-2733  
(214) 665-2704

**Region 7** (Iowa, Kansas, Missouri, Nebraska)  
Regional Lead Contact  
U.S. EPA Region 7  
11201 Renner Blvd.  
WWPD/TOPE  
Lenexa, KS 66219  
(800) 223-0425

**Region 8** (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)  
Regional Lead Contact  
U.S. EPA Region 8  
1595 Wynkoop St.  
Denver, CO 80202  
(303) 312-6966

**Region 9** (Arizona, California, Hawaii, Nevada)  
Regional Lead Contact  
U.S. EPA Region 9 (CMD-4-2)  
75 Hawthorne Street  
San Francisco, CA 94105  
(415) 947-4280

**Region 10** (Alaska, Idaho, Oregon, Washington)  
Regional Lead Contact  
U.S. EPA Region 10  
Solid Waste & Toxics Unit (WCM-128)  
1200 Sixth Avenue, Suite 900  
Seattle, WA 98101  
(206) 553-1200

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## IMPORTANT!

### Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).



**Building Standards  
and Codes**

**Fire Prevention  
and Control**

## **New NYS Law Requires Smoke Alarm Upgrades by April 1, 2019**

Effective April 1, 2019, a new NY State law requires all **NEW** or **REPLACEMENT** smoke alarms in New York State to be powered by a 10-year, sealed, non-removable battery, or hardwired to the home.



**This does not affect your currently installed smoke alarms**

***You don't need to replace alarms that are currently in your home or apartment - but any that you replace need to be 10-year battery powered or hardwired.***

Important to note, smoke alarms have an estimated life of around 10 years before they become unreliable.

### **Breakdown of the new smoke alarm requirements**

According to NYS Law 399-ccc: "It shall be unlawful for any person or entity to distribute, sell, offer for sale, or import any battery operated smoke detecting alarm device powered by a replaceable or removable battery not capable of powering such device for a minimum of ten years."

Homeowners and landlords must upgrade their smoke alarms before selling or renting homes and apartments in New York State.

While these 10-year smoke alarms have a larger upfront cost than traditional alarms powered by replaceable batteries (approximately \$20 per unit) the lack

of yearly battery changes makes them cheaper over the life of the device.

As with ALL smoke alarms,manufacturesrecommends that the 10-year sealed smoke alarms still be tested at least twice each year using the button on the front of the unit to ensure they are working properly.

## **Some Frequently Asked Questions:**

***Do I need to replace the alarms I have installed already?***

*You are NOT required to immediately replace your current smoke detectors, but any that are replaced or added after April 1st are required to be 10-year battery powered or hardwired. After this date, traditional removable battery smoke alarms will be unavailable for purchase in NY State.*

***Are they more expensive than non-sealed alarms?***

Up front? Yes. In the long term? No. Most 10-year sealed smoke alarms range in price from roughly \$20-\$30, making their initial investment higher than a non-sealed alarm, but non-sealed alarms require annual battery changes. The cost of these replacement batteries average \$38 over their 10-year life span, meaning they ultimately cost more than the sealed version.

***Do they really last 10 years?***

Yes, they do, the sealed lithium battery (included) will never have to be replaced throughout the life of the alarm, giving you a decade of peace of mind even in the event of a power outage

***Will I activate the alarm when I'm cooking something?***

No. There are 10-year sealed alarms specifically designed for the kitchen with

advanced sensors that can tell the difference between cooking smoke and real fire.

***Why did the law change to require these upgrades?***

The dangerous habit of disabling or removing smoke detectors after an accidental alarm while cooking is a major part of why this new legislation went into effect, so alarm manufacturers considered this issue in the design of 10-year sealed alarms. You are very likely to experience less nuisance alarms than you did with your traditional battery alarm.

***Are 10-year sealed smoke alarms better than hard-wired smoke alarms?***

There are advantages to both systems. Hard-wired smoke alarms tie into your home's wiring and require professional installation, but generally do not require battery changes unless they feature a backup battery. 10-year sealed battery-only alarms are simple to install, and they work during a power failure. All smoke alarms have a life span of 10 years, sealed or non-sealed, and should be tested on a regular basis. When the battery wears out in a 10-year sealed alarm, the entire unit must be replaced, which helps prevent outdated units from staying in operation.

***What about landlords and their rental properties?***

10-year sealed alarms offer security and convenience to landlords, who are legally required by New York State to provide smoke detectors in their rental properties. The tamper-proof design of these alarms prevents tenants from removing the batteries due to nuisance alarms, or to use the batteries for another purpose. The 10-year lifespan of these lithium batteries means fewer changes and fewer equipment updates. Overall, there is a lesser chance of equipment failure in the event of a fire