



RADON INFORMATION AND DISCLOSURE

Apex Property Management and Real Estate, Inc.

Property Address: _____

Property Owner(s): _____

Managing Brokerage: Apex Property Management and Real Estate, Inc.

Colorado Radon Warning

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.

Current Property-Specific Information

Owner Representation. The Owner has represented to Apex that the Owner is not aware of any radon test having been performed at the Property and has not provided Apex with any radon test results, reports, concentration measurements, mitigation or remediation records, or information concerning an installed radon mitigation system.

Apex Information. As of the date of this disclosure, Apex has no independent radon testing, results, reports, mitigation records, remediation records, or other property-specific radon information in its possession.

No Representation of Radon Levels. The absence of known testing or reports does not establish that the Property is free of radon or that radon concentrations are below any recommended action level.

Additional known information or exceptions:

Testing, Mitigation, and Owner Responsibility

Testing Coordination. Apex will coordinate radon testing through an appropriately licensed Colorado radon measurement professional when requested by the Owner; when requested by a prospective tenant and authorized by the Owner or the management agreement; or when otherwise required by applicable law. Apex does not guarantee test results and does not itself provide licensed radon measurement or mitigation services unless the work is performed by a properly licensed professional.

Owner Responsibility for Costs. Unless applicable law or a separate written agreement provides otherwise, the Owner is responsible for the reasonable cost of authorized or legally required testing and for the cost of any mitigation or remediation required by law or approved by the Owner. Apex may coordinate access, scheduling, documentation, and payment to qualified professionals on the Owner's behalf in accordance with the management agreement.

New Information. The Owner must promptly provide Apex with any radon test result, report, concentration measurement, mitigation or remediation record, or information concerning an installed mitigation system received after this disclosure. Apex will update the property file and provide the information to prospective or current tenants as required by law.

Pre-Lease Delivery Procedure

Before Lease Signature. Before a residential lease is delivered for signature, Apex will provide the prospective tenant with this property-specific disclosure, any radon information then known to the Owner or Apex, and the most current Colorado Department of Public Health and Environment brochure concerning radon in real estate transactions. Each adult tenant must sign an acknowledgment of receipt before the lease is executed.

Owner Certification and Authorization

The undersigned Owner certifies that the information provided above is complete and accurate to the best of the Owner's present knowledge, authorizes Apex to provide this disclosure and the required state brochure to prospective tenants, agrees to promptly disclose newly received radon information, and acknowledges the Owner's responsibility for testing and mitigation costs as stated above.

Owner Signature

Date

Owner Signature

Date

Tenant Acknowledgment

By signing below, Tenant acknowledges receipt of this disclosure, all property-specific radon information currently known to the Owner or Apex, and the current Colorado Department of Public Health and Environment radon brochure before signing the lease. Tenant understands that no known test result is not a representation that the Property is free of radon.

Tenant Signature

Date

Tenant Signature

Date