Apex Property Management and Real Estate Inc

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1. TENANT RADON DISCLOSURE

1.1 TENANT RADON DISCLOSURE

This form has not been approved by the Colorado Real Estate Commission. It was prepared by legal counsel Tschetter Sulzer Muccio PC on behalf of Apex Property Management and Real Estate Inc. 08/2026

<<Tenants (Financially Responsible)>>

<<Unit Address>>

Below is a required notice to Tenants related to Radon in the state of Colorado. Should Owner have any knowledge of Radon in the Premises you are required to disclose such knowledge to Manager.

RADON WARNING STATEMENT: 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.

Lessor's/Landlord's Disclosure - Presence of radon (check only one box)

1. ☐ Lessor (Landlord) has no knowledge of a radon test(s) having been conducted on the residential real property in the housing.

2. ☐ Lessor (Landlord) knows that a radon test(s) has been conducted on the residential real property in the housing. If this box is checked, A, B, and C below must be completed.

A. The most current records and reports pertaining to the radon concentrations within the residential real property are provided with this disclosure.

B. The radon concentrations detected, and mitigation or remediation performed, if any: _____.

C. The following mitigation system is installed in the residential (describe, if applicable, and attach documentation regarding the system): _____.

Radon Brochure

Lessor (Landlord) has attached a copy of the most recent brochure published by the Department of Public Health and Environment in accordance with C.R.S. § 25-11-114(2)(a) that provides advice about radon in real estate transactions.

Prospective Tenant(s) Email Address(es):

_____

Prospective Lessee's (Tenant's) Acknowledgment (Initials):

☐ If Box 2 above is checked, Prospective Lessee/Tenant has received copies of all information listed above.

☐ Lessee/Tenant has received the radon brochure.

ACCURACY CERTIFICATIONS and TENANT'S ACKNOWLEDGMENT. Lessor (Landlord) and any agent named below certify that to the best of their knowledge the above information and statements made or provided by them, respectively, are true and accurate. The person who signs for the Lessor (Landlord) may be (1) the owner himself or herself; (2) an employee, officer or partner of the owner; or (3) a representative of the owner's management company, real estate agent or locator service, if such person is authorized to sign for the Lessor (Landlord).

The prospective Tenants signing below acknowledge that they have received a copy of this Radon Disclosure and radon brochure before becoming obligated to sign the Lease.

X _____

_____

Date Signed