

## Think Before You Sign A Lease

Knock, Knock! When the Landman comes to your door, be prepared. Unconventional Gas Development (UNGD) is complicated and being informed is paramount.

### Research:

- Always consult an attorney knowledgeable in this area of law before signing ANYTHING!
- Call your mortgage lender and homeowner's insurance - your decision to sign may affect refinancing, selling, or damage coverage related to drilling.
- The promise of income for your family is often exaggerated and there are hidden fees, taxes, deductions, etc.
- ALL of your neighbors have NOT signed; gas can not be extracted from your land without your permission.
- High volume hydraulic fracturing is a heavy industrial process - do your homework before you sign away your rights.

### Concerns:

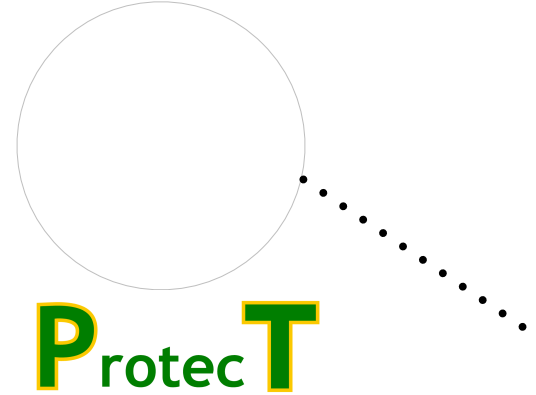
**Nuisances:** include noise, light and truck traffic.

**Fire & Explosions:** evacuation area is typically a 1/2 mile radius from the well.

**Water & Air Pollution:** health can be impacted from exposure to air pollutants/toxic chemicals released during well development phases.

**Property/Home Value:** will be affected by whether or not the **mineral rights** have been **severed** from the **surface rights**, and whether the mineral rights can be or are leased to an oil & gas company.

Learn more on our website: [www.protectpt.org](http://www.protectpt.org)  
Or email us at [info@protectpt.org](mailto:info@protectpt.org)



### Who is Protect PT?

Protect PT is a 501(c)3 community non-profit led by socially and environmentally conscious members and volunteers who reside in the Penn-Trafford community.

### What is our goal?

Our mission is to ensure the safety, security and quality of life for residents in Penn Township, Trafford and surrounding communities in Westmoreland County from the impacts of Unconventional Gas Development.

### Why do we need protection from this industry?

High volume hydraulic fracturing is a heavy industrial process. This process creates air pollution, a tremendous amount of noise, light, and heavy truck traffic. Toxic spills, waste disposal, and accidents pose significant concerns to residents. Human health impacts from fracking have been well-documented by science.

### What is happening in your neighborhood?

Our community has seen an overwhelming amount of interest from oil and gas companies to use land in close proximity to residents for shale gas development. Through the diligent work of Protect PT, our officials and citizens are learning how the oil and gas industry impacts our community and will continue to negatively impact residents if this industry grows in the township. However, even armed with this compelling knowledge, Penn Township commissioners approved a zoning ordinance revision that puts into place a Mineral Extraction Overlay (MEO), covering 60% of our township. We are currently challenging the validity of the MEO in County Court.

### What can I do to help?

Protect PT encourages you to become a member, and get involved. We need your voice to help support our mission. At monthly meetings, the public can tell their governing board that industrial operations do not belong next to our schools, homes, playgrounds and parks.

**Go to [protectpt.org](http://protectpt.org) for all the info you need to become informed.**