



ADDENDUM
DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT ABOUT
LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS
LEASES

I. LEAD PAINT WARNING

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

II. PROPERTY ADDRESS: _____

III. LESSOR'S DISCLOSURE (initial) (To be completed and signed at time of listing)

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

☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

☐ Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and Reports available to the lessor (check one below):

☐ Lessor has no reports or records pertaining to lead-based paint and/or lead-based hazards in the housing.

☐ Lessor has the following reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing, all of which lessor has provided to its listing agent, and has directed its listing agent to provide lessee or lessee's agent with these records and reports **prior to lessor accepting any offer to lease** (list documents below):

(c) **If there is any change in the above information prior to lessor accepting an agreement from the lessee to lease, lessor will disclose all changes to the lessee prior to accepting the lease.**

IV. LESSOR'S CERTIFICATION OF ACCURACY

Lessor(s) have reviewed the Lessor's Disclosure in Section III and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Lessor _____ Date _____ Lessor _____ Date _____

Lessor _____ Date _____ Lessor _____ Date _____

V. LISTING AGENT'S CERTIFICATION OF ACCURACY

Listing Agent certifies that he/she has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Listing Agent _____ Date _____

VI. LESSEE'S ACKNOWLEDGMENT (initial) (The Lessor's Disclosure in Section III and Certification in Section IV and the Listing Agent's Certification in Section V to be completed and signed prior to lessee signing this Addendum.)

(a) Lessee has received copies of all information listed in Section III above.

(b) Lessee has received the pamphlet Protect Your Family From Lead in Your Home.



VII. LESSEE'S CERTIFICATION OF ACCURACY

Lessee(s) have reviewed the Lessee's Acknowledgment in Section VI and certify, to the best of his/her/their knowledge, that the information they have provided is true and accurate.

Lessee _____ Date

Lessee _____ Date

Lessee _____ Date

Lessee _____ Date

VIII. LEASING/LESSEE'S AGENT'S CERTIFICATION OF ACCURACY

Leasing/Lessee's Agent certifies that the lessee has received the information in section VI (a) and (b).

Leasing/Lessee's Agent _____ Date

CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS

In New Jersey, real estate licensees are required to disclose how they intend to work with buyers and sellers in a real estate transaction. (In rental transactions, the terms "buyers" and "sellers" should be read as "tenants" and "landlords," respectively.)

1. AS A SELLER'S AGENT OR SUBAGENT, I, AS A LICENSEE, REPRESENT THE SELLER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE BUYER WILL BE TOLD TO THE SELLER.

2. AS A BUYER'S AGENT, I, AS LICENSEE, REPRESENT THE BUYER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE SELLER WILL BE TOLD TO THE BUYER.

3. AS A DISCLOSED DUAL AGENT, I, AS A LICENSEE, REPRESENT BOTH PARTIES, HOWEVER, I MAY NOT, WITHOUT EXPRESS PERMISSION, DISCLOSE THAT THE SELLER WILL ACCEPT A PRICE LESS THAN THE LISTING PRICE OR THAT THE BUYER WILL PAY A PRICE GREATER THAN THE OFFERED PRICE.

4. AS A TRANSACTION BROKER, I, AS A LICENSEE, DO NOT REPRESENT EITHER THE BUYER OR THE SELLER. ALL INFORMATION I ACQUIRE FROM ONE PARTY MAY BE TOLD TO THE OTHER PARTY.

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of business relationship you have with that licensee. There are four business relationships: (1) seller's agent; (2) buyer's agent; (3) disclosed dual agent; and (4) transaction broker. Each of these relationships imposes certain legal duties and responsibilities on the licensee as well as on the seller or buyer represented. These four relationships are defined in greater detail below. Please read carefully before making your choice.

SELLER'S AGENT

A seller's agent WORKS ONLY FOR THE SELLER and has legal obligations, called fiduciary duties, to the seller. These include reasonable care, undivided loyalty, confidentiality and full disclosure. Seller's agents often work with buyers, but do not represent the buyers. However, in working with buyers a seller's agent must act honestly. In dealing with both parties, a seller's agent may not make any misrepresentations to either party on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose

defects of a material nature affecting the physical condition of the property, which a reasonable inspection by the licensee would disclose.

Seller's agents include all persons licensed with the brokerage firm, which has been authorized through a listing agreement to work as the seller's agent. In addition, other brokerage firms may accept an offer to work with the listing broker's firm as the seller's agents. In such cases, those firms and all persons licensed with such firms are called "sub-agents." Sellers who do not desire to have their property marketed through sub-agents should so inform the seller's agent.

BUYER'S AGENT

A buyer's agent WORKS ONLY FOR THE BUYER. A buyer's agent has fiduciary duties to the buyer, which include reasonable care, undivided loyalty, confidentiality and full disclosure. However, in dealing with sellers, a buyer's agent must act honestly. In dealing with both parties, a buyer's agent may not make any misrepresentations on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

A buyer wishing to be represented by a buyer's agent is advised to enter into a separate written buyer agency contract with the brokerage firm, which is to work as their agent.

DISCLOSED DUAL AGENT

A disclosed dual agent WORKS FOR BOTH THE BUYER AND SELLER. To work as a dual agent, a firm must first obtain the informed written consent of the buyer and the seller. Therefore, before acting as a disclosed dual agent, brokerage firms must make written disclosure to both parties. Disclosed dual agency is most likely to occur with a licensee when a real estate firm working as a buyer's agent shows the buyer properties owned by sellers for whom that firm is also working as a seller's agent or sub-agent.

A real estate licensee working as a disclosed dual agent must carefully explain to each party, that, in addition to working as their agent, their firm will also work as the agent for the other party. They must also explain what effect their working as a disclosed dual agent will have on the fiduciary duties their firm owes to the buyer and to the seller. When working as a disclosed dual agent, a brokerage firm must have the express permission of a party prior to disclosing confidential information to the other party. Such information includes the highest price a buyer can afford to pay and the lowest price a seller will accept and the parties' motivation to buy or sell.

Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm, which is to work as a disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE OTHER PARTY TO THE TRANSACTION. Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner, but they would not be required to keep confidential any information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction.

A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an advantage at the expense of the other party. Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what services that firm will perform and how it will be paid. In addition, any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT THESE BUSINESS RELATIONSHIPS FROM YOUR OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGEMENT OF RECEIPT OF CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from

(name of brokerage firm) prior to discussing my motivation to sell or lease or my desired selling or leasing price with one of its representatives."

Signed: _____

FOR BUYERS AND TENANTS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from

(name of brokerage firm) prior to discussing my motivation or financial ability to buy or lease with one of its representatives."

Signed: _____

####

DECLARATION OF BUSINESS RELATIONSHIP

I,

_____,
(name of licensee)
as an authorized representative of

_____,
(name of brokerage firm)
intend, as of this time, to work with you as a
(indicate one of the following):

- ☐ Seller's Agent Only
- ☐ Buyer's Agent Only
- ☐ Seller's Agent and Disclosed Dual Agent if the opportunity arises
- ☐ Buyer's Agent and Disclosed Dual Agent if the opportunity arises
- ☐ Transaction Broker Only
- ☐ Seller's Agent on properties on which this firm is acting as the seller's agent and transaction broker on other properties

DATE: _____

2012 CIS (A)



NEW JERSEY REALTORS® STANDARD FORM OF
INFORMED CONSENT TO DUAL AGENCY
(LANDLORD)

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PROPERTY ADDRESS: _____

This Agreement evidences Landlord's consent that the Brokerage Firm, as Landlord's Agent, may act as a Disclosed Dual Agent in order to represent both Landlord and Tenant in the same real estate transaction, and seeks Landlord's consent to allow Landlord's Agent to act as a Disclosed Dual Agent when the opportunity arises. Landlord should be aware that a real estate licensee may legally act as a Disclosed Dual Agent only with Landlord's and Tenant's informed written consent.

Landlord understands that Disclosed Dual Agency (representing more than one party to a transaction) has the potential of creating a conflict of interest in that both Landlord and Tenant may intend to rely on the Landlord's Agent's advice, and their respective interests may be adverse to each other. Therefore, when acting as a Disclosed Dual Agent, Landlord's Agent will not represent the interests of Tenant to the exclusion or detriment of the interests of a Landlord; nor will Landlord's Agent represent the interests of Landlord to the exclusion and detriment of the interests of Tenant.

As a Disclosed Dual Agent of both the Landlord and the Tenant, Landlord's Agent will be working equally for both parties to the real estate transaction, and will provide services to complete the transaction **without** the full range of fiduciary duties ordinarily owed by an agent who represents Landlord alone, or the Tenant alone. In the preparation of offers and counteroffers between Landlord and Tenant, Landlord's Agent will act only as an intermediary to facilitate the transaction rather than as an active negotiator representing either the Landlord or Tenant in a fiduciary capacity. By consenting to this dual agency, Landlord is giving up the right to undivided loyalty and will be owed only limited duties of disclosure by the Landlord's Agent.

For example, Landlord acknowledges that Landlord's Agent, as a Disclosed Dual Agent, is not permitted, under law, to disclose to either Landlord or Tenant any confidential information which has been, or will be communicated to Landlord's Agent by either of the parties to the transaction. Moreover, Landlord's Agent is not permitted to disclose (without the express written permission of the Landlord) to the Tenant that such Landlord will accept a price less than the full listing price. Nor will Landlord's Agent disclose (without the express written permission of the Tenant) to the Landlord that Tenant will pay a sum greater than the price offered by Tenant. It is also impermissible for Landlord's Agent to advise or counsel either the Landlord or Tenant on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

Landlord acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships.

I, _____ AS AN AUTHORIZED REPRESENTATIVE OF
(Name of Licensee)
_____ INTEND, AS OF THIS TIME, TO WORK WITH
(Name of Firm)
YOU (LANDLORD) AS A LANDLORD'S AGENT AND DISCLOSED DUAL AGENT IF THE OPPORTUNITY ARISES.

If Landlord does not understand all of the provisions of this Informed Consent to Dual Agency, legal advice should be sought before signing.

By signing below, Landlord acknowledges that Landlord has read and understood this Informed Consent to Dual Agency and gives consent to Landlord's Agent to act as a Disclosed Dual Agent.

LANDLORD'S SIGNATURE

BROKERAGE FIRM

LANDLORD'S SIGNATURE

ADDRESS

CITY, STATE, ZIP CODE

DATE

SALESPERSON SIGNATURE



NEW JERSEY REALTORS® STANDARD FORM OF LEASE APPLICATION

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LEGAL NAME OF APPLICANT			DATE OF APPLICATION
PRESENT ADDRESS			HOME PHONE NUMBER
DATE OF BIRTH	OCCUPATION		YEARLY INCOME
EMPLOYER		EMPLOYER ADDRESS	
LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE
PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
LEGAL NAME OF CO-APPLICANT			
PRESENT ADDRESS			
DATE OF BIRTH	OCCUPATION		YEARLY INCOME
EMPLOYER		EMPLOYER ADDRESS	
LENGTH OF EMPLOYMENT	EMPLOYMENT VERIFICATION DEPT. NO.	PRESENT LANDLORD	LANDLORD BUS. PHONE
PRESENT RENT	HOW LONG A TENANT	LEASE EXPIRATION DATE	IN CASE OF EMERGENCY NOTIFY (NAME AND PHONE NO.)
APPLICANTS INTEND TO USE THE LEASED PREMISES AS FOLLOWS:			
AUTO LIC. PLATE - APPLICANT		AUTO LIC. PLATE -CO-APPLICANT	
ANY PETS? <input type="checkbox"/> YES <input type="checkbox"/> NO	IF YES, WHAT KIND	HOW MANY	SIZE
APPLICANT'S REFERENCES (OTHER THAN RELATIVES)			
NAME		ADDRESS	PHONE NO.
1			
2			
3			
CO-APPLICANT'S REFERENCES (OTHER THAN RELATIVES)			
NAME		ADDRESS	PHONE NO.
1			
2			
3			



BANK REFERENCES - APPLICANT

BANK REFERENCES - CO-APPLICANT

CHECKING (NAME OF BANK & ACCOUNT NO.)

CHECKING (NAME OF BANK & ACCOUNT NO.)

SAVINGS (NAME OF BANK & ACCOUNT NO.)

SAVINGS (NAME OF BANK & ACCOUNT NO.)

OTHER (CREDIT CARDS)

OTHER (CREDIT CARDS)

WILL APPLICANT'S EMPLOYER BE RESPONSIBLE FOR PAYMENT OF RENT? ☐ YES ☐ NO

PROPERTY FOR WHICH THIS IS AN APPLICATION

ADDRESS

LANDLORD

PHONE NUMBER

ADDITIONAL INFORMATION

Landlord acknowledges receipt of this Lease Application on _____, 20_____. The Landlords reserves the right to accept or reject the application.

Brokerage fee to be paid by:

☐

LANDLORD

☐

TENANT

Rental Application Fee: _____

Security Deposit Due By: _____

Lease Deposit in the Amount of: _____

Applicants for tenancy for a Condominium/Co-operative unit generally must be provided with the following statement as provide by New Jersey law:

THIS BUILDING IS BEING CONVERTED TO OR IS A CONDOMINIUM OR CO-OPERATIVE. YOUR TENANCY CAN BE TERMINATED UPON 60 DAYS NOTICE IF YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE, AND THE LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD SHALL BE LIABLE FOR TREBLE DAMAGES AND COURT COSTS.

I/We hearby warrant that all representations set forth above are true. To verify the above statements,

I/We direct persons named in this application to give any requested information concerning me/us.

I/We hereby waive all rights of action for consequences as a result of such information.

I/We hereby authorize and grant permission to the below named real estate firm to do a credit check and will pay \$ _____ for cost of process. The attached Information Release Form should be for such credit inquiries.

I/We hereby authorize the below named real estate firm to provide the information obtained from such credit bureau to the landlord.

It is understood that Tenant Applicant(s) cannot take possession of rental until application is investigated and accepted by the Landlord, the first month's rent and full security deposit is paid, and a Lease Agreement has been entered into between the Landlord and Tenant(s).

APPLICANT	CO-APPLICANT
Brokerage Firm	Agent
Address	Phone Number



State of New Jersey

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
P.O. Box 089
Trenton, NJ 08625-0089

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

JOHN J. HOFFMAN
Acting Attorney General

CRAIG SASHIHARA
Director

TO: Property Owners

FROM: John J. Hoffman, Acting Attorney General, State of New Jersey
Craig Sashihara, Director, NJ Division on Civil Rights

DATE: August 2013

SUBJECT: Housing Discrimination Laws

The New Jersey Real Estate Commission requires every licensed broker or salesperson with whom you list your property to give you a copy of this notice. The purpose is to help you comply with the New Jersey Law Against Discrimination (the "LAD") and federal laws prohibiting discrimination in the sale or rental of real property.

In New Jersey, it is illegal to discriminate against a prospective or current buyer or tenant because of race, creed, color, national origin, sex, gender identity or expression, marital status, civil union status, affectional or sexual orientation, familial status, actual or perceived physical or mental disability, ancestry, nationality, domestic partner status, or source of lawful income used for mortgage or rental payments. It is also illegal to place any advertisement or make any statements or utterances that express, directly or indirectly, any limitations to offer housing based on any of those characteristics.

State and federal fair housing laws apply to a wide range of activities such as advertising, selling, renting, leasing, subleasing, assigning and showing property (including open land). Here are some issues that come up frequently in enforcing the LAD:

- Discrimination based on "source of lawful income used for mortgage or rental payments," means, for example, that a landlord cannot reject a prospective tenant because he or she intends to rely on a Section 8 rental voucher, FEMA voucher issued to Superstorm Sandy victims, or other types of rent subsidy.
- A "No Pets" rule cannot be enforced to prevent a person with a disability from using a service animal such as a guide dog. A landlord may not charge a tenant with a disability an extra fee for keeping a service animal.
- Discrimination based on "familial status" prohibits discrimination against families with a child or children under 18 years old, and includes pregnant women.

- Landlords must permit a tenant with a disability, at that tenant's own expense, to make reasonable modifications to the premises if such modifications are needed to give the tenant full enjoyment of the premises.

Penalites. If you commit a discriminatory housing practice that violates the LAD, you may be subject to penalties not exceeding \$10,000 for a first violation, not exceeding \$25,000 for a second violation within five years of the first offense, and not exceeding \$50,000 for two or more violations within seven years.

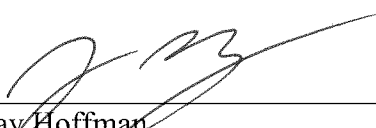
Other remedies. Victims of discrimination may recover economic damages related to the discrimination (such as having to pay higher rent for another unit) as well as damages for emotional distress, pain and humiliation. In more egregious cases, a victim may also recover punitive damages.

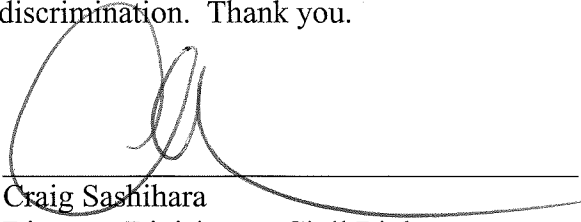
Brokers. The broker or salesperson with whom you list your property must transmit to you every written offer he/she receives on your property. Brokers and salespersons are licensed by the New Jersey Real Estate Commission and their activities are subject to the general real estate laws of the State and the Commission's own rules and regulations. The broker or salesperson must refuse your listing if you indicate an intent to discriminate based on any of the protected classes.

Exemptions. The sale or rental of property (including open land) whether for business or residential purposes, is covered by the LAD. In most cases, the following sales or rentals are exempt from the LAD¹:

- Renting one apartment in a two-family dwelling if the owner lives in the other apartment.
- Renting a room or rooms in a one-family dwelling if the owner lives in the same dwelling.
- A religious organization can give preference to persons of the same religion when selling or renting real property.
- In certain types of housing designated for older persons, it is not unlawful to discriminate based on familial status.

For more information about the LAD and Fair Housing Amendments Act of 1988, or if you have other questions about discrimination in the sale or rental of real property, including how to report a complaint, please review our website www.NJCivilRights.gov or call our Housing Hotline at (866) 405-3050. Please contact us if you would like the Division on Civil Rights to provide training on the subject of housing discrimination. Thank you.



John Jay Hoffman
Acting Attorney General

Craig Sashihara
Director, Division on Civil Rights

¹ Discrimination in connection with some of the transactions covered by these exemptions may nevertheless be prohibited under the *Federal Civil Rights Act of 1866*, 42 U.S.C. 1981, 1982.



NEW JERSEY REALTORS® STANDARD FORM OF RESIDENTIAL LEASE

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**THIS IS A LEGALLY BINDING LEASE THAT WILL BECOME FINAL WITHIN THREE BUSINESS DAYS.
DURING THIS PERIOD YOU MAY CHOOSE TO CONSULT AN ATTORNEY WHO CAN REVIEW AND CANCEL
THE LEASE. SEE SECTION ON ATTORNEY REVIEW FOR DETAILS.**

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RESIDENTIAL LEASE AGREEMENT

BETWEEN LANDLORD(S): _____

whose address is/are _____

AND TENANT(S): _____

whose address is/are _____

The word "Landlord" as used in this Lease means all of the landlords above listed. In all instances in which the Landlord may exercise rights or perform obligations under this Lease, it may do so through its authorized agents or representatives.

The word "Tenant" as used in this Lease means all of the tenants above listed.

1. CONDOMINIUM/CO-OPERATIVE RIGHT OF TERMINATION: (The following statement generally, as required by law, must be included in a lease for a condominium or cooperative unit.) THIS BUILDING IS BEING CONVERTED TO OR IS A CONDOMINIUM OR COOPERATIVE. YOUR TENANCY CAN BE TERMINATED UPON 60 DAYS NOTICE IF YOUR APARTMENT IS SOLD TO A BUYER WHO SEEKS TO PERSONALLY OCCUPY IT. IF YOU MOVE OUT AS A RESULT OF RECEIVING SUCH A NOTICE, AND THE LANDLORD ARBITRARILY FAILS TO COMPLETE THE SALE, THE LANDLORD SHALL BE LIABLE FOR TREBLE DAMAGES AND COURT COSTS.

2. PROPERTY: The Tenant agrees to lease from the Landlord and the Landlord agrees to lease to the Tenant (the single family home) (apartment # _____) (condominium unit # _____) (townhouse unit # _____) having a street address of _____ located in _____, New Jersey (referred to as the "Property").



3. **TERM:** The Term of this Lease is for _____ (months) (years) starting on _____ and ending on _____. This is referred to as the "Term". If the Landlord is unable to give possession of the Property to the Tenant on the first day of the Term, the Landlord shall not have any liability to the Tenant. However, the Tenant shall not be liable for the payment of rent until the Landlord gives possession of the Property to the Tenant. If the Landlord fails to give possession of the Property within 30 days of the start date set forth above, then the Tenant may terminate this Lease by giving notice to Landlord. If the first day of the Term is delayed, then the last day of the Term shall be adjusted accordingly, so that the Term remains for the number of months or years above stated.

4. **RENT:** The rent for the Term of this Lease is \$ _____, to be paid as follows: \$ _____ per month, which is due on the _____ day of each month. Rent shall be payable to: _____.

(NAME AND ADDRESS)

5. **INITIAL DEPOSIT:** Tenant has paid an initial deposit of \$ _____ received on _____ that will be credited towards _____ the first month's rent or _____ the Security Deposit. The balance shall be paid as follows: First month's rent \$ _____ Due on _____, Security Deposit \$ _____ Due on _____.

6. **SECURITY DEPOSIT:** Tenant shall pay to the Landlord the sum of \$ _____ (the "Security Deposit" which cannot exceed one and one-half months rent) to assure that the Tenant performs all of the Tenant's obligations under this Lease. If the Landlord collects any additional Security Deposit, the additional security collected annually shall not be greater than 10 percent of the current Security Deposit. Landlord shall comply with the Rent Security Deposit Act, N.J.S.A. 46:8-19 et seq. (the "Act"), unless this Lease is for owner occupied Property with not more than two rental units or is a seasonal tenancy of not more than 125 consecutive days. Any attempt to waive the requirements of the Act is prohibited and void as a matter of law.

The Act requires depositing the Security Deposit into a banking institution or investment company in New Jersey and notifying the Tenant in writing of the name and address of the banking institution or investment company, the type of account in which the Security Deposit is deposited or invested (for example, interest bearing or money market), the amount of the Security Deposit, and the current rate of interest for the account within 30 days of each of the following: (a) the Landlord's receipt of the Security Deposit from the Tenant; (b) the Landlord moving the deposit from one institution or fund to another (unless the move is due to a merger, in which case a notice to the Tenant must be within 30 days of receipt of notice by the Landlord of the merger if the merger occurs more than 60 days prior to the annual interest payment); or (c) the transfer or conveyance of ownership or control of the Property. Such notice also must be provided at the time of each annual interest payment. All interest earned on the Security Deposit shall be paid to the Tenant in cash or be credited toward the payment of rent due under this Lease upon the anniversary date of this Lease, the renewal of the Term or on January 31, if the Landlord gives the Tenant written notice that interest will be paid on January 31.

The Act also provides that, if the Landlord sells or conveys the Property during the Term of this Lease, the Landlord will transfer the Security Deposit plus the undistributed interest to the new owner. The Landlord shall notify the Tenant of the sale or conveyance, as well as the name and address of the new owner. The notice shall be given by registered or certified mail within five days after conveyance of title. After acquisition of the Property, the new owner shall be liable for investing the Security Deposit, making all interest payments, giving all notices and returning the Security Deposit as required under the Act, even if the Landlord fails to transfer the Security Deposit.

The Landlord shall inspect the Property after the Tenant vacates at the end of the Term. Within 30 days of the termination of this Lease, the Landlord shall return the Security Deposit plus the undistributed interest to the Tenant, less any charges expended by the Landlord for damages to the Property resulting from the Tenant's occupancy. The interest and deductions shall be itemized in a statement by the Landlord, and shall be forwarded to the Tenant with the balance of the Security Deposit by personal delivery, or registered or certified mail. The Security Deposit may not be used by the Tenant for the payment of rent without the written consent of the Landlord.

7. **LATE PAYMENT PENALTY:** If the Tenant does not pay the rent by the _____ day of the month, the Tenant shall pay a late charge of _____ until the rent is received by Landlord. The late charge shall be added to the rent, and shall be considered as additional rent, which is defined in Section 8. In the event any rent check is returned unpaid due to insufficient funds, the Tenant agrees to pay the Landlord a \$ _____ processing charge. In such event, the Landlord reserves the right to demand that future rent payments be made in cash, bank or certified check.

8. **ADDITIONAL RENT:** Landlord may perform any obligations under this Lease which are Tenant's responsibility and which Tenant fails to perform. The cost to Landlord for such performance may be charged to tenant as "additional rent" which shall be due and payable with the next installment of monthly rent. Landlord has the same rights against Tenant for failure to pay additional rent as Landlord has for Tenant's failure to pay monthly rent. This means that the Landlord may evict Tenant for failure to pay additional rent.

9. **POSSESSION AND USE:** The Landlord shall give possession of the Property to the Tenant for the Term of this Lease except as otherwise provided in this Lease. The Tenant shall occupy the Property only as a private residence, and will not use the Property for any business, trade or profession. The Tenant shall not store any flammable, dangerous or hazardous materials at the Property, other than ordinary household cleaning materials. The Property shall not be allowed to be vacant for any extended period of time.

10. **UTILITIES:** The Tenant shall arrange to have the utilities transferred into Tenant's name prior to occupancy, and shall be responsible for paying the following utility services: ☐ Gas ☐ Electric ☐ Water ☐ Heat ☐ Sewer ☐ General Trash Disposal ☐ (Other) _____.

The Landlord shall provide and pay for the following utility services: ☐ Gas ☐ Electric ☐ Water ☐ Heat ☐ Sewer ☐ General Trash Disposal ☐ (Other) _____. The Tenant agrees not to waste or unreasonably use any utility or appliance that is provided by the Landlord. Landlord shall not be responsible for any damage or loss caused to Tenant or Tenant's property because of an interruption in utility services over which Landlord has no reasonable means of control. Any such interruption shall not be grounds for Tenant to reduce or stop paying rent.

11. **NO ASSIGNMENT OR SUBLETTING:** The Tenant may not assign this Lease, sublet all or any part of the Property, or permit any other person to use the Property without the prior written permission of the Landlord. The Landlord may withhold such permission in Landlord's sole and absolute discretion.

12. **VIOLATION, EVICTION AND RE-ENTRY:** The Landlord reserves the right of re-entry. This means that if the Tenant violates the terms of this Lease, the Landlord may terminate this Lease and regain possession of the Property. This is done by a court proceeding known as an eviction. A complaint is served upon the Tenant and the Tenant must appear in court. The Landlord may also evict the Tenant for any other cause which is permitted by applicable law. When the eviction proceeding is concluded, the Landlord may regain possession of the Property.

13. **DAMAGES:** The Tenant is liable for all the Landlord's damages caused by the Tenant's breach of this Lease. Such damages may include loss of rent, the cost of preparing the Property for re-renting and a brokerage commission incurred finding a new tenant as a result of the Tenant's eviction or if the Tenant moves out prior to the end of the Term.

14. **QUIET ENJOYMENT:** The Tenant may occupy the Property without interference, subject to Tenant's compliance with the Terms of this Lease.

15. **TENANT'S REPAIRS AND MAINTENANCE:** The Tenant shall:

- (a) Pay for all repairs, replacements and damages caused by the act or neglect of the Tenant, the Tenant's family, domestic employees, guests or visitors, which includes but is not limited to sewer and plumbing drainage problems caused by the Tenant.
- (b) Keep and maintain the Property in a neat, clean, safe and sanitary condition.
- (c) Cut the grass and maintain the shrubbery.
- (d) Drive and park vehicles only in designated areas, if any.
- (e) Take good care of the Property and all equipment, fixtures, carpeting and appliances located in it.
- (f) Keep the furnace clean, and regularly change the furnace filters, if applicable.
- (g) Keep nothing in the Property which is flammable, dangerous or which might increase the danger of fire or other casualty.
- (h) Promptly notify the Landlord of any condition which requires repairs to be done.
- (i) Use the electric, plumbing and other systems and facilities in a safe manner.
- (j) Promptly remove all garbage and recyclables from the Property and place it at the curb (or other designated area) in the proper containers in accordance with the prescribed pick-up schedule.
- (k) Not engage in any activity which may cause a cancellation or an increase in the cost of the Landlord's insurance coverages.
- (l) Use no more electricity than the receptacles, wiring or feeders to the Property can safely carry.
- (m) Obey all instructions, written or otherwise, of the Landlord for the care and use of appliances, equipment and other personal property.
- (n) Do nothing to destroy, deface or damage any part of the Property.
- (o) Promptly comply with all orders and rules of the Board of Health or any other governmental authority which are directed to the Tenant.
- (p) Do nothing which interferes with the use and enjoyment of neighboring properties.
- (q) Do nothing to cause any damage to any trees or landscaping on the Property.
- (r) Keep the walks and driveway free from dirt, debris, snow, ice and any hazardous objects.
- (s) Comply with such rules and regulations that may be published from time to time by the Landlord.

16. **LANDLORD REPAIRS:** The Landlord shall make any necessary repairs and replacements to the vital facilities serving the Property, such as the heating, plumbing and electrical systems, within a reasonable time after notice by the Tenant. The Tenant may be liable for the cost of such repairs and replacements pursuant to Section 15. The Landlord shall not be liable for interruption of services or inconvenience resulting from delays in making repairs or replacements if due to circumstances beyond Landlord's reasonable control.

17. **ACCESS TO THE PROPERTY:** The Landlord shall have access to the Property on reasonable notice to the Tenant in order to (a) inspect the interior and exterior of the Property, (b) make necessary repairs, alterations, or improvements, (c) supply services, and (d) show it to prospective buyers, appraisers, contractors or insurers. The Landlord may enter the Property without prior notice in the event of an emergency or if the Tenant is not home for more than seven consecutive days. If this Lease is not renewed as per Section 27 of this

Lease Agreement, Landlord shall then be allowed access to the Property at any time prior to the end of the Term for showing of Property to prospective tenants.

18. NO ALTERATIONS OR INSTALLATION OF EQUIPMENT: The Tenant may not alter or change the Property without first obtaining Landlord's written consent. By way of example, the Tenant may not:

(a) Install any improvement such as carpeting, paneling, floor tiles, or any other improvement which is nailed or tacked down, cemented or glued in;

(b) Install any locks or chain guards;

(c) Wallpaper, affix wall coverings or other permanent type decorations;

(d) Install or change the electrical, plumbing, heating or air cooling system.

When painting (whether interior or exterior), the Tenant must have the Landlord's permission regarding paint colors. All painting must be done in a professional and workmanlike manner. The Tenant shall repair all walls and ceilings which had pictures or fixtures attached, prior to vacating. Any and all changes, additions or improvements made without the Landlord's written consent shall be removed by the tenant on demand by the Landlord. The Property shall be in substantially the same condition at the end of the Term as it was at the beginning of the Term, reasonable wear and tear excepted.

All permitted changes, additions and improvements shall become the property of the Landlord when completed, shall be fully paid for by the Tenant, and shall remain as part of the Property at the end of the Term of this Lease, unless the Landlord demands that the Tenant remove them. The Tenant shall not allow any construction lien or other claim to be filed against the Property. If any such lien or claim is filed against the Property, the Tenant shall have it promptly removed.

19. INSPECTION: If the municipality requires a continued use inspection or certificate of occupancy prior to occupancy, the Landlord shall be responsible for obtaining such inspections and certificates as well as making the necessary repairs.

20. INSURANCE: The Tenant shall be responsible for obtaining, at Tenant's own cost and expense, a tenant's insurance policy for the Tenant's furniture, furnishings, clothing and other personal property. The Tenant's personal property shall not be the responsibility of the Landlord, and will not be insured by the Landlord. The Tenant's insurance policy must also include liability coverage. Upon request, the Tenant shall periodically furnish Landlord with evidence of Tenant's insurance policy.

21. FIRE AND OTHER CASUALTY: Immediate notice shall be given by the Tenant to Landlord of any fire or other casualty which occurs at the Property. If the Property is uninhabitable, Tenant's obligation to pay rent shall cease until the time that the Property is restored by the Landlord. If only a part of the Property is uninhabitable, then the rent shall be adjusted proportionately.

If only part of the Property is damaged, the Landlord shall repair the Property within a reasonable period of time. Landlord shall not be obligated to repair or restore any improvements that Tenant has made to the Property.

Either party may cancel this Lease if the Property is so damaged by fire or other casualty that the property cannot be repaired within 90 days. The Landlord's determination in such regard shall be final, conclusive and binding on both parties.

The Lease shall end if the Property is totally destroyed. The Tenant shall pay rent to the date of destruction.

If the fire or other casualty is caused by the act or neglect of the Tenant, the Tenant's family, domestic employees, guests or visitors, the Tenant shall pay for all repairs and other damages.

22. LIABILITY OF LANDLORD AND TENANT: The Landlord is not legally responsible for any loss, injury or damage to any person or property unless such loss, injury or damage is directly caused by the Landlord's negligence. The Tenant is legally responsible for loss, injury or damage to any person or property caused by the negligence of the Tenant, the Tenant's family members, domestic employees, guests or visitors.

23. PETS: No dogs, cats or other pets shall be permitted on the Property without the prior written consent of the Landlord, which the Landlord may withhold in the Landlord's sole and absolute discretion.

24. NOTICES: All notices given under this Lease must be in writing in order to be effective. Delivery of notices may not be refused. If any notice is refused, it shall be considered to have been effectively given. Notices shall be given by (a) personal delivery, or (b) certified mail, return receipt requested, unless applicable law requires a different means of notice. Notices to the Landlord shall be at the address on the first page of this Lease, and to the Tenant at the Property.

25. NO WAIVER: The Landlord's failure to enforce any obligation of the Tenant contained in this Lease in any one instance shall not prevent the Landlord from enforcing the obligation at a later time.

26. SEVERABILITY: If any term or condition of this Lease is contrary to law, the remainder of the Lease shall be unaffected and shall continue to be binding upon the parties.

27. RENEWAL OF LEASE: The Tenant must be offered a renewal of this Lease by the Landlord, unless the Landlord has good cause not to do so under applicable law. Reasonable changes may be included in the renewal Lease. Not less than _____ days

before the expiration of the Term of this Lease, the Landlord shall notify the Tenant of the proposed terms for the renewal Lease. Within _____ days after the Tenant receives the Landlord's renewal notice, Tenant shall notify Landlord whether Tenant accepts or rejects the proposed renewal Lease. If the Tenant does not notify the Landlord of Tenant's acceptance, then the Landlord's proposal shall be considered to have been rejected. If the Tenant does not accept the renewal Lease, the Tenant must vacate the Property at the end of the Term.

28. FURNITURE: If the Property is leased in furnished condition, or if the Landlord leaves personal property to be used by the Tenant, the Tenant shall maintain the furniture and furnishings in good condition and repair. A list of such items shall be attached to this Lease and signed by the Landlord and the Tenant.

29. END OF TERM: At the end of the Term, the Tenant shall (a) leave the Property clean, (b) remove all of the Tenant's property, (c) repair any damage including that caused by moving, (d) make arrangements for final utility readings and pay all final utility bills and (e) vacate the Property and return it with all keys to the Landlord in the same condition as it was at the beginning of the Term, except for normal wear and tear.

30. ASSOCIATION BYLAWS, RULES AND REGULATIONS: If Property is subject to any Association Bylaws and Rules and Regulations, Tenant agrees to comply with such Association Bylaws and Rules and Regulations including any amendments.

31. BINDING: This Lease is binding on the Landlord and the Tenant and all parties who lawfully succeed to their rights and responsibilities.

32. ENTIRE AGREEMENT: This Lease contains the entire agreement of the Landlord and Tenant. No representations have been made by the Landlord or its real estate broker or agents except as set forth in this Lease. This Lease can only be changed in writing by an agreement signed by both the Landlord and the Tenant.

33. ATTORNEY REVIEW CLAUSE:

(1) Study by Attorney.

The Tenant or the Landlord may choose to have an attorney study this Lease. If an attorney is consulted, the attorney must complete his or her review of the Lease within a three-day period. This Lease will be legally binding at the end of this three-day period unless an attorney for the Tenant or the Landlord reviews or disapproves of the Lease.

(2) Counting the Time.

You count the three days from the date of delivery of the signed Lease to the Tenant and the Landlord. You do not count Saturdays, Sundays or legal holidays. The Tenant and the Landlord may agree in writing to extend the three-day period for attorney review.

(3) Notice of Disapproval.

If an attorney for the Tenant or the Landlord reviews and disapproves of this Lease, the attorney must notify the Broker(s) and the other party named in this Lease within the three-day period. Otherwise this Lease will be legally binding as written. The attorney must send the notice of disapproval to the Broker(s) by certified mail, by telegram, or by delivering it personally. The telegram or certified letter will be effective upon sending. The personal delivery will be effective upon delivery to the Broker's office. The attorney may also, but need not, inform the Broker(s) of any suggested revision(s) in the Lease that would make it satisfactory.

34. BROKER'S COMMISSION: The Broker's Commission is earned, due and payable upon signing of a fully executed Lease Agreement and satisfaction of the Attorney Review Period set forth in Section 33 of this Lease. The Commission shall be paid by the

☐ Landlord in accord with previously executed Listing Agreement.

☐ Tenant and shall be payable as follows: _____

Listing Broker

Address

Telephone #

Email Address

Cell Phone#

Fax#

Participating Broker

Commission

280
281
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283
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Address		Telephone #
Email Address	Cell Phone#	Fax#

35. LEAD-BASED PAINT DOCUMENT ACKNOWLEDGMENT: (Applies to dwellings built before 1978)
The Tenant acknowledges receipt of the EPA pamphlet, "Protect Your Family From Lead In Your Home". Moreover, a copy of the document entitled, "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed, signed by Tenant, Landlord and Broker(s) and is appended to and made a part of this Agreement.

36. WINDOW GUARD NOTIFICATION:
THE OWNER (LANDLORD) IS REQUIRED BY LAW TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE APARTMENT IF A CHILD OR CHILDREN 10 YEARS OF AGE OR YOUNGER IS, OR WILL BE, LIVING IN THE APARTMENT OR IS, OR WILL BE, REGULARLY PRESENT THERE FOR A SUBSTANTIAL PERIOD OF TIME IF THE TENANT GIVES THE OWNER (LANDLORD) A WRITTEN REQUEST THAT THE WINDOW GUARDS BE INSTALLED. THE OWNER (LANDLORD) IS ALSO REQUIRED, UPON THE WRITTEN REQUEST OF THE TENANT, TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE HALLWAYS TO WHICH PERSONS IN THE TENANT'S UNIT HAVE ACCESS WITHOUT HAVING TO GO OUT OF THE BUILDING. IF THE BUILDING IS A CONDOMINIUM, CO-OPERATIVE OR MUTUAL HOUSING BUILDING, THE OWNER (LANDLORD) OF THE APARTMENT IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN THE APARTMENT AND THE ASSOCIATION IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN HALLWAY WINDOWS. WINDOW GUARDS ARE ONLY REQUIRED TO BE PROVIDED IN FIRST FLOOR WINDOWS WHERE THE WINDOW SILL IS MORE THAN SIX FEET ABOVE GRADE OR THERE ARE OTHER HAZARDOUS CONDITIONS THAT MAKE INSTALLATION OF WINDOW GUARDS NECESSARY TO PROTECT THE SAFETY OF CHILDREN.

37. MEGAN'S LAW STATEMENT:
UNDER NEW JERSEY LAW, THE COUNTY PROSECUTOR DETERMINES WHETHER AND HOW TO PROVIDE NOTICE OF THE PRESENCE OF CONVICTED SEX OFFENDERS IN AN AREA. IN THEIR PROFESSIONAL CAPACITY, REAL ESTATE LICENSEES ARE NOT ENTITLED TO NOTIFICATION BY THE COUNTY PROSECUTOR UNDER MEGAN'S LAW AND ARE UNABLE TO OBTAIN SUCH INFORMATION FOR YOU. UPON CLOSING, THE COUNTY PROSECUTOR MAY BE CONTACTED FOR SUCH FURTHER INFORMATION AS MAY BE DISCLOSABLE TO YOU.

38. CONSUMER INFORMATION STATEMENT ACKNOWLEDGMENT: By signing below, the Landlord and Tenant acknowledge they received the Consumer Information Statement on New Jersey Real Estate Relationships from the brokerage firms involved in this transaction prior to the first showing of the Property.

39. DECLARATION OF LICENSEE BUSINESS RELATIONSHIP(S):
A. _____, (name of firm)
AND _____ (name(s) of licensee(s))
AS ITS AUTHORIZED REPRESENTATIVE(S) ARE WORKING IN THIS TRANSACTION AS (choose one)
☐ LANDLORD'S AGENTS ☐ TENANT'S AGENTS ☐ DISCLOSED DUAL AGENTS ☐ TRANSACTION BROKERS.
B. INFORMATION SUPPLIED BY _____ (name of other firm)
HAS INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A (choose one)
☐ LANDLORD'S AGENT ONLY ☐ TENANT'S AGENT ONLY ☐ DISCLOSED DUAL AGENT ☐ TRANSACTION BROKER.

40. ACKNOWLEDGMENT OF TRUTH IN RENTING STATEMENT: (Applies to all Tenants with a rental term of at least one month living in residences with more than two dwelling units or more than three if the Landlord occupies one.) By signing below, Tenant acknowledges receipt of the booklet, "Truth In Renting - A guide to the rights and responsibilities of residential tenants and landlords in New Jersey".

41. SMOKE DETECTORS, CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE:
The Certificate of smoke detectors, carbon monoxide alarm and portable fire extinguisher compliance (CSDCMAPFEC), as required by law, shall be the responsibility of the Landlord. If such alarms are battery operated, the Tenant shall be responsible for their maintenance.

42. PRIVATE WELL TESTING: (This section is applicable if the Property's potable water supply is provided by a private well for which testing of the water is not required by any State law other than the Private Well Testing Act (the "Act" - N.J.S.A. 58:12A-26 to 37). By March 14, 2004, and at least once every five years thereafter, the Landlord is required to test the potable water supply for the Property in accordance with the Act. Within thirty (30) days after receiving the test results, the Landlord shall

provide a written copy thereof to the Tenant. Also, the Landlord is required to provide a written copy of the most recent test results to any new tenant at the Property. If the Property is for "seasonal use or rental," the Landlord shall either post the tests results in a readily visible location inside of the Property or provide a written copy thereof to the tenant. A "seasonal use or rental" means use or rental for a term of not more than 125 consecutive days for residential purposes by a person having a permanent place of residence elsewhere. By signing below, Tenant acknowledges receipt of a written copy of the test results, or in the case of a seasonal rental, if it has not received the test results, acknowledges the posting thereof inside of the Property in accordance with the Act.

43. SECURITY CAMERAS: ☐ Applicable ☐ Not Applicable

If there are any security cameras on the Property, including but not limited to what often are called "nanny cams" or other video or audio taping equipment, the Landlord represents that the security cameras will be disabled and not functioning during the Term of this Lease unless only the Tenant has the use of the security system and neither the Landlord nor any other party has access to or the use of it. The Landlord acknowledges that any use or access to the security system by the Landlord or any other party during the tenancy may constitute an invasion of privacy of the Tenant and subject to civil damages and criminal charges.

44. MEGAN'S LAW REGISTRY: Tenant is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.njsp.org.

45. OTHER LEASE PROVISIONS, IF ANY:

WITNESS:

_____	Landlord	_____	Date
_____	Landlord	_____	Date
_____	Landlord	_____	Date
_____	Landlord	_____	Date
_____	Tenant	_____	Date
_____	Tenant	_____	Date
_____	Tenant	_____	Date
_____	Tenant	_____	Date



THIS PAGE SHOULD BE KEPT SEPARATE FROM THE LEASE

VERIFICATION OF VERBAL WINDOW GUARD NOTIFICATION

This will verify that the below window guard notification was provided verbally at the time of lease signing to the undersigned tenant by the owner, lessor, agent, or other person who manages or controls the unit ("owner/representative") and that the tenant was made aware of his/her right to request installation of window guards and understands this notification.

WINDOW GUARD NOTIFICATION:

THE OWNER (LANDLORD) IS REQUIRED BY LAW TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE APARTMENT IF A CHILD OR CHILDREN 10 YEARS OF AGE OR YOUNGER IS, OR WILL BE, LIVING IN THE APARTMENT OR IS, OR WILL BE, REGULARLY PRESENT THERE FOR A SUBSTANTIAL PERIOD OF TIME IF THE TENANT GIVES THE OWNER (LANDLORD) A WRITTEN REQUEST THAT THE WINDOW GUARDS BE INSTALLED. THE OWNER (LANDLORD) IS ALSO REQUIRED, UPON THE WRITTEN REQUEST OF THE TENANT, TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE HALLWAYS TO WHICH PERSONS IN THE TENANT'S UNIT HAVE ACCESS WITHOUT HAVING TO GO OUT OF THE BUILDING. IF THE BUILDING IS A CONDOMINIUM, COOPERATIVE OR MUTUAL HOUSING BUILDING, THE OWNER (LANDLORD) OF THE APARTMENT IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN THE APARTMENT AND THE ASSOCIATION IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN HALLWAY WINDOWS. WINDOW GUARDS ARE ONLY REQUIRED TO BE PROVIDED IN FIRST FLOOR WINDOWS WHERE THE WINDOW SILL IS MORE THAN SIX FEET ABOVE GRADE OR THERE ARE OTHER HAZARDOUS CONDITIONS THAT MAKE INSTALLATION OF WINDOW GUARDS NECESSARY TO PROTECT THE SAFETY OF CHILDREN.

TENANT (Print Name)	TENANT (Signature)	Date
TENANT (Print Name)	TENANT (Signature)	Date
TENANT (Print Name)	TENANT (Signature)	Date
TENANT (Print Name)	TENANT (Signature)	Date
OWNER/REPRESENTATIVE (Print Name)	OWNER/REPRESENTATIVE (Signature)	Date
OWNER/REPRESENTATIVE (Print Name)	OWNER/REPRESENTATIVE (Signature)	Date
OWNER/REPRESENTATIVE (Print Name)	OWNER/REPRESENTATIVE (Signature)	Date
OWNER/REPRESENTATIVE (Print Name)	OWNER/REPRESENTATIVE (Signature)	Date





NEW JERSEY REALTORS® STANDARD FORM OF
INFORMATION RELEASE FOR LEASE/RENTAL

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I/We hereby give permission to _____ to make
(Name of Brokerage Firm)
whatever credit inquiries it/they deem(s) necessary in connection with my/our application for a lease or rental
of _____
(Address of Property)

from _____
(Landlord)

I/We authorize and instruct any person or consumer reporting agency to compile and furnish to

(Name of Brokerage Firm)

and to _____ any information it may have or obtain in
response to such credit inquiries and agree that same shall remain your property, whether or not the rental or lease is granted.

I/We authorize release of information to _____
and to _____ or their designees by my
employer, bank, accountant, credit lender, creditors, and other sources to verify the accuracy of documents and credit
information the landlord used in deciding whether to accept my/our lease application. A photocopy or facsimile transmission
of this form, with my/our signature is sufficient authorization.

NAME _____ signature _____

NAME _____ signature _____

DATE _____



<input type="checkbox"/> Barbeque	<input type="checkbox"/> Dock	<input type="checkbox"/> Hot Tub	<input type="checkbox"/> Privacy Fence	<input type="checkbox"/> Tennis Courts	<input type="checkbox"/> Workshop
<input type="checkbox"/> Barn/Stable	<input type="checkbox"/> Dog Run	<input type="checkbox"/> Metal Fence	<input type="checkbox"/> Sidewalk	<input type="checkbox"/> Thermal Windows/Doors	
<input type="checkbox"/> Carriage House	<input type="checkbox"/> Enclosed Porch(es)	<input type="checkbox"/> Open Porch(es)	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> Underground Lawn Sprinkler	
<input type="checkbox"/> Curbs	<input type="checkbox"/> Greenhouse Type Room	<input type="checkbox"/> Outbuilding(s)	<input type="checkbox"/> Storm Door(s)	<input type="checkbox"/> Vinyl Fencing	
<input type="checkbox"/> Deck	<input type="checkbox"/> Horse Facilities	<input type="checkbox"/> Patio	<input type="checkbox"/> Storm Window(s)	<input type="checkbox"/> Wood Fence	

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LivDim

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☐ Basement ☐ First ☐ Third
☐ Ground ☐ Second
LivLev (Choose Only 1)

DinDim

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DinLev (Choose Only 1)

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☐ Basement ☐ First ☐ Third
☐ Ground ☐ Second
KitLev (Choose Only 1)

FamDim

____ x ____

☐ Basement ☐ First ☐ Third

☐ Basement ☐ First ☐ Third
☐ Ground ☐ Second
FamLev (Choose Only 1)

68) Bedroom 1/Master Bedroom Dim

BR1Dim

X

72) Bedroom 3 Dim

BR3Dim

X

69) Bedroom 1 Level

☐ Basement

☐ First

☐ Third

☐ Ground

☐ Second

BR1Lev (Choose Only 1)

73) Bedroom 3 Level

☐ Basement

☐ First

☐ Third

☐ Ground

☐ Second

BR3Lev (Choose Only 1)

70) Bedroom 2 Dim

BR2Dim

X

71) Bedroom 2 Level

☐ Basement

☐ First

☐ Third

☐ Ground

☐ Second

BR2Lev (Choose Only 1)

74) Other Room 1 Dim

OthRm1Dim

X

75) Other Room 1

☐ 4th Bedroom

☐ Exercise Room

☐ Library

☐ Additional Bedroom

☐ Florida/3Season

☐ Living/Dining Room

☐ Bathroom

☐ Foyer

☐ Loft

☐ Bedroom/Office

☐ Game Room

☐ Media Room

☐ Breakfast

☐ Great Room

☐ Office

☐ Conservatory

☐ Laundry Room

☐ Pantry

☐ Converted Garage

☐ Leisure Room

☐ Rec Room

OthRm1 (Choose Only 1)

76) Other Room 1 Level

☐ Basement

☐ Second

☐ Ground

☐ Third

☐ First

OthRm1Lev (Choose Only 1)

77) Other Room 2 Dim

OthRm2Dim

X

78) Other Room 2

☐ 4th Bedroom

☐ Exercise Room

☐ Library

☐ Additional Bedroom

☐ Florida/3Season

☐ Living/Dining Room

☐ Bathroom

☐ Foyer

☐ Loft

☐ Bedroom/Office

☐ Game Room

☐ Media Room

☐ Breakfast

☐ Great Room

☐ Office

☐ Conservatory

☐ Laundry Room

☐ Pantry

☐ Converted Garage

☐ Leisure Room

☐ Rec Room

OthRm2 (Choose Only 1)

79) Other Room 2 Level

☐ Basement

☐ Second

☐ Ground

☐ Third

☐ First

OthRm2Lev (Choose Only 1)

80) Other Room 3 Dim

OthRm3Dim

X

81) Other Room 3

☐ 4th Bedroom

☐ Exercise Room

☐ Library

☐ Additional Bedroom

☐ Florida/3Season

☐ Living/Dining Room

☐ Bathroom

☐ Foyer

☐ Loft

☐ Bedroom/Office

☐ Game Room

☐ Media Room

☐ Breakfast

☐ Great Room

☐ Office

☐ Conservatory

☐ Laundry Room

☐ Pantry

☐ Converted Garage

☐ Leisure Room

☐ Rec Room

OthRm3 (Choose Only 1)

82) Other Room 3 Level

☐ Basement

☐ Second

☐ Ground

☐ Third

☐ First

OthRm3Lev (Choose Only 1)

83) Room Features

☐ 1/2 Bath

☐ Country Kitchen

☐ Formal Dining Room

☐ Jacuzzi-Type Tub

☐ Pantry

☐ Separate Dining Area

☐ Steam

☐ Bidet

☐ Dining L

☐ Full Bath

☐ Liv/Dining Combo

☐ Sauna

☐ Sitting Room

☐ Tub Only

☐ Breakfast Bar

☐ Dressing Room

☐ Galley Type Kitchen

☐ Master BR on First Floor

☐ Second Kitchen

☐ Stall Shower

☐ Tub Shower

☐ Center Island

☐ Eat-In Kitchen

☐ Hot Tub

☐ Not Eat-In Kitchen

☐ See Remarks

☐ Stall Shower and Tub

☐ Walk-In Closet

RmFeat (Choose up to 8)

84) Basement Level Rooms

☐ 1 Bedroom

☐ Bath Main

☐ Dining Room

☐ Foyer

☐ Kitchen

☐ Maid Quarters

☐ Powder Room

☐ Utility Room

☐ 2 Bedrooms

☐ Bath(s) Other

☐ Exercise Room

☐ Great Room

☐ Laundry Room

☐ Media Room

☐ Rec Room

☐ Walkout

☐ 3 Bedrooms

☐ Breakfast Room

☐ Family Room

☐ Greenhouse

☐ Library

☐ Office

☐ Storage Room

☐ Workshop

☐ 4 or More Bedrooms

☐ Den

☐ Florida/3Season

☐ Inside Entrance

☐ Living Room

☐ Outside Entrance

☐ Toilet

BasLevRm (Choose up to 8)

85) Ground Level Rooms

☐ 1 Bedroom

☐ Bath Main

☐ Dining Room

☐ Foyer

☐ Kitchen

☐ Maid Quarters

☐ Powder Room

☐ Utility Room

☐ 2 Bedrooms

☐ Bath(s) Other

☐ Exercise Room

☐ Great Room

☐ Laundry Room

☐ Media Room

☐ Rec Room

☐ Walkout

☐ 3 Bedrooms

☐ Breakfast Room

☐ Family Room

☐ Greenhouse

☐ Library

☐ Office

☐ Storage Room

☐ Workshop

☐ 4 or More Bedrooms

☐ Den

☐ Florida/3Season

☐ Inside Entrance

☐ Living Room

☐ Outside Entrance

☐ Toilet

GrdLevRm (Choose up to 8)

86) Level 1 Rooms

☐ 1 Bedroom

☐ Atrium

☐ Breakfast Room

☐ Entrance Vestibule

☐ Foyer

☐ Library

☐ Office

☐ Storage Room

☐ 2 Bedrooms

☐ Attic

☐ Conservatory

☐ Exercise Room

☐ Great Room

☐ Living Room

☐ Pantry

☐ Utility Room

☐ 3 Bedrooms

☐ Bath Main

☐ Den

☐ Family Room

☐ Kitchen

☐ Maid Quarters

☐ Porch

☐ 4 or More Bedrooms

☐ Bath(s) Other

☐ Dining Room

☐ Florida/3Season

☐ Laundry Room

☐ Media Room

☐ Powder Room

Lev1Rm (Choose up to 8)

87) Level 2 Rooms

☐ 1 Bedroom

☐ Atrium

☐ Breakfast Room

☐ Entrance Vestibule

☐ Foyer

☐ Library

☐ Media Room

☐ Powder Room

☐ 2 Bedrooms

☐ Attic

☐ Conservatory

☐ Exercise Room

☐ Great Room

☐ Living Room

☐ Office

☐ Storage Room

☐ 3 Bedrooms

☐ Bath Main

☐ Den

☐ Family Room

☐ Kitchen

☐ Loft

☐ Pantry

☐ Utility Room

☐ 4 or More Bedrooms

☐ Bath(s) Other

☐ Dining Room

☐ Florida/3Season

☐ Laundry Room

☐ Maid Quarters

☐ Porch

Lev3Rm (Choose up to 8)

88) Level 3 Rooms

☐ 1 Bedroom

☐ Atrium

☐ Breakfast Room

☐ Entrance Vestibule

☐ Foyer

☐ Library

☐ Media Room

☐ Powder Room

☐ 2 Bedrooms

☐ Attic

☐ Conservatory

☐ Exercise Room

☐ Great Room

☐ Living Room

☐ Office

☐ Storage Room

☐ 3 Bedrooms

☐ Bath Main

☐ Den

☐ Family Room

☐ Kitchen

☐ Loft

☐ Pantry

☐ Utility Room

☐ 4 or More Bedrooms

☐ Bath(s) Other

☐ Dining Room

☐ Florida/3Season

☐ Laundry Room

☐ Maid Quarters

☐ Porch

Lev3Rm (Choose up to 8)

89) Furnished Info

☐ Completely

☐ Partially

☐ Unfurnished

Furn (Choose Only 1)

90) Interior Features

☐ Bar-Dry

☐ Bar-Wet

☐ Beam Ceilings

☐ Blinds

☐ Carbon Monoxide Detector

☐ Cathedral Ceiling

☐ Cedar Closets

☐ Drapes

☐ Elevator

☐ Fire Alarm Sys

☐ Fire Extinguisher

☐ High Ceilings

☐ Intercom

☐ Security System

☐ Shades

☐ Skylight

☐ Smoke Detector

☐ Stereo System

IntFeat (Choose up to 8)

91) Flooring

☐ Carpeting

☐ Ceramic Tile

☐ Laminate

☐ Marble

☐ Parquet-Some

☐ See Remarks

☐ Stone

☐ Tile

☐ Vinyl-Linoleum

☐ Wood

Floor (Choose up to 4)

92) Laundry Facility

☐ Hook-Up Available

☐ In Building

☐ In Complex

☐ In Unit

☐ None

LaundryFac (1 Required; Choose up to 2)

93) # Fireplaces

#Fpl

94) Fireplace Desc

☐ Bathroom

☐ Bedroom 1

☐ Bedroom 2

☐ Bedroom 3

☐ Bedroom 4

☐ Bedroom 5+

☐ Coal

☐ Dining Room

☐ Family Room

☐ Fireplace Equipment

☐ Foyer/Hall

☐ Gas Fireplace

☐ Gas Ventless

☐ Great Room

☐ Heatolator

☐ Imitation

☐ Insert

☐ Kitchen

☐ Library

☐ Living Room

☐ Non-Functional

☐ Pellet Stove

☐ Rec Room

☐ See Remarks

☐ Wood Burning

☐ Wood Stove-Freestanding

FplDes (Choose up to 3)

95) Appliances

☐ Appliances

☐ Building Sign

☐ Burglar Alarm

☐ Carbon Monoxide Detector

☐ Cooktop - Electric

☐ Cooktop - Gas

☐ Cooktop - Induction

☐ Central Vacuum

☐ Dishwasher

☐ Disposal

☐ Dryer

☐ Exhaust System

☐ Fire Alarm

☐ Fixtures

☐ Floor Drains

☐ Freestanding Sign

☐ Freezer-Freestanding

☐ Freight Elevator

☐ Fuel Pump

☐ Furniture

☐ Generator-Built-In

☐ Generator-Hookup

☐ Handicapped Access

☐ Handicapped Equipment

☐ Hot Tub

☐ Instant Hot Water

☐ Intercom

☐ Jennaire Type

☐ Kitchen Area

☐ Kitchen Exhaust Fan

☐ Lifts

☐ Machinery

☐ Microwave Oven

☐ Office Equipment

☐ Passenger Elevator(s)

☐ Range/Oven-Electric

☐ Range/Oven-Gas

☐ Refrigeration Unit

☐ Refrigerator

☐ Restrooms - Private

☐ Restrooms - Public

☐ Roof Sign

☐ Satellite Dish/Antenna

☐ Security System

☐ See Remarks

☐ Self Cleaning Oven

☐ Smoke Detector

☐ Sprinkler System

☐ Stackable Washer/Dryer

☐ Storage Area(s)

☐ Storage Tank

☐ Sump Pump

☐ Trash Compactor

☐ Wall Oven(s) - Electric

☐ Wall Oven(s) - Gas

☐ Washer

☐ Water Filter

☐ Water Softener-Own

☐ Water Softener-Rnt

Appl (Choose up to 8)

96) Amenities

☐ Billiards Room☐ Club House☐ Elevator☐ Exercise Room☐ Jogging/Biking Path

☐ Kitchen Facilities

☐ Lake Privileges

☐ Multi-Use Sports Court

☐ Playground

☐ Pool-Indoor

☐ Pool-Outdoor☐ Sauna☐ Storage☐ Tennis Courts

Amen (Choose up to 8)

97) Pool

☐ Yes☐ No

Pool (Choose Only 1)

98) Pool Description

☐ Above Ground☐ Heated

PoolDes (1 Required if Pool = Y; Choose up to 2)

100) ® Fuel Type

☐ Coal☐ Electric☐ Gas-Natural☐ Gas-Propane - Leased☐ Gas-Propane - Owned☐ Kerosene☐ Oil Tank Above Ground - Inside☐ Oil Tank Above Ground - Outside☐ None

☐ Oil Tank Below Ground☐ See Remarks☐ Solar - Leased☐ Solar - Owned☐ Wood

Fuel (1 Required; choose up to 3)

99) Heating

☐ 1 Unit☐ 2 Units☐ 3 Units☐ 4 Units☐ Auxiliary Electric Heat☐ Baseboard - Cast Iron

☐ Baseboard - Electric☐ Baseboard – Hot Water☐ Cent Register Heat☐ Electric Filter☐ Floor/Wall Heater☐ Forced Hot Air

☐ Geothermal☐ Heat Pump☐ Humidifier on Furnace☐ Multi-Zone☐ No Heat☐ Radiant - Electric

☐ Radiant - Hot Water☐ Radiators - Hot Water☐ Radiators - Steam☐ See Remarks☐ Space Heater

Heat (Choose up to 4)

101) Cooling

☐ 1 Unit☐ 2 Units☐ 3 Units☐ 4 Units☐ Attic Fan☐ Ceiling Fan

☐ Central Air☐ Ductless Split AC☐ Elec Air Filter☐ Geothermal☐ Heat Pump☐ House Exhaust Fan

☐ Multi-Zone Cooling☐ No Cooling☐ See Remarks☐ Wall A/C Unit(s)☐ Window A/C(s)

Cool (Choose up to 6)

102) Utilities

☐ All Underground☐ Electric☐ Gas In Street☐ Gas-Natural

Util (Choose up to 3)

103) ® Water

☐ Association☐ Private☐ Public Water☐ See Remarks☐ Shared Well☐ Water Charge Extra☐ Well

Water (1 Required; choose up to 3)

104) Water Heater

☐ Electric☐ From Furnace☐ Gas☐ Oil☐ See Remarks☐ Solar

WtrHtr (Choose up to 2)

105) ® Sewer

☐ Association☐ Cesspool☐ Dry Well☐ Private☐ Public Available☐ Public Sewer☐ See Remarks

Sewer (1 Required; choose up to 3)

106) Services

☐ Shared Sewer

Serv (Choose up to 3)

107) ® Lease Information

☐ 1 Year☐ 2 Years☐ 3-5 Years☐ 5 Or More Years☐ Board Approval Req.

☐ Consumer Price Index Incl☐ Escalation Clause☐ Lease Purchase☐ Lease Transferable☐ Long Term

☐ Month-To-Month☐ Negotiable☐ New Lease Required☐ Option to Rent/Own☐ Options Available

☐ Percent Lease☐ Rent Escalators☐ Renewal Option☐ See Remarks☐ Seller Does Not Own Bldg

LeaseInfo (1 Required; choose up to 5)

108) ® Easement

☐ Yes☐ Unknown☐ No

Eas (Must Choose Only 1)

109) Easement Desc

EasDes (Required If Easement = Yes)

110) Farm Assessment

☐ Yes☐ No

FrmAsm (Choose Only 1)

111) Handicap Modified

☐ Yes☐ No

Hndcap (Choose Only 1)

112) ® Tenant Pays

☐ Association Fee☐ Cable T.V.☐ Electric☐ Gas☐ Heat☐ Hot Water

☐ Maintenance-Common Area☐ Maintenance-Lawn☐ Maintenance-Pool☐ No Utilities☐ Oil☐ Repair Insurance

☐ Repairs☐ See Remarks☐ Sewer☐ Snow Removal☐ Trash Removal☐ Water

TenPay (1 Required; choose up to 8)

113) ® Owner Pays

☐ Association Fee☐ Cable T.V.☐ Electric☐ Gas☐ Heat☐ Hot Water

☐ Maintenance-Common Area☐ Maintenance-Lawn☐ Maintenance-Pool☐ No Utilities☐ Oil☐ Repair Insurance

☐ Repairs☐ See Remarks☐ Sewer☐ Snow Removal☐ Trash Removal☐ Water

OwnPays (1 Required; choose up to 8)

114) ® Rent Includes

☐ Building Insurance☐ Cooling☐ Electric☐ Gas

☐ Heat☐ Janitor Services☐ Maintenance-Building☐ Maintenance-Common Area

☐ See Remarks☐ Sewer☐ Taxes☐ Trash Removal☐ Water

RentIncl (1 Required; choose up to 8)

115) ® Available

☐ Immediately☐ Negotiable☐ See Remarks☐ Vacant

Avail (1 Required; choose up to 2)

116) ® Pre-Rental Reqrmts

☐ 1 Month Advance☐ 1 Month Deposit☐ 1 Month Security☐ 1.5 Month Security

☐ Credit - Report☐ Flat Security☐ Income Verification☐ Pet Security Deposit

☐ Tenant Application☐ Tenants Insurance Required☐ See Remarks

RentReq (1 Required; choose up to 5)

117) Tenant Has Use Of

☐ Basement☐ Laundry Facilities☐ See Remarks☐ Storage Area

TenUse (Choose up to 4)

118) Assoc/Maint. Fee

AscMtFee (required if CL = Y)

119) Assoc/Maint. Fee Freq.

☐ Annually☐ Monthly☐ Quarterly

AscMtFFq (Choose Only 1)

120) Miscellaneous Info

☐ Association Fee☐ Farm Assessed☐ Maintenance Fee☐ Roll Back Tax - Buyer to Pay, If Any

Misc (Choose up to 7)

121) Gross Operating Income

GrOpInc

122) Total Operating Expense

TotOpExp

123) Net Operating Income

NetOpInc

124) Lease Expiration Date

MM/DD/YYYY

LsExpDate

125) ® Possession

Poss

Owner(s) Initials

CONTINUED ON PAGE 5

Ver Feb 2016

FINANCIAL INFORMATION

BBComp

SAComp

- ☐ Landlord Pays
- ☐ Tenant/Landlord Pays
- ☐ Tenant Pays

/LCom (Must Choose Only 1)

BusRel (Must Choose Only 1)

LType (1 Required; choose up to 4)

VariableCom (Must Choose Only 1)

Show (1 Required; choose up to 5)

- ❑ GSMLS Lockbox
- ❑ Key with Listing Office
- ❑ Limited Hours-Call LO
- ❑ Listing Agent to Accompany

- ☐ New Subdivision
- ☐ Not Built
- ☐ Owner is Licensed RE Agent
- ☐ Pet Instructions
- ☐ See Showing Instructions

nt□ Vacant

Sign (Must Choose Only 1)

Instr (Required if Showing Instructions = See Showing Instructions or Pet Instructions)

OwnNm

OwnNm
$$\begin{array}{|c|c|c|} \hline & & \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline & & \\ \hline \end{array} - \begin{array}{|c|c|c|c|} \hline & & & \\ \hline \end{array}$$

OwnPhn

OwnPhn

A horizontal number line with 20 tick marks, labeled from 0 to 19. The line is used for plotting data points.

MgAsnNm

$$\begin{array}{|c|c|c|} \hline & & \\ \hline \end{array} - \begin{array}{|c|c|c|} \hline & & \\ \hline \end{array} = \begin{array}{|c|c|c|c|} \hline & & & \\ \hline \end{array}$$
MgAsnPh

Seller grants Broker the right to publish any information contained on this form (through the GSMLS). The information has been furnished by the Seller and/or other sources, and is not guaranteed by the Broker or MLS. Age, square feet, etc., and all dimensions are approximate.

Agent ID _____ Agent Name _____ Office Name _____

Broker/Salesperson Sig. _____ Date _____

Owner's Signature _____ Date _____

Owner's Signature _____ Date _____

GARDEN STATE MULTIPLE LISTING SERVICE, L.L.C.

ADDENDUM TO LISTING AGREEMENT (Revised 1-19-11)

Disclosure of Owner's Name and Phone Number

Property Address: _____

Listing Broker hereby advises Owner that Owner's name and phone number will be displayed in the listing distributed to service participants. In the event Owner wishes that Owner's name or phone number not be displayed in the listing, Owner must expressly instruct the Listing Broker as indicated below.

Withholding of Name and Phone Number: Owner hereby instructs Listing Broker: (Initial where applicable)

_____ not to display Owner's name

_____ not to display Owner's phone number

in the listing distributed to Service participants.

Owner 1 Print Name

Owner 1 Signature

Date

Owner 2 Print Name

Owner 2 Signature

Date

GARDEN STATE MLS

MULTIPLE LISTING SYSTEM

PROPERTY
CHANGE FORM

CHANGE COMPLETED BY OFFICE ☐

ML# _____ (Max 7 Char)	CHANGE DATE MM / DD / YY	PROPERTY TYPE: <input type="checkbox"/> RES <input type="checkbox"/> MUL <input type="checkbox"/> LND <input type="checkbox"/> COM <input type="checkbox"/> BUS <input type="checkbox"/> RNT	
ADDRESS _____ Street Number (Max 9 Char)	_____ Street Name (Max 24 Char)	TOWN # _____ Town (Max 4 Char)	LIST PRICE \$ _____ LP (Max 8 Char)
OFFICE ID _____ (Max 6 Char)	OFFICE NAME _____ (Max 20 Char)	OFFICE PHONE ____-____-____	PRICE/SQUARE FT \$ _____.____ PSQF (COM PROPERTY TYPES ONLY)
AGENT ID _____ (Max 6 Char)	AGENT NAME _____ (Max 20 Char)	AGENT PHONE ____-____-____	

The following changes must be signed by the Owner(s), Broker and Agent

PRICE CHANGE:	EXPIRATION DATE CHANGE:	GROSS COMMISSION CHANGE:
NEW LIST PRICE \$ _____ (Max 8 Char)	NEW EXPIRATION DATE MM / DD / YY	SUB AGENT COMP _____ (Max 13 Char)
		BUYER BROKER COMP _____ (Max 13 Char)
		TRANSACTION BROKER COMP _____ (Max 13 Char)

STATUS CHANGE*:	WITHDRAWN DATE MM / DD / YY	BOM (Back on Market Date) MM / DD / YY (BOM-For Temporarily Off Market Only)
<input type="checkbox"/> T TEMPORARILY OFF THE MARKET *		
<input type="checkbox"/> W WITHDRAWN PERMANENTLY *		

* Please note: Temporarily or Permanently removing a property from the ML Service does not release the property owner of contractual obligations created by a listing contract.

SALE INFORMATION: This section is for Brokers who are having the MLS load their listings. No Signatures are Required

UCD (Under Contract Date): MM / DD / YY	CD: MM / DD / YY	SO: _____ (Max 6 Char)	SP: \$ _____ (Max 8 Char)
ACD (Anticipated Closing Date): MM / DD / YY	SA: _____ (Max 6 Char)	SNM: _____ (Max 20 Char)	
BOM (Back on Market Date) MM / DD / YY	S2: _____ (Max 6 Char)	SNM2: _____ (Max 20 Char)	
TERMS: (Choose 1)			SPSQ \$ _____.____ SALE \$/SQ FT (COM PROPERTY TYPE ONLY)
<input type="checkbox"/> ASSUMPTN <input type="checkbox"/> CASH <input type="checkbox"/> CONVENTL <input type="checkbox"/> FHA <input type="checkbox"/> PRIVATE <input type="checkbox"/> RENLOAN <input type="checkbox"/> VA <input type="checkbox"/> USDA			

RENTED INFORMATION:

RA: _____ RENTING AGENT ID (Max 6 Char)	RNM: _____ RENTING AGENT NAME (Max 20 Char)	TOD: MM / DD / YY TENTATIVE OCC DATE	RD: MM / DD / YY RENTED DATE
RP: \$ _____ RENT PER MONTH (Max 8 Char)	RO: _____ RENTING OFFICE ID (Max 6 Char)		
TERMS: (Choose 1) <input type="checkbox"/> %LEASE <input type="checkbox"/> 1YRMIN <input type="checkbox"/> 2YRMIN <input type="checkbox"/> 3-5MIN <input type="checkbox"/> 5+YR <input type="checkbox"/> MO-TO-MO <input type="checkbox"/> SUBLEASE			

OTHER FIELD CHANGES

FIELD NAME: _____	CHANGE: _____
FIELD NAME: _____	CHANGE: _____
FIELD NAME: _____	CHANGE: _____

ADDITIONAL INFORMATION

SIGNATURES

OWNER'S SIGNATURE: _____	DATE: _____
OWNER'S SIGNATURE: _____	DATE: _____
TYPE/PRINT OWNER(S) NAME(S): _____	
AGENT'S SIGNATURE: _____	DATE: _____
BROKER'S ACCEPTANCE: _____	DATE: _____



REAL ESTATE LISTING/COMMISSION AGREEMENT
NEWMLS, L.L.C. d/b/a GARDEN STATE MULTIPLE LISTING SERVICE, L.L.C.

1. THE FOLLOWING TERMS ARE DEFINED AND, WHEN MENTIONED IN THIS AGREEMENT, SHALL MEAN:

"Service" or "GSMLS": GARDEN STATE MULTIPLE LISTNG SERVICE, L.L.C.

"Owner(s)", "Seller/Landlord" or "you"_____

Owner's Address _____

Owner's Tele # _____ Fax # _____

"Property" _____

"Listing Broker" _____

Broker's Address. _____

LB Tele# _____ Fax # _____

"Listing Price" SALE \$ _____

RENTAL \$ _____

2. TERM OF AGREEMENT: From "Commencement Date" _____ to "Expiration Date" _____

3. DISCLOSURE OF BUSINESS RELATIONSHIP:

I, _____ as an authorized
(Name of Licensee)

representative of _____
(Name of Listing Broker)

intend, as of this time, to work with you as a: *(Check only one line)*

___ Seller's / Landlord's Agent only (SA)

___ Seller's / Landlord's Agent and Disclosed Dual Agent if the opportunity arises (DD)

___ Transaction Broker (TB)

4. OFFER OF COOPERATION / COMPENSATION:

The Seller / Landlord authorizes and the Listing Broker offers Cooperation / Compensation as follows: *(Check and Complete Appropriate Line(s))*

TO: SUBAGENTS:

YES: _____ @ _____
Cooperation Compensation

NO: _____
Cooperation

TO: BUYER BROKERS:

YES: _____ @ _____
Cooperation Compensation

NO: _____
Cooperation

TO: TRANSACTION BROKERS:

YES: _____ @ _____
Cooperation Compensation

NO: _____
Cooperation

5. The "Commission" shall be as follows:

The "Sale Commission:" _____

The "Rental Commission:" _____

If this Listing/Commission Agreement is for the sale of the Property only, Owner agrees not to list the Property for rental with any other Broker during the term of this Listing/Commission Agreement. If this Listing/Commission Agreement is for the rental of the Property only, Owner agrees not to list the property for sale with any other Broker during the term of this Listing/Commission Agreement.

6. Keybox. Owner _____ does _____ does not authorize the Listing Broker to place a GSMLS Keybox on the Property to aid in the showing of the Property.

7. COMMISSION SPLITS. LISTING BROKERS USUALLY COOPERATE WITH OTHER BROKERAGE FIRMS BY SHARING INFORMATION ABOUT THEIR LISTINGS AND OFFERING TO PAY PART OF THEIR COMMISSION TO THE FIRM THAT PRODUCES A BUYER. THIS IS GENERALLY REFERRED TO AS THE"COMMISSION SPLIT".

SOME LISTING BROKERS OFFER TO PAY COMMISSION SPLITS OF A PORTION OF THE GROSS COMMISSION, USUALLY EXPRESSED AS A PERCENTAGE OF THE SELLING PRICE, LESS A SIGNIFICANT DOLLAR AMOUNT. OTHER LISTING BROKERS OFFER A PORTION OF THE GROSS COMMISSION LESS ONLY A MINIMAL LISTING FEE OR LESS ZERO.

THE AMOUNT OF COMMISSION SPLIT YOUR BROKER OFFERS CAN AFFECT THE EXTENT TO WHICH YOUR PROPERTY IS EXPOSED TO PROSPECTIVE BUYERS WORKING WITH LICENSEES FROM OTHER BROKERAGE FIRMS.

ON THIS LISTING, THE BROKER IS OFFERING A COMMISSION SPLIT OF _____ MINUS _____ TO POTENTIAL COOPERATING BROKERS.

IF YOU FEEL THAT THIS MAY RESULT IN YOUR PROPERTY RECEIVING LESS THAN MAXIMUM EXPOSURE TO BUYERS, YOU SHOULD DISCUSS THOSE CONCERNS WITH THE LISTING SALESPERSON OR HIS/HER SUPERVISING BROKER.

BY SIGNING THIS LISTING AGREEMENT THE OWNER(S) ACKNOWLEDGE HAVING READ THIS STATEMENT ON COMMISSION SPLITS.

8. PAYMENT OF THE COMMISSION FOR SALE/LEASE, AGENCY ARRANGEMENTS. The Owner agrees to pay the Listing Broker (or as the Listing Broker may direct) the Commission if the Property is sold, leased, exchanged or otherwise transferred by/through the Listing Broker, or through any other source (including the direct sale/lease by the Owner) before the Expiration Date.

The Commission shall be earned when a ready, willing and able Buyer/Tenant is produced and shall be paid at the time of the transfer of the Property or signing of the lease. By signing this Agreement the Owner instructs the title agent/attorney to pay the Commission at such time. In the event the Property is sold to the Tenant during the term of its Tenancy, the Sale Commission shall be paid by the Owner to the Listing Broker if sold to the Tenant by _____.

(CONTRACTUAL PROVISIONS ARE CONTINUED ON THE REVERSE SIDE OF THIS PAGE, PLEASE REVIEW)

<div>ListingAgent_____(L.S.)</div> <div>(Print Name)</div> <div>LA ID #_____</div> <div>Accepted By: Authorized Representative</div> <div>(Print Name)</div> <div>Broker ID #_____</div>	<div>Owner: _____(L.S.) Date: _____</div> <div>Owner: _____(L.S.) Date: _____</div> <div>Owner: _____(L.S.) Date: _____</div> <div>Owner: _____(L.S.) Date: _____</div>
--	---

The Listing Broker agrees that the Commission may be shared with any Broker who assists Listing Broker in causing a sale, lease, exchange or transfer of the Property as indicated in the offer of Cooperation/Compensation Box.

In the event the Commission due the Listing Broker from the Owner is not paid per the terms of this Agreement, the Owner agrees to pay all expenses, including reasonable attorney’s fees incurred by the Listing Broker, relating to the collection of the Commission.

9. COMMISSION OR FEE DISCLOSURE.

“AS SELLER YOU HAVE THE RIGHT TO INDIVIDUALLY REACH AN AGREEMENT ON ANY FEE, COMMISSION, OR OTHER VALUABLE CONSIDERATION WITH ANY BROKER. NO FEE, COMMISSION OR OTHER CONSIDERATION HAS BEEN FIXED BY ANY GOVERNMENTAL AUTHORITY OR BY ANY TRADE ASSOCIATION OR MULTIPLE LISTING SERVICE.” Nothing herein is intended to prohibit an individual Broker from independently establishing a policy regarding the amount of fee, commission or other valuable consideration to be charged in transactions by the Broker.

10. GRANT OF EXCLUSIVE RIGHT TO SELL, LEASE, EXCHANGE OR OTHERWISE TRANSFER AND TO MULTIPLE LIST PROPERTY.
In consideration of the Listing Broker listing and endeavoring to find Buyers/Tenants for the Property at the Listing Price, OWNER (or their legally authorized representative) grants the Listing Broker the exclusive right to sell, lease, exchange or otherwise transfer the Property, at the Listing Price and on the terms as stated in this Agreement, or upon such other price and/or terms as may be acceptable to the Owner. The Listing Broker is directed by the Owner to list the Property with the Service and to distribute this listing to Service participants.

11. BROKER PROTECTION

Owner agrees to pay the Listing Broker the Commission if the Owner, acting on the Owner's own behalf, within 180 days after the Expiration Date conveys or agrees to convey the Property to any Buyer shown the Property by the Listing Broker or any person during the term of this Listing Agreement. This clause shall not apply if the property has been listed by the Owner with another broker by written agreement.

12. OWNER(S) LIABILITY.

The OWNER(S) hold harmless and indemnify the Listing and Cooperating Brokers against loss or damage resulting directly from any condition of the Property not disclosed to the Listing Broker or from the Owner’s use of/or acts in the showing and inspection of the Property.

13. OWNERSHIP, LIENS AND MORTGAGES.

The Owner(s) represent that they are the sole owner(s) of the Property, the Owner(s) have the legal right to sell or lease the Property, and that to the best of their knowledge they have Marketable Title to the Property. The Owner(s) further represent that after a sale at the Listing Price there will be sufficient proceeds to discharge all liens and encumbrances and to pay the Commission stated in this Agreement.

14. NO ENVIRONMENTAL HAZARDS.

The Owner(s) are not aware of any environmental hazards relating to the Property, or proceedings regarding such hazards which are now pending or threatened with regard to the Property.

15. SIGN AUTHORIZATION.

The Owner authorizes the Listing Broker to place a real estate sign on the Property. The Owner agrees not to place Owner’s or any other “For Sale/For Lease” sign on the Property during the term of this Agreement.

16. REFERRING INTERESTED BUYERS TO LISTING BROKER/NEGOTIATIONS THROUGH LISTING BROKER.

The Owner shall refer to the Listing Broker every prospective Buyer/Tenant who contacts the Owner during the term of this Agreement. The Owner directs that all negotiations for the purchase or lease of the Property shall be conducted through the Listing Broker.

17. NOT CURRENTLY LISTED.

The Owner represents that the Property is not currently listed with any other Broker.

18. ACCURACY OF INFORMATION.

The information contained in this Agreement and on the attached Listing Input Sheets has been furnished by the Owner who states it is correct to the best of Owner’s knowledge and belief, and the compilation by the Broker for the Service is not to be deemed a representation as to the accuracy of the information provided.

19. ACKNOWLEDGMENT OF RECEIPT OF FULLY SIGNED AGREEMENT/LISTING INPUT SHEETS.

The Owner acknowledges that this Agreement has been read by the Owner and that Owner understands its contents. Owner has received a copy of this Agreement and the attached Listing Input Sheets, which are incorporated herein and made part of this Agreement. Owner acknowledges having read and approved the attached Listing Input Sheet(s) and represents that they are accurate.

20. ACKNOWLEDGEMENT OF RECEIPT OF THE CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS.

Owner acknowledges receipt of a copy of the Consumer Information Statement on New Jersey Real Estate Relationships.

21. ACKNOWLEDGMENT OF RECEIPT OF THE NEW JERSEY ATTORNEY GENERAL’S SUMMARY OF THE NEW JERSEY LAW AGAINST DISCRIMINATION AND AGREEMENT TO ABIDE BY THE LAW.

The Owner acknowledges receipt of the New Jersey Attorney General’s Summary of the New Jersey Law Against Discrimination, and further acknowledges that Owner has reviewed this Summary and agrees to abide by the terms and conditions of the Law Against Discrimination.

THIS FORM OF AGREEMENT FOR THE LISTING OF REAL ESTATE AND THE PAYMENT OF A COMMISSION FOR THE SALE AND / OR LEASE OF REAL ESTATE HAS BEEN APPROVED SOLELY FOR THE EXCLUSIVE USE OF BROKERS WHO PARTICIPATE IN THE GSMLS, LLC. ANY USE OF THIS AGREEMENT BY ANY PERSON NOT AUTHORIZED OR PERMITTED TO UTILIZE THE SERVICE IS EXPRESSLY PROHIBITED. THIS AGREEMENT MAY ONLY BE REPRODUCED WITH THE WRITTEN CONSENT OF THE SERVICE.