

# New Jersey Residential Rentals LLC

45 W Landis Ave • Vineland, NJ 08360  
(877) 737-7303

## 1. Residency and Financials

### 1.1 PARTIES

This Lease (the "Lease") BETWEEN: Landlord/Lessor/Agent, <<Company Name>>, shall be referred to as "Lessor", and Tenant(s)/Lessee, <<Tenants (Financially Responsible)>>, shall be referred to as "Lessee".

IN CONSIDERATION OF the Lessor leasing certain premises to the Lessee, the Lessee leasing those premises from the Lessor and the mutual benefits and obligations provided in this Lease, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease agree as follows:

### 1.2 PREMISES

The Lessor agrees to rent to the Lessee the residence, municipally described as <<Unit Address>>(the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by Lessee for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a private single-family residence.

### 1.3 TERMS

This agreement shall commence on <<Lease Start Date>> and continue until <<Lease End Date>> as a leasehold (the "Term"). Thereafter it shall become a month-to-month tenancy on the same terms and conditions as stated herein, save any changes made pursuant to law, until terminated. Lessee will have the option to renew this lease on an annual basis as agreed with Lessor. If Lessee should move from the premises prior to the expiration of this time period, he shall be liable for all rent due until such time that the Property is occupied by a Lessor approved paying Lessee and/or expiration of said time period, whichever is shorter.

### 1.4 RENTS AND CHARGES

Lessee agrees to pay in advance <<Monthly Rent>> per month (the "Rent") on the 1st day of each and every month of the Term (the "Due Date") with of grace period. The first month's rent and/or prorated rent amount of <<Prorated Rent>> shall be due prior to move-in.

A late fee of \$50, paid as rent shall be added and due for any payment of rent not paid within <<Grace Period Days>> after the Due Date (the "Grace Period"). Any dishonored check or rejected electronic payment shall be treated as unpaid rent, and subject to an additional fee of \$50, paid as rent plus the amount of any fees charged to the Lessor by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If Lessee doesn't pay rent on time, Lessee will be delinquent and all remedies under this Lease will be authorized.

All sums payable by the Lessee to the Lessor pursuant to any provision of this Lease will be deemed to be additional rent and will be recovered by the Lessor as rental arrears.

Rent and/or other charges are to be paid at such place or method designated by the owner as follows: Payments made by check or money order and cash can be mailed to PO Box 974, Vineland, NJ 08362 OR delivered in person to 45 W. Landis Ave, Vineland, NJ 08360. Other payment methods may be available through the tenant portal accessed from the njresidential.com website. All payments are to be made payable to New Jersey Residential Rentals.

### 1.5 SECURITY DEPOSIT

The Lessee shall pay the Lessor a security deposit of <<Security Deposit Charges>> due on or before the execution of this Lease which shall secure compliance with the terms and conditions of this agreement. Lessor shall comply with the Rent Security Deposit Act, N.J.S.A 46:8-19 et seq. Lessor will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, and shall be refunded to Lessee within 30 days after the Property has been completely vacated less any amount necessary to pay Lessor; a) any unpaid rent, b) cleaning costs, c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement. A written accounting of said charges shall be presented to Lessee within 15 days of move-out. If deposits do not cover such costs and damages, the Lessee shall immediately pay said additional costs for damages to Lessor. Per the Rent Security Deposit Act, the Lessor will hold the Security Deposit at an interest-bearing account solely devoted to security deposits at PNC Bank located at 638 E. Landis Ave, Vineland NJ 08360. Interest earned will be paid annually on January 31st of each year either directly to Lessee or subtracted from the amount of rent owed.

## 1.6 UTILITIES

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Lessor agrees to pay the following utilities: <<Utilities Included>> under typical usage conditions, which are associated with the Property.

Lessee agrees to place or transfer other utilities into Lessee's name and maintain and pay said utilities, any charges, fees, and services on such utilities based upon occupancy of the Property. Utility provider names and contact information for the Property can be found below:

**Gas: PSE&G (800-436-7734)**

**Electric: PSE&G (800-436-7734)**

Lessor does not guarantee or warrant that there will be no interruption of utility service. Lessee shall contact the utility service provider in the event of an interruption of service. If Lessee's electricity is ever interrupted, Lessee must use only battery-operated lighting

## 1.7 INSURANCE

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Lessee acknowledges that Lessor's insurance does not cover personal property damage, personal injury, or loss caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Lessor be held liable for such losses, and the Lessor assumes no liability for any such loss. Lessee assumes all liability for personal injury, property damage or loss, and insurable risk.

The Lessee is required to obtain its own personal liability insurance with a minimum of \$100,000 in liability coverage to help protect against any accidents or lawsuits brought against you and to cover personal property loss resulting from damage. Upon request, the Lessee shall furnish Lessor with evidence of Lessee's insurance policy. Failure to maintain personal liability insurance is an incurable breach of this Lease and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

## 1.8 OCCUPANTS

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Subject to the provisions of this Lease, apart from the Lessee and the Lessee's immediate family members, no other persons will live in the Property without the prior written permission of the Lessor. Guest(s) staying over 15 days without the written consent of Lessor shall be considered a breach of this agreement. ONLY the following individuals AND NO OTHERS shall occupy the subject residence for more than 15 days unless the expressed written consent of Lessor obtained in advance:

### Approved Occupants:

he Lessee is responsible for any person or persons who are upon or occupying the Property or any other part of the Property at the request of the Lessee, either express or implied, whether for the purposes of visiting the Lessee, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing, the Lessee is responsible for all members of the Lessee's family, guests, servants, tradesmen, repairmen, employees, agents, invitees or other similar persons.

## 1.9 INVENTORY

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The premise contains the following items, appliances, and equipment that the Lessee may use: <<Appliances Included>>

## 1.10 KEYS AND LOCKS

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Lessee will be provided the following keys:

### Front/Back Doors (2 sets)

Il deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when Lessee moves in.

Lessee shall be liable for the entire cost all of key and lock replacements. Lessee shall not add or change the locks or without our prior written consent.

All keys must be returned to Lessor when Lessee vacates the unit. Lessee will be charged for the cost of new locks and keys that are not returned.

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## 2. Policies and Procedures

### 2.1 LIQUID FILLED FURNISHINGS

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No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the Lessor. Lessee also agrees to carry insurance deemed appropriate by Lessor to cover possible losses that may be caused by such items.

### 2.2 NOISE

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Lessee agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another Lessee and/or neighbor. Said noise and/or activity shall be a breach of this agreement.

### 2.3 SMOKING

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The Lessee agrees and acknowledges that the Property has been designated as a smoke-free living environment. The Lessee and members of Lessee's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property.

### 2.4 SAFETY AND PROPERTY LOSS

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The Lessor and Lessee will comply with standards of health, sanitation, fire, housing and safety as required by law. Lessee and all occupants and guests must exercise due care for Lessee's own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. Lessee agrees to make every effort to abide by the rules and guidelines in this Lease.

#### **Casualty Loss**

Lessor is not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

The Lessee will indemnify and save the Lessor, and the owner of the Property where different from the Lessor, harmless from all liabilities, fines, suits, claims, demands and actions of any kind or nature for which the Lessor will or may become liable or suffer by reason of any breach, violation or non-performance by the Lessee or by any person for whom the Lessee is responsible, of any covenant, term, or provisions hereof or by reason of any act, neglect or default on the part of the Lessee or other person for whom the Lessee is responsible. Such indemnification in respect of any such breach, violation or non-performance, damage to property, injury or death occurring during the term of the Lease will survive the termination of the Lease, notwithstanding anything in this Lease to the contrary.

#### **Smoke Detectors**

The Property is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. Prior to the Lessee taking possession of the Property, the Lessor will ensure that any such device in place is operational. Lessee must immediately report smoke-detector malfunctions to Lessor. The Lessor will be responsible for the repair and replacement of any missing or nonfunctional carbon monoxide and smoke alarms and detectors upon written request of the Lessee. The Lessee will keep, test, and maintain in good repair all the carbon monoxide and smoke alarms and detectors in the Property. No person may remove any batteries from, or in any way render inoperable, a carbon monoxide or smoke alarm or detector except as part of the process to inspect, maintain, repair or replace the alarm or batteries in the alarm. Lessee will be liable to others and Lessor for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to Lessor.

#### **Safety and Crime Free**

Lessee or any guest or resident under Lessee's control, should not engage in any criminal activity in Property or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. Lessee should then contact Lessor. Unless otherwise provided by law, Lessor is not liable to Lessee or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

### 2.5 PARKING

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When and if Lessee is assigned a parking area/space on Lessor's property, the parking area or space shall be used exclusively for parking of passenger automobiles and/or those approved vehicles. Lessor may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. Said area or space shall not be used for the washing, painting, or repair of vehicles. Lessor may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from exiting, are parked in a space not dedicated to parking,

including, but not limited to, grass, sidewalks, patio, and fire lanes. Lessee is responsible for oil leaks and other vehicle discharges for which Lessee shall be charged for cleaning if deemed necessary by Lessor.

## 2.6 PETS

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No animal, fowl, fish, reptile, and/or pet of any kind shall be kept on or about the premises, for any amount of time, without obtaining the prior written consent and meeting the requirements of the Lessor. Such consent if granted shall be revocable at Lessor's option upon giving a 30 day written notice. In the event laws are passed or permission is granted to have a pet and/or animal of any kind, an additional NON-REFUNDABLE one-time fee in the amount of \$250 shall be required along with additional monthly rent of \$25 along with the signing of Lessor's Pet Agreement. Lessee also agrees to carry insurance deemed appropriate by Lessor to cover possible liability and damages that may be caused by such animals.

Lessor will authorize a service animal for a disabled person. Lessor may require a written statement from a qualified professional, verifying the need for the service animal. If Lessee or any guest or occupant violates animal restrictions (with or without your knowledge), Lessee will be subject to charges, damages, eviction, and other remedies provided in this Lease.

## 2.7 RIGHT OF ENTRY AND INSPECTIONS

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At all reasonable times during the term of this Lease and any renewal of this Lease, after providing 24 hours advance notice, the Lessor and its agents may enter the Property to make inspections, alterations, repairs, or maintenance that in Lessor's judgment is necessary to perform and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, loan officers, or insurance agents and for any emergency situations that may arise. Lessor may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment.

## 2.8 BYLAWS, RULES, AND REGULATIONS

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If Property is subject to any house rules or association Bylaws and Rules and Regulations, Lessee shall comply with such including any amendments as stated on separate addendum, but which are deemed part of this rental agreement, and a violation of any of the house rules is considered a breach of this agreement.

## 2.9 NOTICES

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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. All notices to Lessee shall be served at Lessee's premises. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Lessor's address for notice is: PO Box 974, Vineland NJ 08362.

## 2.10 RENEWAL OF LEASE

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Lessee must be offered a renewal of this lease by the Lessor, unless the Lessor has good cause not to do so under applicable law. Reasonable changes may be included in the renewal Lease. Not less than 60 days before the expiration of the Term of this Lease, the Lessor shall notify the Lessee of the proposed terms for the renewal Lease. Within 15 days after the Lessee receives the Lessors's renewal notice, Lessee shall notify Lessor whether Lessee accepts or rejects the proposed renewal Lease. If the Lessee does not notify the Lessor of the Lessee's acceptance, then the Lessors's proposal shall be considered to have been rejected. If the Lessee does not accept the renewal Lease, the Lessee must vacate the Property at the end of the Term.

## 2.11 ASSIGNMENT

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Lessee agrees not to transfer, assign or sublet the premises or any part thereof without written consent of Lessor. If Lessor approves a replacement Lessee, at Lessor's option, the replacement Lessee must sign this Lease with or without an increase in the total security deposit; or the remaining and replacement Lessee must sign an entirely new Lease.

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## 3. Responsibilities

### 3.1 CONDITION OF PREMISES

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Lessee acknowledges that Lessee has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached property condition checklist, if any, and/or all other items provided by Lessor are all clean, and in good satisfactory condition except as may be indicated elsewhere in this agreement. Lessee agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by Lessee, his guests and/or invitees, except as provided by law. At the termination of this agreement, all of above items in this provision shall be returned to Lessor in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to Lessor. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear.

### 3.2 ALTERATIONS

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Lessee shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the Lessor except as may be provided by law.

### 3.3 REQUESTS, REPAIRS, MALFUNCTIONS

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The Lessee will promptly notify the Lessor immediately upon discovery of any damage, problem, or of any situation that may significantly interfere with the normal use of the Property or to any furnishings supplied by the Lessor. Lessor's complying with or responding to any oral request regarding security or non-security matters doesn't waive the strict requirement for written notices under this Lease. Lessee must promptly notify Lessor in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. Lessor will respond in accordance with state law and the Lease to repair or remedy the situation, as necessary. Lessor may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

### 3.4 DAMAGE TO PROPERTY

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If the Property, or any part of the Property, is destroyed or partially damaged by fire or other casualty not due to the Lessee's negligence or willful act or that of the Lessee's employee, family, agent, or visitor during the term of this Lease so that Lessee's use is seriously impaired, the Property will be promptly repaired by the Lessor and there will be an abatement of Rent corresponding with the time during which, and the extent to which, the Property may have not been tenable. However, if the Property should be damaged by the Lessee's negligence or willful act or that of the Lessee's employee, family, agent, or visitor and the Lessor decides not to rebuild or repair the Property, the Lessor may end this Lease by giving appropriate notice.

### 3.5 MAINTENANCE

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Lessee shall deposit all garbage and waste in a timely, tidy, proper, clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean. Lessee shall be responsible for disposing of items of such size and nature as are not normally acceptable by the garbage hauler. Lessee shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging of the drains. Lessee shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks.

### 3.6 ADDITIONAL RENT

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

### 3.7 HAZARDOUS MATERIALS

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The Lessee will not keep or have on the Property any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.

### 3.8 END OF TERM

At the end of the Term, the Lessee shall; a) leave the Property clean, b) remove all of the Lessee'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 Lessor in the same condition as it was at the beginning of the Term, except for normal wear and tear.

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## 4. General Clauses

### 4.1 TERMINATION

After expiration of the leasing period, this agreement is automatically renewed from month to month, but may be terminated by either party giving to the other a 30-day written notice of intention to terminate. Where laws require "just cause", such just cause shall be so stated on said notice. The premises shall be considered vacated only after all areas including storage areas are clear of all Lessee's belongings, and keys and other property furnished for Lessee's use are returned to Lessor. Should the Lessee hold over beyond the termination date or fail to vacate all possessions on or before the termination date, Lessee shall be liable for additional rent and damages which may include damages due to Lessor's loss of prospective new renters.

### 4.2 CHANGE OF TERMS

The terms and conditions of this agreement are subject to future change by Lessor after the expiration of the agreed lease period upon no less than 60-day written notice prior to the expiration or anniversary date of the term of this agreement setting forth such change and delivered to Lessee. Any changes are subject to laws in existence at the time of the Notice of Change Of Terms.

### 4.3 POSSESSION

If Lessor is unable to deliver possession of the Property to Lessee on the agreed date, because of the loss or destruction of the Property or because of the failure of the prior Lessee to vacate or for any other reason, the Lessee and/or Lessor may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this agreement shall be refunded in full. If neither party cancels, this agreement shall be prorated and begin on the date of actual possession.

### 4.4 ABANDONMENT

If at any time during the term of this Lease, the Lessee abandons the Property or any part of the Property, the Lessor may, at its option, enter the Property by any means without being liable for any prosecution for such entering, and without becoming liable to the Lessee for damages or for any payment of any kind whatever, and may, at the Lessor's discretion, as agent for the Lessee, rent the Property, or any part of the Property, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such renting, and, at the Lessor's option, hold the Lessee liable for any difference between the Rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by the Lessor by means of the renting. If the Lessor's right of re-entry is exercised following abandonment of the Property by the Lessee, then the Lessor may consider any personal property belonging to the Lessee and left on the Property to also have been abandoned, in which case the Lessor may dispose of all such personal property in any manner the Lessor will deem proper and is relieved of all liability for doing so.

### 4.5 GOVERNING LAW

It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, and all suits and special proceedings under this Lease, be construed in accordance with and governed, to the exclusion of the law of any other forum, by the laws of the State of New Jersey, without regard to the jurisdiction in which any action or special proceeding may be instituted.

### 4.6 SEVERABILITY

If there is a conflict between any provision of this Lease and the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

#### 4.7 AMENDMENT OF LEASE

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Any amendment or modification of this Lease or additional obligation assumed by either party in connection with this Lease will only be binding if evidenced in writing signed by each party or an authorized representative of each party.

#### 4.8 PARTIAL INVALIDITY

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Nothing contained in this agreement shall be construed as waiving any of the Lessor's or Lessee's rights under the law. If any part of this agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this agreement nor shall it affect the validity or enforceability of any other provision of this agreement.

#### 4.9 NO WAIVER

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Lessor's acceptance of rent with knowledge of any default by Lessee or waiver by Lessor of any breach of any term of this agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by Lessor of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this agreement.

#### 4.10 ATTORNEY FEES

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If any legal action or proceedings be brought by either party of this agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded. Fees and costs paid to Lessor will be paid as rent.

#### 4.11 REPORT TO CREDIT/TENANT AGENCIES

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Lessee is hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be submitted or reported to a credit and/or tenant reporting agency, and may create a negative credit record on Lessee's credit report. And any unpaid balance over 30 days past due to Lessor may also be submitted to a collection agency for collection.

#### 4.12 ENTIRE AGREEMENT

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This agreement constitutes the entire agreement between Lessor and Lessee. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party except to the extent incorporated in this Lease.

#### 4.13 GENERAL PROVISIONS

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- a. The hallways, passages and stairs of the building in which the Property is situated will be used for no purpose other than going to and from the Property and the Lessee will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other tenant.
- b. All monetary amounts stated or referred to in this Lease are based in the United States dollar.
- c. Any waiver by the Lessor of any failure by the Lessee to perform or observe the provisions of this Lease will not operate as a waiver of the Lessor's rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the Lessor's rights in respect of any subsequent default or breach.
- d. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
- e. Where there is more than one Lessee executing this Lease, all Lessees are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- f. This Lease and the Lessee's leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the Lessor, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions such liens or encumbrances.
- g. This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- h. During the last 30 days of this Lease, the Lessor or the Lessor's agents will have the privilege of displaying the usual 'For Sale' or 'For Rent' or 'Vacancy' signs on the Property.

i. Time is of the essence in this Lease. Every calendar day except Saturday, Sunday or U.S. national holidays will be deemed a business day and all relevant time periods in this Lease will be calculated in business days. Performance will be due the next business day, if any deadline falls on a Saturday, Sunday or a national holiday. A business day ends at five p.m. local time in the time zone in which the Property is situated.

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## 5. Statements and Notifications

### 5.1 LEAD-BASED PAINT ACKNOWLEDGMENT

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Housing built before 1978 may contain lead based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of 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 hazards in the dwelling. **Lessees must also receive a federally approved EPA pamphlet on lead poisoning prevention.** Lessee acknowledges receipt of pamphlet if it applies to the Property.

### 5.2 WINDOW GUARD NOTIFICATION

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LESSOR IS REQUIRED BY LAW TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN PROPERTY IF A CHILD OR CHILDREN 10 YEARS OF AGE OR YOUNGER IS, OR WILL BE, LIVING IN THE PROPERTY OR IS, OR WILL BE, REGULARLY PRESENT THERE FOR A SUBSTANTIAL PERIOD OF TIME IF THE LESSEE GIVES THE LESSOR A WRITTEN REQUEST THAT THE WINDOW GUARDS BE INSTALLED. THE LESSOR IS ALSO REQUIRED, UPON THE WRITTEN REQUEST OF THE LESSEE, TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE HALLWAYS TO WHICH PERSONS IN THE LESSEE'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 LESSOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING WINDOW GUARDS IN THE 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.

### 5.3 MEGAN'S LAW STATEMENT

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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.

Lessee is also notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at [www.njsp.org](http://www.njsp.org).

### 5.4 CONSUMER INFORMATION STATEMENT

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By executing this Lease, the Lessee fully acknowledges their understanding of the Consumer Information Statement on New Jersey Real Estate Relationships as it applies to Lessor and this Lease.

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# 6. Sign and Accept

## 6.1 ACCEPTANCE OF LEASE

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This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X \_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date Signed

X \_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date Signed