

LEASE AGREEMENT

The Landlord and Tenant (the word "Tenant" includes all tenants under this Lease) agree as follows:

LANDLORD: Another Option Properties 357 N Main St Glassboro NJ 08028

Tenant(s)	Driver Lic #	Social Sec #	Phone #

PROPERTY:

DATE OF LEASE:

TERM: Lease Begin Date: Lease End Date:

SECURITY DEPOSIT: \$ Sec Deposit held at: Commerce Bank

RENT PAID TO: **Another Option Properties, 357 N Main St, Unit A Glassboro NJ 08028**

RENT: The rent for the term is \$

Upon signing, the Tenant shall pay either (check applicable boxes):

Check One	Payment terms	Payment Amount
	4 equal payments starting with the 1 st payment due 5 days prior to scheduled move in and then Oct 1 st , Dec 1 st , Feb 1 st .	\$
	9 equal payments starting with payment 5 days prior to move in and then Sept 1 st , Oct 1 st , Nov 1 st , Dec 1 st , Jan 1 st , Feb 1 st , Mar 1 st , Apr 1 st .	\$

*****This lease will not be binding on the landlord until such funds are received. Tenants may not move in until 1st payment and full Security Deposit is collected.

- **An administrative fee of \$75 will be charged to make changes to lease – add tenants or remove tenants during and at time of lease renewal.**
- **EACH TENANT NAMED ABOVE WHO SIGNS THIS LEASE AGREEMENT IS JOINTLY AND SEVERALLY RESPONSIBLE FOR THE TOTAL MONTHLY RENT AND ALL OTHER PROVISIONS HEREOF.**
- **This property will be inspected by the Landlord, or his Agent, at minimum every 30 days; this inspection is to ensure the property is maintained in compliance of lease. Property inspections will be performed on the 15th of each month or the first business day following the 15th of each month.**

Signatures

Landlord	Tenant
Tenant	Tenant
Tenant	Tenant

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1. Agent. The Tenant agrees and acknowledges that the Landlord is the owner of the Property, but that all action which is required by the Landlord under this Lease may be performed by the Agent, if any. The Agent is the company or person(s) selected by the Landlord to manage the Property. Any reference in this Lease to the Landlord shall be deemed to include the Agent. If an Agent has been named above, all Rent due from the Tenant under this Lease shall be paid to the Agent and all notices from the Tenant shall be provided to the Agent and to the Landlord contemporaneously. Landlord may change or designate an Agent at any future time.
2. Possession and Use. If Landlord is not able to provide possession as identified herein, there shall be no claim for any damages by Tenant; If Landlord is unable to provide possession within thirty days from the day identified herein, then either party may cancel this lease and Tenant's sole remedy shall be a return of the money paid on account to the Landlord. The Tenant shall take possession of and use the Property only as a private residence. Only a Tenant signing this Lease and identified on this document may live in the premises. Overnight guests are permitted, but shall not be allowed to stay more than seven nights in a row and not more than seven nights in any one month. The Tenant shall not use the premises for any business, professional, or unlawful purpose. The Tenant must provide notice to the Landlord in the event the tenant intends to permit the Property to be vacant for more than two (2) weeks.
3. Rent. The Tenant shall pay Rent to the Landlord at the address set forth above unless notified otherwise.
4. Additional Rent. If the Tenant fails to comply with any agreement in this Lease, or pay any of the expenses associated with occupancy which are the obligation of the Tenant's, the Landlord may do so on behalf of the Tenant. The Landlord may charge the cost to comply to the Tenant as "additional rent." This includes reasonable attorney's fees incurred by the Landlord as a result of Tenant's violation of any agreement in the Lease. This also includes late fees, interest and all other costs or charges set forth anywhere within this Lease. The additional rent shall be due and payable as Rent immediately upon demand. Non-payment of the additional rent gives the landlord the same rights against the Tenant as if the Tenant failed to pay the Rent.
5. Security Deposit. The Tenant has given to the Landlord the Security Deposit stated above. It shall be deposited in the federally insured New Jersey bank or savings and loan association stated above. The account shall bear interest at the current rate on time of savings deposit. Interest on the Security Deposit belongs to the Tenant less 1% each year for the Landlord's administration expenses.

If the Landlord's interest in the Property is transferred, the Landlord shall (a) turn over the Security Deposit plus the Tenant's portion of the interest to the new Landlord and (b) notify the Tenant of the name and address of the new Landlord. Notice must be given within fifteen (15) business days after the transfer by mail. The Landlord shall then no longer be liable to the Tenant for the Security Deposit plus the Tenant's portion of the interest. The new Landlord becomes liable to the Tenant for the return of the Security Deposit plus the Tenant's portion of the interest. The Security Deposit shall be held in trust by the Landlord until termination of this Lease. The Landlord may deduct any costs incurred by the Tenant's failure to comply with any agreement in this Lease. If the costs exceed the Security Deposit, the Tenant shall pay the additional amount to the Landlord. If the Landlord uses the Security Deposit during the Term, the Tenant shall promptly pay the Landlord the amount spent. Tenant may not apply the Security Deposit to any portion of the Rent.

Within thirty (30) days after the termination of this Lease, the Landlord shall return to the Tenant (a) the Security Deposit and the Tenant's portion of the interest, less any deductions made under this Lease, and (b) a statement itemizing the interest and the deductions. This shall be done by personal delivery or certified mail. In the event that the security deposit is \$0.00, then no security deposit will be returned to the tenant. In such case the tenant acknowledges that the landlord is not liable for such security deposit funds.

Properties with multiple tenants – At the conclusion of the lease the property will be inspected and the condition reported. If any

funds are to be deducted due to damage, unpaid bills, etc, this will be deducted from the full amount and the remainder will be divided up and paid to the tenants on this lease. IF LESS THAN ALL TENANTS VACATE THE PROPERTY AT THE END OF THE LEASE, THE LANDLORD WILL INSPECT THE PROPERTY AND ASSESS CHARGES TO DEDUCT FROM THE SECURITY DEPOSIT. THE EXISTING TENANTS AND ANY NEW TENANTS WILL BE REQUIRED TO REPLENISH THE SECURITY DEPOSIT IMMEDIATELY AND NEW TENANTS MAY NOT MOVE IN UNTIL SECURITY DEPOSIT IS REPLENISHED. THIS SECURITY DEPOSIT REPLENISHMENT WILL BE SUBJECT TO A \$75 LATE FEE PER EACH 30 DAYS IT IS NOT PAID.

6. No Assignment or Subletting. The Tenant may not do any of the following without the Landlord's written consent, which consent may be freely withheld: (a) assign this Lease, (b) sublet all or any part of the Property, or (c) Permit any other person to use the Property.
7. Violation, Eviction, and Re-Entry. If the Tenant violates any agreement in this Lease or Landlord is permitted to evict Tenant for any other reason or cause pursuant to any applicable law, the Landlord has the right to end this Lease and re-enter the Property. After a court order of eviction, the Landlord may re-enter and take back possession of the Property. If the cause for eviction is non-payment of rent, notice does not have to be given to the Tenant before the Landlord files a complaint.
8. Damages and Attorney Fees. The Tenant is liable for all damages caused by the Tenant's violation of any agreement in this Lease. This includes reasonable attorney's fees and costs, including attorney's fees incurred in connection with collections of any judgement entered against the Tenant. Without limitation to the foregoing, Tenant agrees that the attorney's fees for the filing of a complaint for eviction shall be considered reasonable at a minimum flat fee of \$250; for attendance at one uncontested hearing an additional \$400; and for the issuance of the warrant for removal an additional \$400 - in the event that the eviction is contested, then the attorney's fees shall be presumed reasonable at a rate of \$200 per hour for the time actually spent in connection with the matter. The Tenant further agrees that if any amount of money due under this Lease remains unpaid for a period of thirty days or more, interest will accrue upon the unpaid sums at the rate of eighteen percent per annum or the highest rate permitted by law, whichever is less, until the funds are actually received by Landlord, both pre and post judgement. All such charges shall be considered as additional rent.
9. Quiet Enjoyment. If the Tenant complies with this Lease, the Landlord must provide the Tenant with undisturbed possession of the Property, subject to the provisions hereof. Tenant acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are materially and adversely affected, Tenant shall promptly provide written notice by certified mail to Landlord of each such condition. This provision does not pertain to day to day maintenance of the premises or other conditions which are within the obligations and duties of the Tenant in maintaining the property. Tenant represents that Tenant has made reasonable and diligent inquiry as to environmental conditions on and surrounding the property and is satisfied that there are no conditions which the Tenant deems significant for purposes of this lease. Failure to notify the Landlord of such condition within 5 days of its initial onset or discovery shall constitute a waiver as to that condition. In no event shall the assertion of any such condition constitute a reason or justification for withholding of rental payments due under this lease.
10. Utilities and Services. The Tenant shall arrange and pay for all utilities and services required for the Property, except as follows: Beau Rivage HOA Dues. If Landlord has arranged for utilities or services which are Tenant's responsibility, the cost of same shall be payable as additional rent. The Landlord is not liable for any stoppage or reduction of services beyond the Landlord's control - this does not excuse the Tenant from paying rent. Tenant shall be solely responsible for pest control in their apartment, including, if necessary, hiring a professional pest control company to perform such services. If Tenant fails to do so, Landlord may, but shall not be obligated to provide pest control services and the cost of such services shall be paid or reimbursed by the Tenant as additional rent.
11. Tenant's Repairs and Maintenance. The Tenant has examined the Property, including all facilities, and appliances included, and is satisfied with its present condition. The Tenant agrees to maintain the Property in as good condition as it is at the start of this Lease except for ordinary wear and tear. The Tenant must pay for all repairs, replacements and damages caused by the act or neglect of the Tenant or the Tenant's visitors and vandalism (interior & exterior) to the property. The Tenant shall: (a) be liable for the cost of repairing all damage caused by the Tenant's act or neglect. This includes damage caused by the Tenant's family, domestic employees, agents and guests and vandalism to the property; (b) Keep and maintain the Property and grounds in neat, clean, safe and sanitary condition. Vehicles may be driven or parked only in the assigned spaces, if any. The Tenant shall not cause or permit damage to the landscaping; (c) Take good care of the Property and all equipment or fixtures in it; (d) Keep the furnace filter clean and keep area around furnace and hot water heater clear from any items. (e) Keep the walks and driveway free from dirt, garbage, snow and ice; (f) Keep nothing flammable or dangerous in the Property. The Tenant may not possess, store or allow any weapons, illegal drugs or explosives in the Property; (g) Promptly notify the Landlord when there are conditions which need repair; (h) Remove from the Property all garbage and debris and take same to the curb or other designated place for collection - if a dumpster is available for trash disposal at this building, then Tenant shall be responsible for placing all trash in the dumpster - no furniture, mattresses or any oversized trash may be disposed of at the property - tenant must remove such debris from the premises; (i) Use all electric, plumbing and other facilities safely; (j) Do nothing to cause a cancellation or an increase on the costs of Landlord's fire, casualty, or liability insurance; (k) Use no more electricity than the wiring or feeders to the Property can safely carry; (l) Obey any written instruction of the Landlord for the care and use of appliance, equipment, and other personal property in the Property; (m) Do nothing to destroy, deface, damage or remove any part of the Property; (n) Do nothing to destroy the peace and quiet of the Landlord, other tenants or persons in the neighborhood; (o) Comply with any and all laws, ordinances, regulations, codes, rules, regulations, and by-laws.
12. Landlord's Repairs. The Landlord shall repair structural damage to the Property caused by ordinary wear and tear within a reasonable time after written notice by the Tenant.

13. Access to Premises. The Landlord shall have access to the Property on twenty-four (24) hours notice to the Tenant to (a) inspect the property, (b) make necessary repairs, alterations, or improvements, (c) to supply services, and (d) show it to possible tenants, buyers, brokers, mortgage lenders, contractors, and insurers, and (e) for any other reasonable need. The Landlord may enter the Property at any time without notice to the Tenant in the event of emergency. The tenant understands and agrees that the landlord may show the property for rental or sale at any time before the end of the lease.
14. No Alterations or Installation of Equipment. The Tenant may not make any changes or additions to the Property without the Landlord's written consent. All changes or additions made with the Landlord's written consent shall become the property of the Landlord when completed and paid for by the Tenant. They shall remain as part of the Property at the end of the Term unless the Landlord demands that the Tenant remove them. The Tenant shall promptly pay all costs of any changes or additions. The Tenant shall not allow a mechanic's lien or other claim to be filed against the Property. If any lien or claim is filed against the Property, the Tenant shall have it promptly removed at Tenant's expense.
15. Fire and Other Casualty. The Tenant is liable for the acts and neglect of the Tenant's family, domestic employees, and guests. The Tenant shall notify the Landlord at once of any fire or other casualty in the Property. If the fire or casualty is caused by the act or neglect of the Tenant (or Tenant's family, domestic employees, or guests), the Tenant shall pay for all repairs and all other damages. If the Property is partially or wholly damaged by fire or other casualty without the act or neglect of the Tenant, the Landlord shall determine, in its sole discretion, whether to repair the damage. In any event, the Landlord need not repair or replace personal property belonging to the Tenant. If the Landlord determines not to repair the Property, either party may terminate this Lease upon notice to the other party.
- Either party may cancel this Lease if the Property is so damaged by fire or other casualty that it cannot be repaired within thirty (30) days. If the parties cannot agree, the opinion of the contractor chosen by the Landlord shall be binding on both parties. The Tenant may not cancel this Lease if the fire or other casualty is caused by the act or neglect of the Tenant. This Lease shall end if the Property is totally destroyed without the act or neglect of the Tenant. The Rent shall be paid to the date of destruction.
16. Liability of Landlord and Tenant. The Tenant will be responsible for any injury or damage caused by the act or neglect of the Tenant, the Tenant's household members or their visitors. Tenant shall defend, indemnify and hold harmless Landlord from any such claims, actions or damages, including attorney's fees to the greatest extent allowable at law, including for the Landlord's own acts or omissions. The Landlord is not responsible for any injury or damage unless due to the gross negligence or intentional misconduct of the Landlord. Any action brought by the Tenant against the Landlord for any reason, whether based in contract or tort, whatsoever must be filed with a court of appropriate jurisdiction within one year from the date of the event for which the Tenant claims damages. The parties acknowledge that if suit is not filed with a court of appropriate jurisdiction within said time, then the Tenant shall be forever barred from commencing any action thereafter. The parties agree that venue shall be laid solely in Gloucester County. Landlord and Tenant waive their right to a trial by jury in any action or proceeding brought by either against the other, for any matter concerning this lease, damages or the apartment. Any damages claimed by the Tenant shall be strictly limited to the Landlord's net equity in the Property at the time of the accrual of such claim.
17. Tenant's Letter. At the request of the Landlord, the Tenant shall sign a letter stating that (a) this Lease has not been amended and is in effect, (b) the Landlord has fully performed all of the Landlord's agreements in this Lease, (c) the Tenant has no rights to the Property except as stated in this Lease, (d) the Tenant has paid all Rent to date, (e) The Tenant has not paid Rent for more than one (1) month in advance, and that (f) no Security Deposit is due to the Tenant by the Landlord (if applicable). The letter shall also list all the personal property attached to the Property which is owned by the Tenant. If Tenant does not provide such letter within 5 days of request by the Landlord, then the Landlord shall be authorized to execute such letter on behalf of the Tenant, and such information contained in the letter shall be binding on the Tenant.
18. Notices. All notices given under this Lease must be in writing. Unless otherwise provided by law, they may be given by (a) personal delivery, or (b) certified mail, return receipt requested. Each party must accept the certified mail sent by the other. Notices shall be addressed to the Landlord and sent to Landlord and the Agent at the addresses set forth above and to the Tenant at the Property.
19. No Waiver. The Landlord's failure to enforce any agreement in this Lease does not prevent the Landlord from enforcing the agreement as to any later violation. In the event of a default, Landlord may accept monies from Tenant to be applied towards the default, however, the acceptance of such monies shall not constitute a waiver of the default. If the payment does not cure the default, Landlord may continue with any actions necessary to obtain possession of the property, including eviction, even if the monies are accepted after the entry of a judgment for possession.
20. Survival. If any provision in this Lease is contrary to law, the rest of the Lease shall remain in effect.
21. Renewal of Term. Provided that the Tenant complies with all of this Lease, ~~Term of this Lease shall automatically renew for an additional year with an automatic five percent increase in rent unless the parties agree in writing to any different terms or unless either party provides written notice via certified mail to the other of termination of the Lease no later than thirty days prior to the expiration of the existing term. Renewal on such annual basis shall apply to each subsequent term of this Lease.~~ The Tenants may opt to renew this lease – this must be done 6 months prior to the expiration of this lease. **TENANTS MUST DETERMINE TO RENEW LEASE (FOR NEXT TERM) 180 DAYS PRIOR TO EXPIRATION OF EXISTING TERM IF TENANTS DO NOT RESPOND 180 DAYS PRIOR TO THE EXPIRATION OF THE LEASE TERM LANDLORD WILL PLACE PROPERTY ON MARKET FOR RENT.**

22. End of Lease Clean-up. At the end of the Lease, the Tenant shall (a) leave the Property clean, (b) remove all of the Tenant's property, (c) repair all damage caused by moving or otherwise, and (d) return the Property to the Landlord in the same condition as it was at the beginning of the Lease, reasonable wear and tear excepted. Any property that is left becomes the property of the Landlord and may be thrown out or otherwise disposed of without any recourse to the Landlord.
23. Binding Effect. This Lease is binding on the Landlord and Tenant and all parties who lawfully succeed to their rights or take their places.
24. Sale of the Property. ~~The Tenant understands and accepts that the Landlord may sell the Property to a purchaser who will use the Property as his or her personal residence, and who intends to personally occupy the Property within thirty (30) days after closing of title. The Tenant further understands and accepts that such a purchaser may require that the property be vacant at the time of closing. In such event, the Landlord shall notify the Tenant of the fact that the Property is being sold to a purchaser who intends to occupy the Property within thirty (30) days of the closing and who requires that the Property be vacant at the time of closing. Demand for possession notifying the Tenant to quit, vacate and surrender possession to the Landlord shall be served upon the Tenant in the form and manner within the time provided by law. Tenant agrees to comply with any such requests and vacate the Property pursuant to such demand. IF PROPERTY SOLD BY LANDLORD LEASE WILL BE TURNED OVER TO BUYER.~~
25. Insurance. Tenant acknowledges that the Landlord recommends that the Tenant should obtain hazard insurance for personal property and liability insurance, both to remain in force during the Lease.
26. Minor Repairs. Tenant agrees to be responsible for all repairs for each and every occurrence caused by the negligence, neglect or willful act of the Tenant or Tenant's family, domestic employees, and guests.
27. Appliances. Heater, Hot Water Heater, Washer, Dryer, Refrigerator, Stove, and Dish Washer (if present) will be maintained by the Landlord. If appliances fail due to Tenant neglected, misused or abuse, Tenant will be required to replace or pay to repair. ~~If appliances are in the Property for Tenant's use, Tenant agrees to maintain them in good repair and make all necessary repairs. The Landlord assumes no responsibility for replacement of appliances broken beyond repair.~~
28. Late Fees. Tenant shall pay a late fee in the amount of 5% of any and all unpaid funds, if the Rent/Overdue Balance is not received by the Landlord by the First (1st) day following the date on which the Rent/Overdue Balance is due, a late fee will be assessed. This late fee will be assessed every 30 days against the unpaid balance. Late fees shall constitute additional rent. Habitually late rent payments will be cause for eviction. The Tenant agrees that if rent is late more than 3 times in any twelve month period, such lateness shall constitute habitual late payment of rent. In the event the Tenant's electronic fund transfer (or rent check if applicable) is returned for insufficient funds or for any other reason, the Tenant shall pay a fee of \$75.00. Such fee(s) shall constitute additional rent.
29. Lease Approval. The Tenant agrees that the Landlord may order and obtain a reference and credit check of the Tenant at any time.
30. Pets. No pets are permitted without landlord's written consent which may be freely withheld. If a pet is found in the property, the tenants will be charged \$250 and then \$100 per month until pet is removed from property.
31. Keys. If applicable, Tenant shall return the keys to Landlord at the end of the lease. If keys are not returned to the Landlord upon vacating the Property, Tenant will be charged for changing of the locks or related or similar expenses. This charge will be deducted from the Security Deposit. If Landlord installs electronic- password coded door locks, Tenant agrees to provide written notice to the landlord via fax to 516-704-2086 if the lock starts beeping low for a low battery warning. If Tenant does not provide such notice, and emergency service is required for access, the Tenant shall pay a service fee of seventy five dollars.
32. Failure to Vacate. If Tenant fails to vacate the Property by the date and time required, Tenant shall pay double the regular monthly Rent (on a per day basis) for each day or portion thereof that the Tenant holds over beyond the expiration of the Lease and such amount shall be additional rent.
33. Property Regulations and Disclosures. Tenant agrees to abide by the rules and regulations of any condominium, cooperative, or property owner's association, if applicable, having jurisdiction over the Property and this Lease is made expressly subject thereto. Tenant acknowledges receipt of the New Jersey State Truth in Renting Booklet. Tenant acknowledges receipt of the Federal Pamphlet on the dangers of lead based paint and Window Guard information. Tenant also acknowledges that he has had sufficient time to review this agreement and/or have it reviewed by counsel of their choice.
34. Miscellaneous. Tenant agrees that: (a) All appliances shall be cleaned and emptied before vacating; (b) All furniture is to be removed from the property (c) Air conditioning, appliances, and lights to be turned off when not in use; (d) No loud playing of radios, stereos, televisions, etc; (e) Plants shall not be placed on carpet or bare floors; (f) Newspapers, glass, and metal objects shall be sorted and disposed of in accordance with applicable law; (g) Tenant shall comply with all of the above and any other rules as Landlord may be provided to the Tenant; (h) Tenant shall not smoke any tobacco products or allow any others to smoke tobacco product on or in the property of the Landlord; (i) Landlord reserves the right to provide additional rules and regulations which Tenant must follow; (j) no pet are allowed at the premises without Landlord's prior written consent, which may be withheld in Landlord's sole discretion. (k) Mike Williams, Jim Tarzy and Mark McKenna are licensed NJ Real Estate Agents.
35. Health & Housing Inspections: (Glassboro) Prior to your move in – the Glassboro Health & Housing Dept has performed an

inspection and approved your property as a rental. This inspection will be performed annually, (approx. at the lease anniversary date) the Health & Housing Dept. will supply a list of repairs (if any) that need to be addressed to maintain the rental license. Tenant will be required to pay or make repairs of damage caused by Tenant to obtain a rental license. Tenant will have 20 days from inspection to comply with making repairs, if tenant does not comply within 20 days of inspection Landlord will make repairs and charge tenant for cost of repairs plus a \$50 administration fee.

36. Full Agreement, Interpretation and Possession. The parties have read this Lease. It contains their full agreement. It may not be changed except in a written agreement signed by the Landlord and the Tenant. This lease shall be interpreted and construed without regard to the drafting party. Tenant has had sufficient time to have this attorney reviewed by legal counsel. Headings are for convenience only and shall not be considered in interpreting this lease. This Lease shall be construed in accordance with the laws of the State of New Jersey. Any suit or proceeding related to the premises shall be filed only in the County in which the premises are located. The Landlord and Tenant agree to the terms by signing below.

37. Primary Tenant: The landlord will only contact the primary tenant for all correspondence pertaining to the unit. This person is obligated to inform all other tenants named on lease for items such as maintenance, billing, access to the property, and any issues the landlord would need to contact the tenants regarding the property. The primary tenant will be the first person named on the lease unless other wise specified here _____.

38. Additional Agreements:

a. This property may not be registered as a Fraternity or Sorority or may not host any Fraternity or Sorority events, parties etc.
b. Excessive parties are grounds for eviction c. Tenants will be in breach of lease and evicted if Glassboro Health & Housing revokes rental license due to tenant actions. d. Tenants must indicate if they will be re renting for another term 180 days prior to lease end date.

Date:	Landlord:
Date:	Tenant:
Date:	Tenant:
Date:	Tenant:
Date:	Tenant:

INSPECTION / TRUTH IN RENTING ACKNOWLEDGMENT

Tenant has inspected the Premises and states that the Premises are in satisfactory condition, free of defects, except as noted below:

	SATISFACTORY	COMMENTS - if no deficiency is identified, then presumed OK
Carpeting	_____	_____
Walls	_____	_____
Window coverings	_____	_____
Stove	_____	_____
Refrigerator	_____	_____
Dishwasher	_____	_____
Disposal	_____	_____
Screens	_____	_____
Windows	_____	_____
Bathrooms	_____	_____
Closets	_____	_____
Ceilings	_____	_____
Doors	_____	_____
Locks	_____	_____
Fire place	_____	_____
Lights	_____	_____
_____	_____	_____
_____	_____	_____

Tenant acknowledges receipt of the "Truth in Renting" guidebook together with this lease, and that they have read and reviewed same and that the Tenant understands the rights and responsibilities referenced therein and that the Landlord has complied with the disclosure requirements contained therein.

Date:	Landlord:
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Date:	Tenant:
Date:	Tenant:
Date:	Tenant:
Date:	Tenant:
Date:	Tenant:

**DISCLOSURE OF INFORMATION ON LEAD-BASE-PAINT
AND/OR LEAD-BASED HAZARDS**

Lead Warning Statement

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

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (Check (i) or (ii) below):

(i) _____ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below). _____

(ii) Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(A) Tenant has received copies of all information listed above.

(B) Tenant has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (initial)

(e) _____ Agent has informed the landlord of the landlord's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Date:	Landlord:
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Date:	Tenant:
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Date:	Tenant:
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Date:	Tenant:
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Date:	Tenant:
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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:

In the event tenant resides in a multiple dwelling in an apartment unit above the first floor (as defined below), and the unit is occupied by a child or children 10 years of age or under, or a child or children 10 years of age or under are regularly present for a substantial period of time in the unit as and to the extent provided in NJSA55:13a-7.12 and/or NJAC. 5:10-27, tenant may require owner, lessor or the agent or other person who manages the multiple dwelling to furnish, install and maintain approved child protection window guards on windows in such unit and on any windows in the public hallways to which such child or children have access without having to go out of the building by making a written request for such window guards to the owner, lessor or agent or other person who manages or controls the multiple dwelling.

This law does not apply to (1) any window that (a) gives access to a fire escape, (b) is not designed to open, or (c) is on the first floor, except in such circumstances as the commissioner may provide by rule or (2) seasonal rental units, which include dwelling units rented for a term of not more than 125 consecutive days for residential purposes by a person having a permanent residence elsewhere but shall not include use or rental of living quarters by migrant, temporary or seasonal workers in connection with any work or place where work is being performed. A window in a room or hallway shall not be considered to be on the first floor if the finished surface of the floor of that room or hallway is more than six feet above grade as measured at the location of the window. In the event tenant resides in an apartment unit on the first floor and such unit will also be occupied by a child or children 10 years of age or under, or a child or children 10 years of age or under are regularly present for a substantial period of time in the unit as and to the extent provided in NJSA. 55:13a-7.12 and/or NJAC. 5:10-27, tenant may have child protection window guards installed in the public hallways above the first floor to which such child or children have access without having to go out of the building by making a written request for such window guards to the owner, lessor or agent or other person who manages or controls the dwelling. Notwithstanding any municipal ordinance to the contrary, expenditure made pursuant to NJSA 55:13a-7.13 shall be deemed to be capital improvement costs, which may be passed on to the tenants of the multiple dwelling.

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