

STATE OF NEW JERSEY

RESIDENTIAL LEASE AGREEMENT

THE GARDEN STATE - FIXED-TERM TENANCY

Prepared in compliance with the New Jersey Security Deposit Act (N.J.S.A. 46:8-19), Truth in Renting Act (N.J.S.A. 46:8-46), Anti-Eviction Act (N.J.S.A. 2A:18-61.1), Safe Housing Act (N.J.S.A. 46:8-9.3), Flood Risk Notice (N.J.S.A. 46:8-50), and New Jersey Law Against Discrimination (N.J.S.A. 10:5-1 et seq.). Reviewed through 2026.

PREMISES ADDRESS	_____ _____	UNIT #	_____
CITY / MUNICIPALITY	_____ —	NJ ZIP	_____
COUNTY	_____	BLOCK / LOT	_____
COMMENCEMENT DATE	_____ —	EXPIRATION DATE	_____ _____
MONTHLY RENT (\$)	_____	SECURITY DEPOSIT (\$)	_____
LANDLORD / OWNER	_____ _____	PHONE	_____
MANAGING AGENT	_____ _____	PHONE	_____
TENANT NO. 1	_____ _____	TENANT NO. 2	_____ _____

ADDENDA INCORPORATED (required as indicated): Addendum A — Move-In/Move-Out Checklist | Addendum B — Appliance Inventory | Addendum C — Truth in Renting Guide Receipt (N.J.S.A. 46:8-46) | Addendum D — Flood Risk Notice (N.J.S.A. 46:8-50) | Addendum E — Security Deposit Notice (N.J.S.A. 46:8-19) | Addendum F — Window Guard Notice (N.J.A.C. 5:10-27.1) | Addendum G — Anti-Eviction Act Notice | Addendum H — Lead Paint (pre-1978)

This Agreement is legally binding upon execution by all parties. All parties are advised to read the entire Agreement and all Addenda carefully before signing. This document does not constitute legal advice — consult a licensed New Jersey real property attorney before execution.

THIS NEW JERSEY RESIDENTIAL LEASE AGREEMENT (this "Lease" or "Agreement") is entered into as of the Commencement Date set forth on the cover page, by and between the Landlord and Tenant(s) identified in Paragraph 1 (collectively, the "Parties"). NOW, THEREFORE, in consideration of the mutual covenants and agreements herein, the Parties agree as follows:

1. PARTIES

1.1 Landlord / Owner.

Full Legal Name or Entity: _____

Mailing Address for Notices: _____

City, State, ZIP: _____

Telephone: _____

Email Address: _____

1.2 Landlord Registration (N.J.S.A. 46:8-28). New Jersey law requires all landlords of one- or two-family non-owner-occupied dwellings to register with the municipal clerk, and landlords of three or more units to register with the Bureau of Housing Inspection (DCA). Landlord's registration information is:

Municipality of Registration: _____

Registration / Certificate No.: _____

1.3 Managing Agent / Authorized Representative (N.J.S.A. 46:8-28).

Name of Agent / Management Company: _____

Address: _____

City, State, ZIP: _____

Phone (including 24-hr emergency line): _____

Email: _____

The person named above is authorized to manage the Premises, receive rent, and accept service of process and notices on Landlord's behalf, as required by N.J.S.A. 46:8-28.

N.J.S.A. 46:8-28 (landlord registration — mandatory); 46:8-29 (penalty up to \$500)

1.4 Tenant(s). Each adult who will reside in the Premises must be listed below and must sign this Lease. Each Tenant is jointly and severally liable for all obligations hereunder, including the full Monthly Rent:

Tenant No. 1 — Full Legal Name: _____

Tenant No. 2 — Full Legal Name (if applicable): _____

Tenant No. 3 — Full Legal Name (if applicable): _____

1.5 Authorized Occupants. The following minor children or other authorized occupants will reside in the Premises: _____ (or "None").

2. PREMISES

2.1 Demised Premises. Landlord leases to Tenant the residential dwelling unit (the "**Premises**") located at:

Street Address: _____

Unit No.: _____

City / Municipality: _____

County: _____

NJ ZIP: _____

2.2 Property Type. (Check one):

- Single-Family Residence
- Two-Family Dwelling (duplex)
- Apartment — Multi-Unit Building
- Condominium / Townhouse
- Other: _____

2.3 Included Appurtenances. (Check all that apply):

- Parking Space(s): No. _____
- Garage: No. _____
- Storage: _____
- Laundry: On-site shared / In-unit / None (circle one)

2.4 Residential Use Only. The Premises shall be used solely as a private residential dwelling for the Tenant(s) and authorized occupants listed herein. No commercial, business, or non-residential use is permitted without Landlord's prior written consent.

2.5 Habitability at Commencement. Landlord warrants that the Premises complies with applicable building, housing, and health codes and is fit for human habitation as of the Commencement Date (N.J.S.A. 46:8-6; implied warranty of habitability). All material defects known to Landlord have been disclosed in writing prior to execution.

N.J.S.A. 46:8-6 (implied warranty of habitability — non-waivable)

3. LEASE TERM

3.1 Fixed Term. This Lease commences on _____ and expires on _____ at 11:59 p.m., unless sooner terminated in accordance with this Lease or applicable law.

3.2 Anti-Eviction Act — Just Cause Required (N.J.S.A. 2A:18-61.1). New Jersey's Anti-Eviction Act prohibits any landlord from evicting a residential tenant, or refusing to renew a lease, without good cause. This protection applies regardless of whether the lease is written or oral, and applies to most residential tenancies in New Jersey. **The mere expiration of this Lease is NOT good cause to evict Tenant.** See Paragraph 14 for just cause grounds and procedures. See Addendum G for the full Anti-Eviction Act Notice.

3.3 Month-to-Month Conversion. If Tenant remains in possession after the Expiration Date with Landlord's written consent or by operation of law under the Anti-Eviction Act, the tenancy converts to month-to-month. Either party may terminate a month-to-month tenancy upon one (1) calendar month's written notice, subject to Anti-Eviction Act just cause requirements.

3.4 Holdover Without Consent. If Tenant remains after the Expiration Date without Landlord's written consent and without Anti-Eviction Act protection, Tenant is a tenant at sufferance at **150%** of the last Monthly Rent on a month-to-month basis. Landlord retains all remedies available at law.

N.J.S.A. 2A:18-61.1 (Anti-Eviction Act — just cause eviction; statewide; applies to all residential tenancies)

4. RENT

4.1 Monthly Rent. Tenant shall pay \$ _____ per month, due **in advance on the first (1st) day of each calendar month**, without demand, deduction, or offset except as expressly permitted by law.

4.2 Prorated First Month. If the Commencement Date is not the first of the month, the prorated rent for the partial first month is \$ _____, due upon execution of this Lease.

4.3 Payment Method. Rent shall be paid by:

- Personal Check
- Certified / Cashier's Check / Money Order
- Electronic Transfer / ACH / Zelle
- Online Portal: _____

Payable to: _____

Payment Address / Portal URL: _____

Important (N.J.S.A. 46:8-49.1 & 46:8-49.2): Landlord may **NOT require** Tenant to pay rent by electronic funds transfer on a recurring automatic basis — electronic payment must remain optional, not mandatory. Landlord must provide a printed or emailed receipt for each cash payment made by Tenant.

4.4 Mandatory Grace Period (N.J.S.A. 2A:42-6.1). Landlord must allow Tenant a **five (5) calendar day** grace period to pay rent after the due date. **No late fee may be charged during the grace period.** Seniors (62+) and certain public assistance recipients are entitled to a five (5) *business* day grace period. Acceptance of rent after the grace period shall not constitute a waiver of the breach unless Landlord has accepted habitually late payments without objection.

4.5 Late Fee. New Jersey does not impose a statutory dollar cap on late fees; however, any late fee must be reasonable and stated in this Lease to be enforceable. No late fee may be charged until rent remains unpaid after the five-day grace period. If unpaid after the grace period, a late fee of \$ _____ shall be due per occurrence.

4.6 Returned / Dishonored Check Fee (N.J.S.A. 2A:32A-1). Landlord may recover up to **three (3) times the face amount** of a dishonored check once the check is **35 days past due** and Tenant has failed to make good on payment after written demand. In addition, a reasonable returned check processing fee of \$ _____ is charged per occurrence, due immediately upon notification.

4.7 Rent Control. Many New Jersey municipalities impose local rent control ordinances that limit the frequency and amount of rent increases. (Check one):

- This Premises IS subject to rent control under the ordinance of the Municipality of _____. Permissible annual increase is _____.
- This Premises is NOT subject to local rent control as of the Commencement Date. Landlord shall provide written notice of any rent increase.

Note: Municipalities with rent control include Newark, Jersey City, Hoboken, Trenton, Camden, Elizabeth, Asbury Park, and many others. Tenant should verify current rent control status with the municipal office.

N.J.S.A. 2A:42-6.1 (grace period — 5 days mandatory); N.J.S.A. 2A:32A-1 (NSF — 3x after 35 days)

5. SECURITY DEPOSIT

NEW JERSEY SECURITY DEPOSIT ACT — N.J.S.A. 46:8-19 et seq. (KEY REQUIREMENTS)

Scope: The Security Deposit Act's full protections apply to residential properties with **three (3) or more** rental units. Properties with fewer than three units are not subject to all Act requirements; however, the deposit cap, return deadline, and anti-commingling rules are recommended best practice for all landlords.

Cap: Maximum deposit = 1.5 times monthly rent (all fees combined — pet deposits, cleaning fees, key deposits, last month's rent all count toward this cap).

Holding — Size-Based Rules (N.J.S.A. 46:8-19): Landlords with 10 or more rental units must invest deposits in either (a) a NJ-based insured money market fund or (b) a NJ bank account bearing interest at a quarterly-adjusted rate comparable to money market rates. Landlords with fewer than 10 rental units must deposit funds in a standard interest-bearing account at a NJ FDIC-insured bank — the money market fund option is NOT available to small landlords. No commingling with personal or business funds is permitted.

30-Day Notice: Within 30 days of receiving the deposit — and again each time annual interest is paid — Landlord must notify Tenant in writing of the bank name, address, account type, current interest rate, and deposit amount. Failure triggers Tenant's right to apply deposit + 7% per annum toward rent (after giving Landlord 30 days' written cure notice for annual interest failures; no cure period needed for initial deposit failure).

Annual Interest: Landlord must pay Tenant all interest earned annually — either in cash or credited toward rent due on the lease anniversary date. Alternatively, if Landlord gives Tenant written notice before the next anniversary, interest may instead be paid on **January 31** of each year.

Return: Within 30 days of lease termination (5 business days for disaster displacement; 15 business days for domestic violence termination). Failure: double damages + court costs + attorneys' fees.

5.1 Amount. Tenant has deposited \$ _____ as a Security Deposit. This amount does not exceed 1.5 times the Monthly Rent as required by N.J.S.A. 46:8-21.2. All pet deposits, cleaning deposits, and other advance charges are included in this total.

5.2 Holding Account — Size-Based Rules (N.J.S.A. 46:8-19). The deposit will be held in a NJ FDIC-insured interest-bearing bank account. If Landlord owns **10 or more rental units**, Landlord may alternatively invest the deposit in a NJ-based insured money market fund. Landlords with fewer than 10 units **may not** use the money market fund option — a bank account is required. All deposits must be held separately from Landlord's personal funds. See **Addendum E** for the required written notice of account details, which Landlord must provide within 30 days of receiving the deposit. The deposit will be held at:

Bank / Financial Institution Name: _____

Bank Address: _____

Account Type (interest-bearing bank acct / money market — 10+ units only): _____

Current Annual Interest Rate: _____

5.3 Annual Interest Payment (N.J.S.A. 46:8-19). Landlord shall pay Tenant all interest earned on the Security Deposit annually. Payment shall be made in cash or credited toward rent due on the anniversary of this Lease.

Alternative: if Landlord provides written notice to Tenant before the next lease anniversary, interest may instead

be paid on **January 31** of each year. At the time of each annual interest payment, Landlord must re-issue the written notice of bank name, address, account type, interest rate, and current deposit amount. Failure to pay interest or provide required notices allows Tenant to give written notice demanding the deposit plus **7% per annum** be applied to rent — but Tenant must give Landlord **30 days to cure** an annual interest failure before invoking this remedy (no cure period for initial deposit placement failure).

5.4 Deposit Increase. Landlord may increase the Security Deposit by no more than 10% of the current deposit amount per year (not 10% of new rent), with at least 30 days' prior written notice. Total deposit shall never exceed 1.5 times the then-current Monthly Rent.

5.5 Permissible Deductions. Landlord may deduct from the Security Deposit only: (a) unpaid rent; (b) reasonable costs to repair damage beyond normal wear and tear; and (c) other amounts expressly authorized by this Lease or applicable law. Landlord may not deduct for normal wear and tear, pre-existing conditions, or conditions not caused by Tenant.

5.6 Return and Itemized Statement (N.J.S.A. 46:8-21.1). Within **thirty (30) days** after the termination of this Lease, Landlord shall return by personal delivery or registered/certified mail: (a) the Security Deposit plus accrued interest; less (b) any lawful deductions, with an itemized written statement of each deduction. Special rules apply: **5 business days** if the Premises is rendered uninhabitable by fire, flood, or condemnation; **15 business days** if the tenancy is terminated by a domestic violence victim under the Safe Housing Act.

5.7 Penalty for Wrongful Withholding. A Landlord who wrongfully fails to return the Security Deposit is liable for **double** the amount wrongfully withheld, plus the full cost of any court action and, in the court's discretion, reasonable attorneys' fees (N.J.S.A. 46:8-21.1). Criminal liability (disorderly persons offense, fine of at least \$200 or up to 30 days' imprisonment) applies to Landlords who knowingly divert deposit funds for personal use.

5.8 Move-Out Inspection. Tenant has the right to be present at a move-out inspection. Landlord shall give Tenant reasonable advance written notice of the inspection date and time.

N.J.S.A. 46:8-19 (deposit holding, 30-day notice); 46:8-21.1 (30-day return — double damages for violation); 46:8-21.2 (1.5x cap); 46:8-9.6 (DV — 15 business days)

6. UTILITIES AND SERVICES

6.1 Allocation. Utility responsibility is allocated below:

Utility / Service	Landlord	Tenant	Split	N/A
Electricity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Gas / Heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water and Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash / Recycling Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Internet / Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn Care	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Snow Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Common Area Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6.2 Shared Utility Disclosure. If the building uses a shared or master utility meter, Landlord shall disclose in writing how utility charges are allocated among units before the Lease is signed.

6.3 Utility Interruption Prohibited. It is unlawful under New Jersey law for a Landlord to interrupt or terminate utility services to the Premises (whether paid by Landlord or Tenant) as a method of enforcing this Lease or inducing Tenant to vacate. Violation may result in civil and criminal penalties and may constitute an illegal lockout under N.J.S.A. 2A:18-61.1.

N.J.S.A. 2A:50-70 (Anti-Eviction Act — no utility cutoffs); criminal and civil penalties apply

7. MAINTENANCE, HABITABILITY, AND REPAIRS

7.1 Warranty of Habitability (N.J.S.A. 46:8-6; implied by law). Landlord warrants that the Premises is fit for human habitation throughout the tenancy and will be maintained in compliance with all applicable building, housing, and health codes. This warranty is non-waivable. Landlord shall maintain: effective waterproofing and weatherproofing; adequate plumbing, heating, and hot water; functioning electrical and sanitary systems; freedom from vermin and infestation; and clean and safe common areas.

7.2 Tenant's Repair Notice. Tenant shall promptly notify Landlord in writing of any condition requiring repair. Landlord shall make repairs within a reasonable time after notice. For conditions materially affecting health or safety, courts generally require prompt response (within 24-72 hours for emergencies; reasonable time for non-urgent repairs).

7.3 Rent Withholding and Repair-and-Deduct. If Landlord fails to repair a condition materially affecting habitability within a reasonable time after written notice, Tenant may, as permitted by New Jersey law: (a) pay rent into an escrow account maintained by the court (rent withholding); (b) have the repair made by a licensed contractor and deduct the cost from rent (repair-and-deduct); or (c) seek damages and a rent reduction in court. Tenant must follow proper legal procedures before withholding rent.

7.4 Tenant's Maintenance Obligations. Tenant shall: (a) keep the Premises clean and sanitary; (b) use all fixtures and appliances properly; (c) promptly report conditions needing repair in writing; and (d) not cause damage beyond ordinary wear and tear.

7.5 Smoke and CO Detectors. Landlord shall install and maintain functioning smoke detectors on every level of the Premises and carbon monoxide detectors where required by applicable code. Tenant shall test detectors at move-in, not disable or remove any detector, and promptly report any malfunction in writing.

N.J.S.A. 46:8-6 (warranty of habitability); N.J.S.A. 2A:42-85 (rent withholding — proper procedure required)

8. LANDLORD'S RIGHT OF ENTRY

8.1 Advance Notice Required. New Jersey law does not specify a statutory number of hours of advance notice but requires that Landlord provide **reasonable prior notice** before entering the Premises for non-emergency purposes (inspections, repairs, showings). Industry practice and court precedent treat **24 hours** as a reasonable minimum. Repeated entry without notice may constitute landlord harassment (N.J.S.A. 2A:39-1) and could allow Tenant to seek damages or early lease termination.

8.2 Emergency Entry. Landlord may enter without prior notice in genuine emergencies threatening life or property (fire, flood, gas leak, structural failure). Landlord shall notify Tenant in writing of such entry as soon as reasonably practicable thereafter.

8.3 Quiet Enjoyment. Landlord covenants that Tenant shall peaceably hold and enjoy the Premises during the Lease Term without interference. Harassment of a tenant by a landlord is prohibited under New Jersey law and may be actionable as a tort and under the Anti-Eviction Act.

N.J.S.A. 2A:39-1 (harassment prohibition); N.J.S.A. 2A:18-61.1 (retaliatory conduct)

9. ALTERATIONS AND IMPROVEMENTS

9.1 Written Consent Required. Tenant shall not make any alteration, addition, improvement, or installation without Landlord's prior written consent. All approved work shall comply with applicable codes and permits.

9.2 Restoration. Landlord shall notify Tenant in writing at least 30 days before the Expiration Date whether approved alterations must be removed. Absent timely notice, Tenant need not restore approved alterations.

9.3 Reasonable Modifications — Disability (N.J.S.A. 10:5-12.3; LAD). Tenant with a disability may request in writing reasonable modifications at Tenant's expense to afford full enjoyment of the Premises. Landlord shall respond within a reasonable time and may require restoration upon vacatur only if reasonable. Federal Fair Housing Act (42 U.S.C. §3604) and the NJ Law Against Discrimination provide additional protections.

N.J.S.A. 10:5-12.3 (LAD — disability modifications)

10. ASSIGNMENT AND SUBLETTING

10.1 Consent Required. Tenant shall not assign this Lease or sublet all or any portion of the Premises without Landlord's prior written consent in each instance. Landlord may withhold consent on reasonable grounds. Unauthorized subletting constitutes just cause for eviction under the Anti-Eviction Act (N.J.S.A. 2A:18-61.1(c)).

10.2 Continuing Liability. Any permitted assignment shall not release the original Tenant from liability unless Landlord expressly agrees in writing. Tenant remains responsible for the acts of any subtenant.

11. PETS

11.1 Pet Policy. (Check one):

- No pets of any kind are permitted on the Premises.
- Pets are permitted on the following terms:

Approved pet(s) — Type / Breed / Weight / Name: _____

Additional Pet Deposit (\$) [counts toward 1.5x cap]: _____

11.2 Service and Assistance Animals. Service animals and emotional support animals are not 'pets' and are not subject to pet deposits, fees, breed restrictions, or size limits under the LAD (N.J.S.A. 10:5-1 et seq.) and federal Fair Housing Act. Tenant shall submit a written accommodation request; Landlord shall respond within a reasonable time.

N.J.S.A. 10:5-1 et seq. (NJ LAD — service/assistance animals)

12. PROHIBITED CONDUCT**12.1 Restrictions.** Tenant, occupants, and guests shall not:

- Engage in any unlawful conduct on or about the Premises;
- Create a nuisance or substantially interfere with the quiet enjoyment of other tenants or neighbors;
- Engage in disorderly conduct as defined under N.J.S.A. 2C:33-2;
- Conduct any business without Landlord's written consent;
- Permit unauthorized persons to reside in the Premises for more than _____ consecutive days or _____ days in any 12-month period;
- Store hazardous, flammable, or illegal materials on the Premises.

13. DEFAULT AND REMEDIES**13.1 Events of Default.** Tenant is in default upon any of the following:

- Failure to pay rent when due (after the mandatory 5-day grace period, Landlord may serve a written Demand for Rent or Possession);
- Substantial violation of a lease term or Landlord's reasonable rules and regulations, continuing after a written Notice to Cease;
- Creating or maintaining a nuisance;
- Conviction of, or guilty plea to, certain drug or criminal offenses on the Premises; or
- Willful or grossly negligent damage to the Premises.

MANDATORY NOTICE — ANTI-EVICTION ACT (N.J.S.A. 2A:18-61.1)

NEW JERSEY LAW PROHIBITS SELF-HELP EVICTION. Landlord may NOT: change or add locks; remove doors, windows, or personal property; interrupt utilities; or take any action to force Tenant to vacate without a court order.

ALL EVICTIONS require a court proceeding in the Special Civil Part of Superior Court. Only a court officer with a Warrant for Removal may physically remove Tenant. Individuals who violate this law are subject to BOTH CIVIL AND CRIMINAL PENALTIES.

Eviction procedure: (1) Serve proper Notice to Cease / Notice to Quit; (2) File complaint in Special Civil Part; (3) Attend court hearing; (4) Obtain Judgment for Possession; (5) Obtain Warrant for Removal (issued 3 days after judgment for non-payment; longer for other causes).

13.2 Duty to Mitigate. If Tenant vacates the Premises before the Expiration Date in breach of this Lease, Landlord has a duty under New Jersey law to make reasonable efforts to re-let the Premises at a fair rental value. Tenant is liable for rent only during the period the Premises remains vacant despite Landlord's reasonable efforts, plus reasonable re-letting costs.

13.3 Attorneys' Fees. New Jersey courts may award attorneys' fees to the prevailing party in landlord-tenant disputes where authorized by statute (e.g., security deposit wrongful withholding under N.J.S.A. 46:8-21.1) or where a lease provision expressly provides for fees. Tenant is entitled to fees in security deposit actions where Landlord wrongfully withheld the deposit.

N.J.S.A. 2A:18-61.1 (Anti-Eviction Act); N.J.S.A. 2A:18-53 (eviction — court process); 46:8-21.1 (attorneys' fees in deposit actions)

14. ANTI-EVICTION ACT — JUST CAUSE GROUNDS (N.J.S.A. 2A:18-61.1)

NEW JERSEY ANTI-EVICTION ACT — STATEWIDE JUST CAUSE PROTECTION

No residential landlord in New Jersey may evict a tenant or refuse to renew a lease without one of the following good causes proved in court. **Exemptions:** The Act does NOT apply to seasonal tenants (125 or fewer consecutive days), transient hotel/motel guests (unless the premises is the tenant's sole residence), or units held in trust for a developmentally disabled immediate family member who permanently occupies the unit.

At-Fault Causes: (1) Nonpayment of rent; (2) Disorderly conduct; (3) Willful or grossly negligent damage to the Premises; (4) Substantial lease violation after Notice to Cease; (5) Violation of reasonable rules after Notice to Cease; (6) Overcrowding; (7) Subletting without consent; (8) Refusal to accept a reasonable rent increase or new lease of similar terms; (9) Drug or criminal conviction on the Premises; (10) Habitual late payment of rent after two Notices to Cease.

No-Fault Causes (Notice and Relocation Requirements Vary): (11) Owner or immediate family member move-in (1–2 family, owner-occupied — 2 months' notice; relocation: comparable replacement housing); (12) Permanent retirement from residential use (18 months' notice; relocation: 6x monthly rent); (13) Substantial remodel requiring vacancy (comparable housing or 6x monthly rent relocation); (14) Conversion to condominium (3-year notice; protected tenancy rights apply for seniors/disabled; complex requirements); (15) Demolition (3 months' notice; 6x monthly rent relocation).

Foreclosure: Foreclosure alone is NOT good cause to evict a tenant. The new owner must seek eviction through court with good cause.

14.1 Notice to Cease and Notice to Quit — Statutory Periods (N.J.S.A. 2A:18-61.2). The required notice periods before filing an eviction complaint are:

Ground for Eviction	Notice to Cease	Notice to Quit
Nonpayment of rent	Not required	Not required — file immediately
Disorderly conduct / injury to premises / criminal grounds (§§b, c, m–r)	Required first	3 days after NTC failure
Rule violation / lease breach / habitual late payment (§§d, e, j)	Required first	1 month after NTC failure
Habitual late payment — special rule (§j)	TWO Notices to Cease, each 30 days apart	30 days after 2nd NTC failure
Building code violations requiring vacancy (§g)	N/A	3 months
Owner / family move-in (§k — 1–2 family)	N/A	2 months
Permanent retirement from residential use (§h)	N/A	18 months
Conversion to condominium (§l)	N/A	3 years

Notice Sufficiency Requirement: Every Notice to Cease must specify in detail the exact conduct complained of, the lease clause or statute violated, dates of the conduct, and a demand to cease. Vague or conclusory notices are a complete defense to eviction. Notices to Quit must state the statutory ground, the parties' names, and the date possession terminates. Both must be served in accordance with N.J.S.A. 2A:18-61.2 and the Rules of the Special Civil Part.

14.2 Rent Increase as Just Cause. A tenant's refusal to accept a reasonable rent increase or a new lease of similar terms may constitute just cause to evict, but only after Landlord offers the increase with proper notice and Tenant refuses within the statutory period. In rent-controlled municipalities, the increase must comply with local ordinance limits. Senior citizens and disabled tenants with protected tenancy status (N.J.S.A. 2A:18-61.22 et al.) cannot be evicted for refusing a rent increase that substantially reduces their prior rights.

N.J.S.A. 2A:18-61.1 (18 just cause grounds; Act exemptions — seasonal/transient); N.J.S.A. 2A:18-61.2 (notice periods — 3 days / 1 month / 2 months / 3 months / 18 months / 3 years); N.J.S.A. 2A:18-61.11 (relocation assistance); 2A:18-61.22 (senior/disabled protected tenancy)

15. STATUTORY EARLY TERMINATION RIGHTS

15.1 Military Duty (50 U.S.C. §3955 — SCRA). A servicemember who receives deployment orders for 90 or more days, or a Permanent Change of Station (PCS) order, may terminate this Lease upon **30 days' written notice** accompanied by a copy of the official military orders. The Security Deposit shall be returned in full for a Premises surrendered in good condition, ordinary wear and tear excepted.

15.2 Domestic Violence / Sexual Assault / Stalking — Safe Housing Act (N.J.S.A. 46:8-9.3 et seq.). A Tenant who is a victim of domestic violence, sexual assault, or stalking — as defined under N.J.S.A. 2C:25-19 and related statutes — may terminate this Lease early by providing Landlord with: (a) written notice of the intent to terminate; and (b) supporting documentation, which may include: a restraining order (Final Restraining Order or Temporary Restraining Order); a police report; a letter from a certified domestic violence specialist; or a

conviction record related to the violence. Landlord may not disclose the documentation to any third party without Tenant's consent. The Security Deposit, plus accrued interest, shall be returned within **15 business days** of lease termination under this provision. Landlord shall change the locks within 24 hours upon request by a domestic violence victim.

15.3 Uninhabitable Premises / Constructive Eviction. If Landlord fails to maintain the Premises in a habitable condition after written notice and a reasonable opportunity to repair, Tenant may vacate and terminate this Lease without further rent obligation under New Jersey's implied warranty of habitability.

50 U.S.C. §3955 (SCRA — military); N.J.S.A. 46:8-9.3 et seq. (Safe Housing Act — DV/SA/stalking; 15 business day deposit return; lock change within 24 hrs)

16. SUBORDINATION; NON-DISTURBANCE; ATTORNMENT

16.1 Subordination. This Lease is and shall remain subject and subordinate to all present and future mortgages, deeds of trust, and other encumbrances on the building or land, and all renewals thereof.

16.2 Non-Disturbance — Anti-Eviction Act Protection. Even if a lender or other superior interest holder succeeds to Landlord's interest, Tenant retains full Anti-Eviction Act protections. **Foreclosure alone is NOT just cause to evict Tenant** under N.J.S.A. 2A:18-61.1.

16.3 Attornment. If any superior interest holder succeeds to Landlord's interest, Tenant shall attorn to such successor-landlord and recognize it as Landlord under this Lease, subject to Tenant's Anti-Eviction Act rights.

N.J.S.A. 2A:50-70 (anti-eviction protection — foreclosure not grounds to evict)

17. REQUIRED DISCLOSURES

MANDATORY: TRUTH IN RENTING GUIDE — N.J.S.A. 46:8-46 (See Addendum C)

New Jersey law requires ALL landlords to provide each tenant with a copy of the current 'Truth in Renting' guide (published by the NJ Department of Community Affairs) at or before the start of the tenancy.

Landlord must also post a current copy in a prominent common area. Landlord must update their copy within 30 days whenever a new version is posted on the DCA website (www.nj.gov/dca).

Penalty for violation: \$100 per offense (N.J.S.A. 46:8-47). Tenant acknowledges receipt of the Truth in Renting Guide in Addendum C.

17.2 Anti-Eviction Act Notice (Addendum G). Landlord must inform Tenant of rights under the New Jersey Anti-Eviction Act (N.J.S.A. 2A:18-61.1 et seq.). The full statutory notice is included in **Addendum G**, which Tenant must read and acknowledge. Key points: Tenant may only be evicted for good cause; eviction requires court proceedings; foreclosure is not good cause; self-help eviction is illegal and subject to civil and criminal penalties.

MANDATORY: FLOOD RISK NOTICE — N.J.S.A. 46:8-50 (Effective March 20, 2024)

New Jersey law requires landlords to notify tenants if the rental property has been determined to be located in a flood zone or flood hazard area BEFORE the tenant takes occupancy.

See Addendum D for the full Flood Risk Notice.

Flood zone status of this Premises (check one):

Premises IS located in a FEMA Special Flood Hazard Area (SFHA / 100-year floodplain). Flood insurance is strongly recommended.

Premises IS located in a FEMA Moderate Flood Hazard Area (500-year floodplain).

Premises has experienced flooding in the past. Description: _____

Premises is NOT in a designated flood hazard area and has not experienced flooding to Landlord's knowledge.

NOTICE: Most standard renter's insurance policies do NOT cover flood damage. Tenant is strongly encouraged to obtain flood insurance through FEMA's National Flood Insurance Program (NFIP). Visit www.floodsmart.gov.

N.J.S.A. 46:8-50 (Flood Risk Notice — mandatory as of March 20, 2024)

17.4 Lead-Based Paint Disclosure (42 U.S.C. §4852d).

Built BEFORE 1978 — Landlord has provided: (1) EPA Lead Disclosure Form; (2) EPA pamphlet 'Protect Your Family from Lead in Your Home'.

Built in 1978 or later — lead paint disclosure not required.

Known lead paint hazards or conditions (or 'None Known'): _____

42 U.S.C. §4852d; Residential Lead-Based Paint Hazard Reduction Act of 1992

MANDATORY: WINDOW GUARD DISCLOSURE — N.J.A.C. 5:10-27.1

For properties with THREE OR MORE dwelling units: Landlord is required by law to provide, install, and maintain window guards in the unit of any tenant who has a child 10 years of age or younger living in or regularly visiting the apartment, upon the tenant's written request.

Landlord is also required to install window guards in hallways accessible to the tenant's unit, upon written request.

Installation cost: Landlord may charge no more than **\$20 per window** for installation of window guards.

TENANT'S ACKNOWLEDGMENT: By signing below, Tenant acknowledges receipt of this window guard notice and understands the right to request window guards in writing.

Does Tenant have (or expect to have) a child 10 years of age or younger regularly residing in or visiting the Premises?

Yes — Tenant requests window guard installation. Yes — Tenant declines window guards at this time. No

N.J.A.C. 5:10-27.1 (window guards — mandatory for 3+ unit buildings; \$20 max per window)

17.6 Federal Crime Insurance (N.J.S.A. 46:8-39 — Multi-Family Buildings). Landlords of multi-family buildings are required to provide tenants with information on the Federal Crime Insurance Program. Information is available from the Federal Insurance Administration, U.S. Department of Housing and Urban Development (HUD). (Check one):

This is a multi-family building. Tenant has been informed of the Federal Crime Insurance Program.

This is a single- or two-family dwelling. This disclosure is not applicable.

17.7 Nonrefundable Fees Disclosure. New Jersey law requires that any nonrefundable fees be clearly disclosed in writing. The following nonrefundable fees apply to this tenancy (or 'None'):

Fee Description and Amount: _____

Fee Description and Amount: _____

17.8 Owner / Agent Identity and Certificate of Registration (N.J.S.A. 46:8-28; 46:8-29). The Landlord's name, address, and the name and contact information of the managing agent are disclosed in Paragraphs 1.1 and 1.3 of this Lease. Landlord must also post this registration information in a prominent location at the building accessible to all tenants. **Landlord must provide Tenant with a copy of the Certificate of Registration at the commencement of this tenancy (§46:8-29).** Failure to maintain registration subjects Landlord to penalties up to \$500 per offense.

17.9 Truth in Renting Guide — Scope (N.J.S.A. 46:8-44 through 46:8-49). The Truth in Renting Act applies to tenants with a rental term of at least one month in residences with **more than two dwelling units** — or more than three units if the Landlord occupies one unit in the building. Owner-occupied buildings of two or fewer rental units are exempt. Landlord must provide a copy of the current DCA Truth in Renting Guide (in English and Spanish) to each tenant at or before move-in, and must post a current copy in a prominent common area. The guide must be updated within 30 days whenever DCA issues a revised version. Penalty for non-compliance: **\$100 per offense** (§46:8-47).

MANDATORY MULTIPLE DWELLING DISCLOSURE — N.J.S.A. 55:13A-7.19 (Required in Every Lease for 3+ Unit Buildings — English and Spanish)

For buildings with three (3) or more dwelling units, the following information is required to appear in every lease in both English and Spanish, and must also be posted conspicuously in common areas and on the management company's website:

(1) Emergency Contact: In the event of any emergency affecting this building or your dwelling unit — including failure of any essential service or system — contact:

Name: _____

Address: _____

Phone (24-hour): _____

(2) Comprehensive Social Services Hotline: The State of New Jersey operates a free, confidential social services information hotline providing referrals to housing assistance, food, health care, and other services. To access: call **211** or visit **www.nj211.org**. Instructions in Spanish: Llame al 211 o visite www.nj211.org.

This information must also be accessible at the management company's website. If applicable, the website address is:

N.J.S.A. 46:8-28 (registration — \$500 penalty); N.J.S.A. 46:8-29 (certificate of registration copy to tenant at commencement); N.J.S.A. 46:8-46 (Truth in Renting — 2+ unit buildings, owner-occupied 3+ units); N.J.S.A. 55:13A-7.19 (multiple dwelling emergency contact + social services hotline — required in lease)

18. TENANT RIGHTS AND LANDLORD OBLIGATIONS

18.1 Anti-Retaliation (N.J.S.A. 2A:42-10.10 et seq.; 2A:18-61.1). Landlord may not retaliate against Tenant for: (a) reporting housing code violations or habitability conditions to a government agency; (b) organizing or joining a tenant organization; (c) exercising any legal right; or (d) complaining to Landlord about a habitability condition. Retaliatory rent increases, service reductions, or eviction filings are prohibited. New Jersey courts presume retaliation if adverse action follows protected activity within a reasonable time frame.

18.2 Non-Discrimination — NJ Law Against Discrimination (N.J.S.A. 10:5-1 et seq. — LAD). Landlord shall not discriminate against Tenant on the basis of race, religion, national origin, ancestry, sex, gender identity or expression, sexual orientation, marital status, domestic partnership status, civil union status, familial status (children in the household), disability, age, source of lawful income (including Section 8 / housing vouchers), creed, color, or any other class protected by the LAD or federal law. The NJ LAD provides broader protections than the federal Fair Housing Act.

18.3 Source of Lawful Income (LAD). Landlord may not refuse to rent to, or discriminate against, any person on the basis of their source of lawful income, including housing subsidies, Section 8 vouchers, or other government assistance. Landlord must cooperate with the applicable housing authority's inspection and subsidy determination process.

18.4 Tenant Organizing Rights. Tenant has the right to organize with other tenants, hold meetings in common areas, and participate in tenant associations without interference or retaliation by Landlord.

18.5 Domestic Violence Protections (N.J.S.A. 46:8-9.3 et seq.). Landlord may not discriminate against Tenant on the basis of Tenant's status as a victim of domestic violence. Landlord must change the locks within 24 hours upon written request of a domestic violence victim and may not provide the new key to the abuser. See Paragraph 15.2 for early termination rights.

N.J.S.A. 10:5-1 et seq. (LAD — source of income, disability, all protected classes); N.J.S.A. 2A:42-10.10 (anti-retaliation); N.J.S.A. 46:8-9.3 (Safe Housing Act)

19. GENERAL PROVISIONS

19.1 Notices. All notices shall be in writing and delivered by: (a) personal delivery; (b) certified mail, return receipt requested; or (c) overnight courier. Service by mail is effective on the date mailed; add two (2) days to any response deadline. Notice to Tenant at the Premises address is sufficient.

19.2 Governing Law and Venue. This Lease is governed by the laws of the State of New Jersey. Any action arising from this Lease shall be brought in the Special Civil Part of Superior Court in the county where the Premises is located (for amounts up to \$20,000) or the Law Division for larger amounts.

19.3 Severability. If any provision is held invalid or unenforceable, it shall be modified to the minimum extent necessary to make it valid, and all remaining provisions shall remain in full force and effect.

19.4 Entire Agreement. This Lease and all signed Addenda constitute the entire agreement and supersede all prior negotiations. Modifications require a signed written addendum by both Parties. Oral modifications are not enforceable.

19.5 Waiver. No failure or delay in exercising any right shall constitute a waiver. Acceptance of partial or late rent shall not constitute a waiver unless Landlord has established a course of conduct accepting habitually late payments without objection (N.J.S.A. 46:8-10).

19.6 Waterbeds. Tenant shall not install or use a waterbed without prior written consent. If permitted, Tenant must maintain waterbed liability insurance.

19.7 Electronic Signatures. This Lease may be executed electronically. Electronic signatures are legally valid and enforceable under the New Jersey Uniform Electronic Transactions Act (N.J.S.A. 12A:12-1 et seq.) and the Electronic Signatures in Global and National Commerce Act (15 U.S.C. §7001 et seq.).

19.8 Small Claims / Special Civil Part. Disputes involving amounts up to \$5,000 may be brought in Small Claims court. Disputes from \$5,001 to \$20,000 are heard in the Special Civil Part. The statute of limitations for most landlord-tenant claims is six years in New Jersey.

19.9 Addenda. The following Addenda are attached, incorporated herein, and form part of this Lease. Both Parties must sign each applicable Addendum:

- Addendum A — Move-In / Move-Out Condition Checklist
- Addendum B — Appliance and Fixture Inventory
- Addendum C — Truth in Renting Guide Receipt — REQUIRED (N.J.S.A. 46:8-46)
- Addendum D — Flood Risk Notice — REQUIRED (N.J.S.A. 46:8-50, eff. March 20, 2024)
- Addendum E — Security Deposit Notice — REQUIRED within 30 days (N.J.S.A. 46:8-19)
- Addendum F — Window Guard Notice — REQUIRED for 3+ unit buildings (N.J.A.C. 5:10-27.1)
- Addendum G — Anti-Eviction Act Notice — REQUIRED (N.J.S.A. 2A:18-61.1)
- Addendum H — Lead-Based Paint Disclosure (pre-1978 buildings — federal law)
- Addendum I — Pet Agreement (if applicable)
- Addendum J — Rules and Regulations (if applicable)
- Addendum K — _____ (Other)

N.J.S.A. 12A:12-1 et seq. (NJ UETA — electronic signatures); 46:8-10 (waiver by acceptance of late rent)

20. EXECUTION

IN WITNESS WHEREOF, the Parties have executed this New Jersey Residential Lease Agreement as of the Commencement Date stated on the cover page. By signing below, each Party acknowledges having read and understood this entire Agreement and all attached Addenda, including the Truth in Renting Guide and Anti-Eviction Act Notice.

LANDLORD / OWNER

Signature: _____

Printed Name: _____

Title / Capacity (if signing for entity): _____

Date: _____

TENANT NO. 1

Signature: _____

Printed Name: _____

Date: _____

TENANT NO. 2 (if applicable)

Signature: _____

Printed Name: _____

Date: _____

TENANT NO. 3 (if applicable)

Signature: _____

Printed Name: _____

Date: _____

NOTARY PUBLIC (optional — New Jersey does not require notarization for residential leases to be valid)

State of New Jersey, County of _____

On _____ before me, _____, a Notary Public, personally appeared _____, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same.

Notary Signature: _____ Commission Expires: _____

This template reflects New Jersey landlord-tenant law audited through 2026, including the Anti-Eviction Act, Security Deposit Act, Truth in Renting Act, Safe Housing Act, and Flood Risk Notice (eff. March 20, 2024). It does not constitute legal advice. Local rent control ordinances in Newark, Jersey City, Hoboken, Trenton, and many other municipalities impose additional requirements. Both Parties are strongly advised to consult a licensed New Jersey real property attorney before execution.

ADDENDUM A

MOVE-IN / MOVE-OUT CONDITION CHECKLIST

New Jersey does not mandate a move-in checklist by statute, but it is strongly recommended by NJ courts to establish baseline condition and support or defeat security deposit deduction claims. Tenant has the right to be present at a move-out inspection. Codes: E = Excellent | G = Good | F = Fair | P = Poor | N/A = Not Applicable

Premises Address and Unit: _____

Landlord / Manager: _____

Tenant Name(s): _____

Move-In Date: _____

Move-Out Date / Final Inspection Date: _____

Area / Item	Move-In	Notes / Damage Move-In	Move-Out	Notes / Damage Move-Out
Entry / Foyer — Walls, Ceiling, Floor				
Living Room — Walls, Ceiling				
Living Room — Floor / Carpet				
Dining Room — Walls, Ceiling, Floor				
Bedroom 1 — Walls, Ceiling				
Bedroom 1 — Floor / Carpet				
Bedroom 2 — Walls, Ceiling (if any)				
Bedroom 2 — Floor (if any)				
Bedroom 3 — Walls, Ceiling (if any)				
Bedroom 3 — Floor (if any)				
Kitchen — Walls, Ceiling				
Kitchen — Floor / Tile				
Bathroom 1 — Walls, Ceiling, Floor				
Bathroom 2 — Walls, Ceiling, Floor (if any)				
Entry Door, Frame, Deadbolt / Lock				
Interior Doors and Hardware				
Closet Doors and Tracks				

Windows and Screens				
Window Guards (if installed)				
Light Fixtures — All Rooms				
Ceiling Fans (if any)				
Electrical Outlets and Switches				
Kitchen — Countertops				
Kitchen — Cabinets, Drawers				
Kitchen — Sink and Faucet				
Kitchen — Garbage Disposal				
Kitchen — Stove / Range				
Kitchen — Oven				
Kitchen — Refrigerator				
Kitchen — Dishwasher				
Kitchen — Microwave				
Bathroom — Toilet(s)				
Bathroom — Sink(s) and Faucet(s)				
Bathroom — Tub / Shower				
Bathroom — Tile, Grout, Caulk				
Bathroom — Exhaust Fan(s)				
Heating System / Radiators / HVAC				
Air Conditioning (if any)				
Hot Water Heater				
Washer / Dryer (if included)				
Smoke Detector(s) — Location(s): _____				
CO Detector(s) — Location(s): _____				
Garage / Parking				
Storage Area / Basement				
Yard / Patio / Balcony				
Exterior Entry / Common Areas				

Additional Notes / Pre-Existing Conditions:

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

ADDENDUM B

APPLIANCE AND FIXTURE INVENTORY

Complete inventory of appliances and fixtures included with the Premises. Codes: E = Excellent | G = Good | F = Fair | P = Poor

Premises Address and Unit: _____

Date of Inventory: _____

Appliance / Fixture	Make / Model	Serial No.	Included?	Move-In Cond.	Move-Out Cond.
Refrigerator			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Stove / Range			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Oven (if separate)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Dishwasher			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Microwave Oven			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Garbage Disposal			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Washer			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Dryer			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Window Air Conditioner(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Central HVAC Unit			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Heating System / Boiler			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Hot Water Heater			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Ceiling Fan(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Light Fixtures (built-in)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Window Blinds / Shades			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Window Guard(s) (if installed)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Smoke Detector(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
CO Detector(s)			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Fire Extinguisher			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Garage Door Opener			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Intercom / Buzzer			<input type="checkbox"/> Yes <input type="checkbox"/> No		

Other: _____			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Other: _____			<input type="checkbox"/> Yes <input type="checkbox"/> No		

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

ADDENDUM C

TRUTH IN RENTING GUIDE — RECEIPT OF ACKNOWLEDGMENT New Jersey Statutes Annotated § 46:8-46 — Required for Every Residential Tenancy

New Jersey law requires all landlords to provide each tenant with a copy of the current '**Truth in Renting**' guide published by the New Jersey Department of Community Affairs (DCA) at or before the commencement of any tenancy. The guide outlines the rights and responsibilities of both landlords and tenants under New Jersey law. A current copy is available at: www.nj.gov/dca/divisions/codes/publications/pdf_lti/t_i_r.pdf

The guide covers, among other topics:

- Security deposit rules (caps, holding requirements, interest, return deadlines)
- Warranty of habitability and repair obligations
- Anti-Eviction Act protections — just cause required for all evictions
- Anti-retaliation protections
- Landlord entry rights and restrictions
- Procedures for reporting housing code violations
- Rent withholding procedures and remedies
- Lease renewal rights and protections

Penalty for Non-Compliance: Failure to provide the Truth in Renting Guide is an offense subject to a fine of **\$100 per violation** (N.J.S.A. 46:8-47).

TENANT ACKNOWLEDGMENT: By signing below, Tenant(s) acknowledge that they have received a copy of the current New Jersey Truth in Renting Guide and have had the opportunity to read it before signing this Lease.

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

ADDENDUM D**FLOOD RISK NOTICE****New Jersey Statutes Annotated § 46:8-50 — Effective March 20, 2024 —
Required Before Tenant Takes Occupancy**

Premises Address and Unit: _____

Landlord / Manager Name: _____

Tenant Name(s): _____

NOTICE 1 — FLOOD ZONE STATUS

Landlord hereby discloses the following regarding the flood risk status of the above-referenced Premises (check all that apply):

- The Premises IS located in a FEMA-designated Special Flood Hazard Area (SFHA), also known as the 100-year floodplain (1% or greater annual chance of flooding).
- The Premises IS located in a FEMA-designated Moderate Flood Hazard Area (500-year floodplain; 0.2% annual chance of flooding).
- The Premises has experienced one or more flooding events. Description: _The Premises has experienced one or more flooding events. Description: _____
- The Premises is NOT, to Landlord's knowledge, located in a FEMA-designated flood hazard area and has NOT experienced flooding.

NOTICE 2 — FLOOD INSURANCE INFORMATION

IMPORTANT NOTICE TO TENANT: Standard renter's insurance policies generally do NOT cover damage caused by flooding. Separate flood insurance is available through the Federal Emergency Management Agency's (FEMA's) National Flood Insurance Program (NFIP). Information about flood insurance and flood maps is available at www.floodsmart.gov and msc.fema.gov (FEMA Flood Map Service Center). You are encouraged to obtain flood insurance to protect your personal property.

TENANT ACKNOWLEDGMENT: By signing below, Tenant(s) acknowledge receipt of this Flood Risk Notice prior to taking occupancy of the Premises.

Landlord / Manager Signature: _____

Date: _____

Tenant No. 1 Signature: _____

Date: _____

Tenant No. 2 Signature (if applicable): _____

Date: _____

This Addendum D is a required separate disclosure under N.J.S.A. 46:8-50, effective March 20, 2024. It must be provided to Tenant before occupancy begins.

ADDENDUM G

ANTI-EVICTION ACT NOTICE**New Jersey Statutes Annotated § 2A:18-61.1 et seq. — Required Notice to All Tenants**

The following notice is required under New Jersey law and is provided to inform Tenant of important rights under the New Jersey Anti-Eviction Act:

NOTICE TO TENANT — REQUIRED BY NEW JERSEY LAW (N.J.S.A. 2A:18-61.1 et seq.)

WITH LIMITED EXCEPTIONS, THE NEW JERSEY ANTI-EVICTION ACT, N.J.S.A. 2A:18-61.1 ET SEQ., PROTECTS YOUR RIGHT TO REMAIN IN YOUR HOME.

FORECLOSURE ALONE IS NOT GROUNDS FOR EVICTION OF A TENANT.

YOU ARE PROTECTED BY THIS LAW EVEN IF YOU DO NOT HAVE A WRITTEN LEASE.

THE NEW OWNER CANNOT EVICT YOU WITHOUT 'GOOD CAUSE,' AS DETERMINED BY A COURT. EXAMPLES OF 'GOOD CAUSE' ARE FAILURE TO PAY RENT, WILLFULLY DAMAGING THE PREMISES, OR PERSONAL OCCUPANCY BY THE NEW OWNER OF THE HOUSE OR APARTMENT THAT YOU NOW LIVE IN.

A RESIDENTIAL TENANT IN NEW JERSEY CAN BE EVICTED ONLY THROUGH A COURT PROCESS. ONLY A COURT OFFICER WITH A COURT ORDER MAY REMOVE YOU FROM THE PREMISES, AND ONLY AFTER YOU HAVE BEEN GIVEN THE OPPORTUNITY TO DEFEND YOURSELF IN COURT.

INDIVIDUALS CAN BE SUBJECT TO BOTH CIVIL AND CRIMINAL PENALTIES FOR TRYING TO FORCE YOU TO LEAVE YOUR HOME IN ANY OTHER MANNER, INCLUDING SHUTTING OFF UTILITIES OR OTHER VITAL SERVICES OR FAILING TO MAINTAIN THE PREMISES.

SUMMARY OF JUST CAUSE GROUNDS FOR EVICTION:

A landlord may only evict a residential tenant for one of the following causes, which must be proved in court after proper notice:

1. Nonpayment of rent (after mandatory 5-day grace period).
2. Disorderly conduct after a Notice to Cease.
3. Willful or grossly negligent damage to the Premises after Notice to Cease.
4. Substantial violation of reasonable lease terms or building rules after Notice to Cease.
5. Continued overcrowding after Notice to Cease.
6. Failure to pay a lawful rent increase; or refusal to accept a new lease of similar terms.
7. Condemnation or substantial code violations requiring vacatur.

- 8. Owner or immediate family personal move-in (1-2 family owner-occupied property only).
- 9. Permanent removal from residential use (6x monthly rent relocation assistance required).
- 10. Conversion to condominium, cooperative, or fee simple ownership (protected tenancy rights apply).
- 11. Substantial rehabilitation requiring vacatur (comparable housing or 6x monthly rent).
- 12. Drug or criminal conviction for offenses occurring on the Premises.
- 13. Lease signed as result of fraud, misrepresentation, or illegality.

IMPORTANT: The expiration of a lease or rental agreement is NOT just cause to evict a tenant under the Anti-Eviction Act.

TENANT ACKNOWLEDGMENT: By signing below, Tenant(s) acknowledge that they have received, read, and understood this Anti-Eviction Act Notice.

Landlord / Manager Signature: _____ Date: _____

Tenant No. 1 Signature: _____ Date: _____

Tenant No. 2 Signature (if applicable): _____ Date: _____