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RESIDENTIAL RENTAL CONSUMER DISCLOSURE INFORMATION FORM**

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**CONSUMER RESPONSIBILITY:** Each party to a rental transaction should carefully read all documents to be sure that the terms accurately express the understanding of the parties as to their intentions, and the agreements they have reached. Real estate agents and property managers can counsel on real estate matters, but if legal or tax advice is desired, the parties should consult an attorney.

**LIMITATIONS OF EXPERTISE:** Real estate agents and property managers do not have the expertise to offer advice concerning various conditions such as, but not limited to, the following: mechanical systems or structures; soil and drainage conditions; flood hazard areas; possible restrictions on the use of property due to restrictive covenants, zoning, subdivision and environmental laws, easements or other documents; airport or aircraft noise; planned land uses, roads, or highways; and construction materials and/or hazardous materials such as flame retardant treated plywood (FRT), radon, urea formaldehyde insulation (UFFI), polybutylene pipes, asbestos, or lead-based paint. Information about these issues may be obtained from appropriate governmental agencies.

**1. AIRCRAFT NOISE / ACCIDENT ZONES AND NOISE CONTOUR DISTRICT DISCLOSURE:** All properties are affected by aircraft noise to some degree; however, some properties are located in specific noise zones, and/or accident potential zones, as such zones may be designated by the federal government or municipalities within which the property may be located. The usability and/or enjoyment of a property may be impacted if property is located adjacent to an airport or in or near an aircraft noise zone, noise contour district and/or accident potential zone. Aircraft noise zones, noise contour districts and/or accident potential zones are subject to change from time to time. New residential construction, and modifications to nonconforming residences, may be required to conform to standards promulgated by the municipality in which a tenant / applicant intends to locate because of elevated noise levels. A tenant / applicant should investigate to ascertain if the property in question is located within an aircraft noise zone, noise contour district or aircraft accident potential zone.

**2. COMMUNITY ASSOCIATIONS:**

**A. CONDOMINIUM / CO-OP DISCLOSURE:** (i) Some properties may be recorded as a condominium unit, some of which have mandatory fees, and subject to the rules and regulations of the unit owners' association. (ii) Some properties may be subject to the provisions of a cooperative interest. Tenants / applicants are advised to investigate to ascertain if the property in question is a condominium unit or a co-op.

**B. PROPERTY OWNERS' ASSOCIATIONS (POA):** Some properties may belong to a community which has a Property Owners' Association or Homeowners' Association, some of which have mandatory fees, and subject to the rules and regulations of the Property Owners' Association or Homeowners' Association and all are subject to the Virginia Property Owners' Association Act.

**3. ENVIRONMENTAL DISCLOSURES:**

**A. INDOOR MOLD:** United States Environmental Protection Agency advises that certain types of indoor mold may have the potential to cause adverse health effects or symptoms. While there are no current federal or state laws or regulations establishing residential standards for molds or requiring that inspections for mold be conducted, a tenant / applicant may want to take steps to evaluate the presence of mold in a residence dwelling prior to leasing.

**B. LEAD WARNING STATEMENT:** Every tenant / applicant of any residential dwelling which was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The landlord is required to provide the tenant / applicant with any information on lead-based paint hazards from risk assessments or inspections in the landlord's possession and notify the tenant / applicant of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to occupancy.

**C. WOOD PRESERVATIVES:** The United States Environmental Protection Agency advises that certain wood preservatives used on decks and/or exterior wood structures may have the potential to cause adverse health effects or symptoms. A tenant / applicant may want to take steps to evaluate the presence of materials which might contain wood preservatives prior to occupancy.

Initials: \_\_\_\_\_

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**Wenbin Ji**



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**Internet Resources and Services for International Real Estate Information** Sheau-Yu J. Chao, 2001-02-28 You're investing in real estate relocating to a new state or maybe moving to a new country You go to the Internet an endless source of information But is it current Is it accurate Can you even find what you need Here is an analytic guide to nearly 2000 real estate Web sites Data for more than 220 regions states and countries are divided into six sections representing the major continents The book runs the gamut with data resources for broad geographical regions right down to individual localities including U S states Indexes to Web site titles key content sponsors and country of origin make this guide essential to everyone from real estate practitioners developers bankers and investors etc to students and researchers in the field

Official Gazette of the United States Patent and Trademark Office , 2005      Our Lot Alyssa Katz, 2009-07-01 Our Lot tells how an entire nation got swept up in real estate mania and it casts the business story the collapse of the subprime empire and the global impact it had on the economy as part of a project of social engineering beginning in the 1930s by the U S government to make homeownership available to those who had never been able to attain it before Based on original reporting Our Lot does not dwell on the foibles of executives It looks at the boom as experienced by ordinary Americans and examines how our own economic anxieties and realities helped fuel the real estate bubble Conveyed in accessible language and through narrative reporting the book looks to help homeowners and would-be homeowners understand what really happened how it has affected our homes and communities and how we can move on into a future we'll want to live in

**Journal of Property Management** , 1986      Federal Register , 1992-08-20      **Computerworld** , 1989-04-03 For more than 40 years Computerworld has been the leading source of technology news and information for IT influencers worldwide Computerworld's award-winning Web site Computerworld.com twice monthly publication focused conference series and custom research form the hub of the world's largest global IT media network      **Realty and Building** , 1990-07

**Invisible City** John I. Gilderbloom, 2008-02-01 A legendary figure in the realms of public policy and academia John Gilderbloom is one of the foremost urban planning researchers of our time producing groundbreaking studies on housing markets design location regulation financing and community building Now in Invisible City he turns his eye to fundamental questions regarding housing for the elderly the disabled and the poor Why is it that some locales can offer affordable accessible and attractive housing while the large majority of cities fail to do so Invisible City calls for a brave new housing paradigm that makes the needs of marginalized populations visible to policy makers Drawing on fascinating case studies in Houston Louisville and New Orleans and analyzing census information as well as policy reports Gilderbloom offers a comprehensive engaging and optimistic theory of how housing can be remade with a progressive vision While many contemporary urban scholars have failed to capture the dynamics of what is happening in our cities Gilderbloom presents a new vision of shelter as a force that shapes all residents      **The Millionaire Real Estate Mindset** Russ

Whitney, 2007-12-18 *The Millionaire Real Estate Mindset* Mastering the Mental Skills to Build Your Fortune in Real Estate There are scores of books on real estate investing on the market today and most give sound information and helpful advice Yet few people have become wealthy In *The Millionaire Real Estate Mindset* Russ Whitney asks Why isn't everyone rich and perhaps more important Why aren't you rich What is missing in most people's real estate strategy Whitney says is the millionaire real estate mindset And in this book he tells readers exactly how to develop one Whitney explains how you can break free of the fears that hold so many people back A key part of succeeding in real estate Whitney claims is a willingness to spend time educating yourself about the various techniques options insights and possibilities it entails Other professions and trades require years of education and practice before you can hope to generate significant income Building wealth in real estate requires similar focus and dedication He provides specific investing strategies that can work in virtually any market whether you have cash to start or not Once you have a few successes under your belt he encourages investors to move up to larger deals He explains the complexities of raw land investing and development as well as international real estate investing He examines a variety of funding techniques from no money down to syndications to make the wisest use of your cash Whitney candidly discusses what can go wrong and how to anticipate and address unpleasant surprises From invaluable insights into personal motivation to advice on improving one's communication skills strengthening relationships and building personal financial strategies Whitney helps readers overcome feelings of insecurity about investing and move into the market with certainty and self assurance With its unique focus on the psychological aspects of investing an ingredient missing from other how to real estate investment guides *The Millionaire Real Estate Mindset* will enable readers to break through the poverty mentality take advantage of the booming real estate market and join the ranks of the rich and super-rich Two Years After the Storm United States. Congress. Senate. Committee on Banking, Housing, and Urban Affairs, 2009

**Directory of Online Data Bases**, 1990 Mergent Company Archives Manual, 2007 Microcomputer Market Place, 1987 *North Carolina's Southern Coast and Wilmington* Linda Grattafiori, Gwynne Moore, Saule Gretchen, 2004-07 The annually updated *Insiders Guide to North Carolina's Southern Coast and Wilmington* is this area's most complete source of travel and newcomer information The Compu-mark Directory of U.S. Trademarks, 1990 **Standard Directory of Advertising Agencies**, Computerworld, 1988-08-15 For more than 40 years Computerworld has been the leading source of technology news and information for IT influencers worldwide Computerworld's award winning Web site Computerworld.com twice monthly publication focused conference series and custom research form the hub of the world's largest global IT media network *Directory of Corporate Affiliations*, 1992 Described as Who owns whom the family tree of every major corporation in America the directory is indexed by name parent and subsidiary geographic location Standard Industrial Classification SIC Code and corporate responsibility **Directory of Companies Required to File Annual Reports with the Securities and Exchange Commission Under the Securities Exchange Act of 1934, Alphabetically**

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