

GENERAL DISCLOSURES RENTAL

Property Address: _____

Following, are disclosures related to the Rental Agreement for the property noted above. Some are already covered in the Rental Agreement but are listed here to make certain the Tenant is made aware of the issues and responsibilities associated with the purchase of property in this marketplace.

_____ **LANDLORD TENANT ACT:** If you rent the State of Arizona Residential Landlord & Tenant Act applies to you. This law explains what rights and responsibilities landlords and tenants have. Free copies are available at the Arizona Secretary of State's Office 602-542-4086 or at http://www.azsos.gov/public_services/publications/residential_landlord_tenant_act/ You can also call the Tenant and Landlord Information and Referral Hotline at 602-263-8856. Operators can answer basic questions on Arizona's landlord/tenant law and refer you to other agencies if you need additional help.

_____ **INSURANCE COVERAGE:** Tenants are strongly encouraged to consider purchase of a "Renter's Insurance Policy" from their insurance broker to make certain their property is properly insured throughout the term of the lease. Renter's are also encourage to determine whether the Rental Agreement will require an insurance policy to cover any liability due to pets and address this issue as appropriate required.

_____ **NOTICE & DISCLOSURE REGARDING MOLD:** Current information indicates that some types of mold may cause severe health problems for certain individuals. Real estate agents are not trained to identify mold or similar conditions. Mold is not detectable by a real estate agent – sometimes not even by a professional home inspector or pest control inspector. The only way to provide any reasonable assurance that a property does not have a mold or other health hazard is to retain the services of an environmental expert who will conduct specific tests. Since most varieties of mold thrive on moisture, testing is especially necessary if any of the inspection reports or disclosure documents indicate there is evidence of past or present moisture, flooding or other water intrusion, or standing water on the property. Should observed evidence or inspection reports indicate this may be of a concern to Tenant(s), it is necessary to perform all investigations/inspections regarding this matter prior to occupancy.

_____ **SWIMMING POOL REGULATIONS & DISCLOSURE STATEMENT:** The premises identified above DOES DOES NOT contain an above ground pool or contained body of water. If so it is identified as a PRIVATE COMMUNITY pool. Buyer acknowledges and accept receipt of the Arizona Department of Health Services approved Pool Safety Notice as required by A.R.S. 36-1681 (E) and A.D.H.S> Rule R-3-101. Tenant further acknowledges the County or Municipality in which the premise is located may have different swimming pool barrier requirements than the State requirements. Tenant acknowledges and agrees that the swimming pool or contained body of water, located on the premises will comply with the acceptable State,, County or Municipal pool barrier requirements prior to possession by the Tenant. Tenant expressly relieves and indemnifies The Peggy Rauch Group and any other brokers involved in this transaction from

any and all liability and responsibility for compliance with the applicable pool or contained body of water requirements.

Tenant Printed Name

Signature

Date

Tenant Printed Name

Signature

Date