

WINDOW GUARD NOTICE

Pursuant to c. 55:13A-7.14 of the New Jersey Administrative Code, the Landlord is required to provide the following notice:

THE OWNER IS REQUIRED BY LAW TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE UNIT OF ANY TENANT WHO HAS A CHILD OR CHILDREN TEN (10) YEARS OF AGE OR YOUNGER LIVING IN THE UNIT OR REGULARLY PRESENT THERE FOR A SUBSTANTIAL PERIOD OF TIME AND MAKES A WRITTEN REQUEST TO THE OWNER OR OWNER'S REPRESENTATIVE THAT THE WINDOW GUARDS BE INSTALLED, AND THAT THE OWNER IS ALSO REQUIRED, UPON THE WRITTEN REQUEST OF ANY SUCH TENANT, TO PROVIDE, INSTALL AND MAINTAIN WINDOW GUARDS IN THE BUILDING HALLWAYS TO WHICH PERSONS IN THE TENANT'S UNIT HAVE ACCESS WITHOUT HAVING TO GO OUT OF THE BUILDING, OTHER THAN HALLWAYS ON THE FIRST FLOOR IN WHICH THERE IS NO WINDOW HAVING A SILL MORE THAN SIX (6) FEET ABOVE GRADE AT THE LOCATION OF THE WINDOW OR HAVING ANY OTHER CONDITION AT THAT LOCATION NECESSITATING INSTALLATION OF A WINDOW GUARD.

A LEASE OFFERED TO A TENANT OF A FIRST FLOOR UNIT SHALL STATE THAT WINDOW GUARDS ARE NOT REQUIRED TO BE INSTALLED IN THE UNIT OR IN HALLWAYS ON THE FIRST FLOOR UNLESS THE SILL OF ANY WINDOW IN THE UNIT IS MORE THAN SIX (6) FEET ABOVE GRADE AT THE LOCATION OF THE WINDOW OR THERE IS ANY OTHER HAZARDOUS CONDITION AT THAT LOCATION NECESSITATING INSTALLATION OF A WINDOW GUARD.

The undersigned hereby acknowledges receipt of a copy of this statement:

_____	_____
Landlord	
_____	_____
Signature of Landlord	Date Signed
_____	_____
Tenant	
_____	_____
Signature of Tenant	Date Signed