

MEGAN'S LAW STATEMENT

Under New Jersey law, the county prosecutor determines whether and how to provide notice of the presence of convicted sex offenders in an area. In their professional capacity, real estate licensees are not entitled to notification by the county prosecutor under Megan's Law and are unable to obtain such information for you. The county prosecutor should be contacted for such further information as may be disclosable to you.

ANNUAL CHILD PROTECTION WINDOW GUARD NOTIFICATION

Be advised that pursuant to P.L. 1995, c. 120 the owner, lessor, agent or other person who manages or controls a multiple dwelling shall, upon written request of a tenant, provide, install and maintain a child-protection window guard on the windows of each dwelling unit in which a child or children 10 years of age or under reside and on any windows in the public halls of a multiple dwelling (3 units or more) to which persons in the tenant's unit have access without having to go out of the building which any child or children of such age reside.

These requirements shall apply to all windows, except those windows which give access to a fire escape or which are on the first floor. In addition, the requirements shall not apply to any window in (1) an owner occupied dwelling unit, (2) a dwelling unit which is a part of a condominium or which is held by a proprietary lessee under a cooperative form of ownership, or (3) a dwelling unit occupied by a shareholder in a mutual housing corporation.

Notwithstanding any municipal ordinance to the contrary, expenditure mad pursuant to this act shall be deemed to be capital improvement costs, which may be passed on to the tenants of the multiple dwelling. No person shall obstruct or interfere with the installation of child -protection window guards required under the act, nor shall any person remove or otherwise render ineffective such window guards. All installations will conform with the New Jersey Department of Community Affairs regulation 5:10-27

ACKNOWLEDGEMENT

Please sign below indicating that you have received this Window Guard Notification:

TENANT(S) NAMES 16 Bennett Street, #UNIT, Jersey City, NJ 07304

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