

# GENERAL DISCLOSURES RENTAL LISTING

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 are a Landlord 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/](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:** As a Landlord your insurance requirements will be different. Prior to accepting a lease offer contact your insurance broker to determine your requirements and options. They will vary from community to community depending on what is covered by the HOA. You should also have your insurance agent explain what insurance requirements there will be for the Tenants of your property so you can make certain Tenants are aware of and obtain the necessary coverage.

\_\_\_\_\_ **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. Landlords should have the proper investigations performed prior to initially leasing their property and include these inspections in their standard property maintenance program.

\_\_\_\_\_ **CLEAR TITLE TO PROPERTY:** As a Landlord you are required to maintain a clear title to your rental property. Frequently, Realtors representing Tenants will request that the Landlord present evidence of clear title prior to final execution of a Residential Rental Listing. Landlords should be prepared to provide this information when requested.

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Landlord Printed Name

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Signature

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Date

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Landlord Printed Name

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Signature

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Date