

CONSUMER INFORMATION STATEMENT ON NEW JERSEY REAL ESTATE RELATIONSHIPS

Consumer Information Statement on New Jersey Real Estate Relationships

In New Jersey, real estate licensees are required to disclose how they intend to work with buyers and sellers in a real estate transaction. (In rental transactions, the terms "buyers" and "sellers" should be read as "tenants" and "landlords," respectively.)

1. AS A SELLER'S AGENT OR SUBAGENT, I, AS A LICENSEE, REPRESENT THE SELLER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE BUYER WILL BE TOLD TO THE SELLER.
2. AS A BUYER'S AGENT, I, AS A LICENSEE, REPRESENT THE BUYER AND ALL MATERIAL INFORMATION SUPPLIED TO ME BY THE SELLER WILL BE TOLD TO THE BUYER.
3. AS A DISCLOSED DUAL AGENT, I AS A LICENSEE, REPRESENT BOTH PARTIES. HOWEVER, I MAY NOT, WITHOUT EXPRESS PERMISSION, DISCLOSE THAT THE SELLER WILL ACCEPT A PRICE LESS THAN THE LISTING PRICE OR THAT THE BUYER WILL PAY A PRICE GREATER THAN THE OFFERED PRICE.
4. AS A TRANSACTION BROKER, I, AS A LICENSEE, DO NOT REPRESENT EITHER THE BUYER OR THE SELLER. ALL INFORMATION I ACQUIRE FROM ONE PARTY MAY BE TOLD TO THE OTHER PARTY.

Before you disclose confidential information to a real estate licensee regarding a real estate transaction, you should understand what type of business relationship you have with that licensee. There are four business relationships: (1) seller's agent; (2) buyer's agent; (3) disclosed dual agent; and (4) transaction broker. Each of these relationships imposes certain legal duties and responsibilities on the licensee as well as on the seller or buyer represented. These four relationships are defined in greater detail below. Please read carefully before making your choice.

SELLER'S AGENT

A seller's agent WORKS ONLY FOR THE SELLER and has legal obligations, called fiduciary duties to the seller. These include reasonable care, undivided loyalty, confidentiality and full disclosure. Seller's agents often work with buyers, but do not represent the buyers. However, in working with buyers a seller's agent must act honestly. In dealing with both parties, a seller's agent may not make any misrepresentation to either party on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition of the property which a reasonable inspection by the licensee would disclose.

Seller's agents include all persons licensed with a brokerage firm which has been authorized through a listing agreement to work as the seller's agent. In addition, other brokerage firms may accept an offer to work with the listing broker's firm as the seller's agents. In such cases, those firms and all persons licensed with such firms, are "subagents". Sellers who do not desire to have their property marketed through subagents should inform the seller's agent.

BUYER'S AGENT

A buyer's agent WORKS ONLY FOR THE BUYER. A buyer's agent has fiduciary duties to the buyer which include reasonable care, undivided loyalty, confidentiality and full disclosure. However, in dealing with sellers a buyer's agent must act honestly. In deal with both parties, a buyer's agent may not make any misrepresentations on matters material to the transaction, such as the buyer's financial ability to pay, and must disclose defects of a material nature affecting the physical condition to the property which a reasonable inspection by the licensee would disclose. A buyer wishing to be represented by a buyer's agent is advised to enter into a separate written buyer agency contract with the brokerage firm which is to work as their agent.

DISCLOSED DUAL AGENT

A disclosed dual agent WORKS FOR BOTH THE BUYER AND THE SELLER. To work as a dual agent, a firm must first obtain the informed written consent of the buyer and the seller. Therefore, before acting as a disclosed dual agent, brokerage firms must make written disclosure to both parties. Disclosed dual agency is most likely to occur when a licensee with a real estate firm working as a buyer's agent shows the buyer properties owned by sellers for whom that firm is also working as a seller's agent or subagent.

A real estate licensee working as a disclosed dual agent must carefully explain to each party that, in addition to working as their agent, their firm will also work as the agent for the other party. They must also explain what affect their working as a disclosed dual agent will have on the fiduciary duties their firm owes to the buyer and to the seller. When working as a disclosed dual agent, a brokerage firm must have the express permission of a party prior to disclosing confidential information to the other party. Such information includes the highest price a buyer can afford to pay and the lowest price a seller will accept and the parties' motivation to buy or sell. Remember, a brokerage firm acting as a disclosed dual agent will not be able to put one party's interests ahead of those of the other party and cannot advise or counsel either party on how to gain an advantage at the expense of the other party on the basis of confidential information obtained from or about the other party.

If you decide to enter into an agency relationship with a firm which is to work as disclosed dual agent, you are advised to sign a written agreement with that firm.

TRANSACTION BROKER

The New Jersey Real Estate Licensing Law does not require licensees to work in the capacity of an "agent" when providing brokerage services. A transaction broker works with a buyer or a seller or both in the sales transaction without representing anyone. A TRANSACTION BROKER DOES NOT PROMOTE THE INTERESTS OF ONE PARTY OVER THOSE OF THE OTHER PARTY TO THE TRANSACTION. Licensees with such a firm would be required to treat all parties honestly and to act in a competent manner, but they would not be required to keep confidential information. A transaction broker can locate qualified buyers for a seller or suitable properties for a buyer. They can then work with both parties in an effort to arrive at an agreement on the sale or rental of real estate and perform tasks to facilitate the closing of a transaction.

A transaction broker primarily serves as a manager of the transaction, communicating information between the parties to assist them in arriving at a mutually acceptable agreement and in closing the transaction, but cannot advise or counsel either party on how to gain an advantage at the expense of the other party. Owners considering working with transaction brokers are advised to sign a written agreement with that firm which clearly states what services that firm will perform and how it will be paid. In addition, any transaction brokerage agreement with a seller or landlord should specifically state whether a notice on the property to be rented or sold will or will not be circulated in any or all Multiple Listing System(s) of which that firm is a member.

YOU MAY OBTAIN LEGAL ADVICE ABOUT THESE BUSINESS RELATIONSHIPS FROM YOUR OWN LAWYER.

THIS STATEMENT IS NOT A CONTRACT AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

ACKNOWLEDGEMENT OF RECEIPT OF CONSUMER INFORMATION STATEMENT (CIS)

FOR SELLERS AND LANDLORDS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Joe Wiessner Realty LLC (name of brokerage firm) prior to discussing my motivation or financial ability to sell or lease or my desired selling or leasing price with one of its representatives."

Signed _____ Signed _____

FOR TENANTS

"By signing this Consumer Information Statement, I acknowledge that I received this Statement from Joe Wiessner Realty (name of brokerage firm) prior to discussing my motivation of financial ability to buy or lease with one of its representatives."

Signed _____ Signed _____

DECLARATION OF BUSINESS RELATIONSHIP

I, (name of licensee) _____, as an authorized representative of Joe Wiessner Realty LLC intend, as of this time, to work with you as a: (indicate one of the following)

- | | |
|---|--|
| <input type="checkbox"/> Landlord's agent only | <input type="checkbox"/> Tenant's agent only |
| <input type="checkbox"/> Landlord's agent and disclosed dual agent if the opportunity arises | <input type="checkbox"/> Tenant's agent and disclosed dual agent if the opportunity arises |
| <input type="checkbox"/> Landlord's agent on properties which this firm is acting as the seller's agent and transaction broker on other properties. | <input type="checkbox"/> Transaction broker only |

DATE _____



RENTAL APPLICATION

Each Applicant over the age of 18 MUST complete the Application (even if married),
See Applicant 2 (attached). Complete this entire Application and sign where required.

Incomplete Applications will be returned and will need to be resubmitted.

Office: 609-561-1010 Email: joe@joewiessner.com Fax: 609-561-0050

REQUIRED QUALIFYING DOCUMENTS for Landlord review:

1. Fully completed Rental Application;
2. Credit Report (within the past 60 days);
3. Background Check (within the past 60 days); \$16 each
4. Driver's License;
5. W-9 (attached) 1st Applicant Only;
6. Prior Year W-2;
7. 2 Months of most recent Bank Statements;
8. 4 Weeks of the most recent paystubs;
9. (if applicable) other lawful income;
10. A written Proposal to Rent.

- The Landlord reserves the right to request additional verification documents.
- The Applicant(s) authorizes Joe Wiessner Realty to obtain a credit report and background report at the Applicant(s) expense.

APPLICANT

APPLYING TO LEASE THE PROPERTY (LOCATED AT)

FIRST NAME	MIDDLE	LAST	SS #
DATE OF BIRTH	MARITAL STATUS		DRIVERS LICENSE #
EMAIL	CELL PHONE	WORK PHONE	OTHER PHONE
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PRESENT LANDLORD		LANDLORD PHONE #
REASON FOR LEAVING		AMOUNT OF RENT	WAS YOUR RENT UP TO DATE
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD		LANDLORD PHONE #
REASON FOR LEAVING		AMOUNT OF RENT	WAS YOUR RENT UP TO DATE

PROPOSED OCCUPANT(S)

NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE
NAME	RELATIONSHIP	OCCUPATION	AGE

PROPOSED PET(S)

NAME	TYPE/BREED	INDOOR	OUTDOOR	AGE
NAME	TYPE/BREED	INDOOR	OUTDOOR	AGE

EMPLOYMENT		
CURRENT EMPLOYER (1)	OCCUPATION	HOURS / WEEK
SUPERVISOR	PHONE	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	
CURRENT EMPLOYER (2)	OCCUPATION	HOURS / WEEK
SUPERVISOR	PHONE	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	

INCOME		
CURRENT INCOME (1)	SOURCE	PROOF OF INCOME
CURRENT INCOME (2)	SOURCE	PROOF OF INCOME

VEHICLE INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

REFERENCE INFORMATION		
NON-RELATIVE REFERENCE (1)	PHONE	PHONE
RELATION	ADDRESS	CITY/STATE/ZIP
NON-RELATIVE REFERENCE (2)	PHONE	PHONE
RELATION	ADDRESS	CITY/STATE/ZIP

APPLICANT QUESTIONNAIRE (please answer all questions)					
Is applicant a US citizen or legal resident?	Yes	No	Has applicant ever been brought to court by another Landlord?	Yes	No
Has applicant ever been bankrupt?	Yes	No	Has applicant ever moved owning rent or damaged a tenancy dwelling?	Yes	No
Any pending legal action?	Yes	No	Has applicant ever been found guilty of a felony?	Yes	No
Has applicant ever broken a Lease?	Yes	No	Does applicant have available now (1 st month rent and security deposit)?	Yes	No

AUTHORIZATION
<p>I hereby state and represent that the information in this application is complete and accurate. I understand and agree that this application is not a lease or rental agreement. I understand that this application is not a legal binding agreement. I understand and agree that this application and associated credit bureau report are subject to the approval of the Owner/Landlord or Property Manager and not Joe Wiessner Realty. The Landlord reserves the right to disqualify the applicant if the above information is not as represented. I hereby waive any claim for damages if my application is not accepted. I understand that in the event a lease is entered into, it may be cancelled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. I hereby authorize Joe Wiessner Realty, the Landlord or Landlord's agents to order on my behalf a comprehensive Background Report (including but not limited to: Credit Report, Credit History, Person Search, and Court Records) to verify the information on the application. Verification or re-verification of any information contained in the application will be retained by Landlord. I hereby authorize Joe Wiessner Realty to obtain information about me, including, but not limited to, this application, my driver's license, my credit, my tenant history, my check writing history, eviction history, any court records (civil and/or criminal); and I hereby authorize & instruct any entity or person contacted by Joe Wiessner Realty or the Landlord or Landlord's agents to release such information to them. The Landlord reserves the right to verify the applicant's income by requesting copies not limited to the prior year's tax return, prior year W-2's, 2 months of the most current bank statements, most recent 4 weeks of paystubs, or valid award letter(s) and/or housing voucher or subsidy. Upon request, Landlord, Landlord's agents, or Joe Wiessner Realty will provide the name and phone number of the source of the information used in the verification process. I hereby waive all rights of action for consequences as a result of the release of any reported information. I have received the Consumer Information Statement on New Jersey Real Estate Relationships and I will obtain the NJ Truth in Renting and Lead Based Paint Pamphlets.</p>
<div> <div>APPLICANT SIGNATURE</div> <div>DATE</div> </div>

APPLICANT 2			
APPLYING TO LEASE THE PROPERTY (LOCATED AT)			
FIRST NAME	MIDDLE	LAST	SS #
DATE OF BIRTH	MARITAL STATUS		DRIVERS LICENSE #
EMAIL	CELL PHONE	WORK PHONE	OTHER PHONE
PRESENT HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PRESENT LANDLORD		LANDLORD PHONE #
REASON FOR LEAVING		AMOUNT OF RENT	WAS YOUR RENT UP TO DATE
PREVIOUS HOME ADDRESS		CITY/STATE/ZIP	
LENGTH OF TIME	PREVIOUS LANDLORD		LANDLORD PHONE #
REASON FOR LEAVING		AMOUNT OF RENT	WAS YOUR RENT UP TO DATE

EMPLOYMENT - APPLICANT 2		
CURRENT EMPLOYER (1)	OCCUPATION	HOURS / WEEK
SUPERVISOR	PHONE	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	
CURRENT EMPLOYER (2)	OCCUPATION	HOURS / WEEK
SUPERVISOR	PHONE	YEARS EMPLOYED
ADDRESS	CITY/STATE/ZIP	

INCOME APPLICANT 2		
CURRENT INCOME (1)	SOURCE	PROOF OF INCOME
CURRENT INCOME (2)	SOURCE	PROOF OF INCOME

VEHICLE INFORMATION					
YEAR	MAKE	MODEL	COLOR	PLATE #	STATE

REFERENCE INFORMATION APPLICANT 2		
NON-RELATIVE REFERENCE (1)	PHONE	PHONE
RELATION	ADDRESS	CITY/STATE/ZIP
NON-RELATIVE REFERENCE (2)	PHONE	PHONE
RELATION	ADDRESS	CITY/STATE/ZIP

APPLICANT 2 QUESTIONNAIRE

Is applicant a US citizen or legal resident?	Yes	No	Has applicant ever been brought to court by another Landlord?	Yes	No
Has applicant ever been bankrupt?	Yes	No	Has applicant ever moved owning rent or damaged a tenancy dwelling?	Yes	No
Any pending legal action?	Yes	No	Has applicant ever been found guilty of a felony?	Yes	No
Has applicant ever broken a Lease?	Yes	No	Does applicant have available now (1 st month rent and security deposit)?	Yes	No

AUTHORIZATION (APPLICANT 2)

I hereby state and represent that the information in this application is complete and accurate. I understand and agree that this application is not a lease or rental agreement. I understand that this application is not a legal binding agreement. I understand and agree that this application and associated credit bureau report are subject to the approval of the Owner/Landlord or Property Manager and not Joe Wiessner Realty. The Landlord reserves the right to disqualify the applicant if the above information is not as represented. I hereby waive any claim for damages if my application is not accepted. I understand that in the event a lease is entered into, it may be cancelled by the Landlord if any of the information provided in the application is materially inaccurate or incomplete. I hereby authorize Joe Wiessner Realty, the Landlord or Landlord's agents to verify the information on the application. Verification or re-verification of any information contained in the application will be retained by Landlord. I hereby authorize Joe Wiessner Realty to obtain information about me, including, but not limited to, this application, my driver's license, my credit, my tenant history, my check writing history, any court records and/or my criminal record, and I hereby authorize & instruct any entity or person contacted by Joe Wiessner Realty or the Landlord or Landlord's agents to release such information to them. The Landlord reserves the right to verify the applicant's income by requesting copies not limited to the prior year's tax return, prior year W-2's, 2 months of the most current bank statements, most recent 4 weeks of paystubs, or valid award letter(s) and/or housing voucher or subsidy. Upon request, Landlord, Landlord's agents, or Joe Wiessner Realty will provide the name and phone number of the source of the information used in the verification process. I hereby waive all rights of action for consequences as a result of the release of any reported information. I have received the Consumer Information Statement on New Jersey Real Estate Relationships and I will obtain the NJ Truth in Renting and Lead Based Paint Pamphlets.

APPLICANT 2 SIGNATURE

DATE

Request for Taxpayer Identification Number and Certification

Give Form to the
requester. Do not
send to the IRS.

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.)	Requester's name and address (optional)
	6 City, state, and ZIP code	
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number								
or								
Employer identification number								
				-				

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding?* on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor



State of New Jersey
OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF LAW AND PUBLIC SAFETY
DIVISION ON CIVIL RIGHTS
P.O. BOX 089, Trenton, NJ. 08625-0089

JOHN J. HOFFMAN
Acting Attorney General

CRAIG SASHIHARA
Director

TO: Property Owners

FROM: John J. Hoffman, Acting Attorney General, State of New Jersey and Craig Sashihara, Director, Division on Civil Rights.

DATE: August 2013

SUBJECT: Housing Discrimination Laws

The rules of the New Jersey Real Estate Commission require every licensed broker or salesperson with whom you are listing your property to give you a copy of this notice. The purpose is to help you comply with the New Jersey Law Against Discrimination (the "LAD") and federal laws that prohibit discrimination in the sale or rental of real property.

In New Jersey, it is illegal to discriminate against a prospective or current buyer or tenant because of race, creed, color, national origin, sex, gender identity or expression, marital status, civil union status, affectional or sexual orientation, familial status, actual or perceived physical or mental disability, ancestry, nationality, domestic partner status, or source of lawful income used for mortgage or rental payments. It is also illegal to place any advertisement or make any statements or utterances that express, directly or indirectly any limitations to offer housing based on any of those characteristics.

State and federal housing laws apply to a wide range of activities such as advertising, selling, renting, leasing, subleasing, assigning and showing property (including open land). Here are some issues that come up frequently in enforcing the LAS:

- Discrimination based on "source of lawful income used for mortgage or rental payments," means, for example, that a land lord cannot reject a prospective tenant because he or she intends to rely on a Section 8 rental voucher, FEMA voucher issued to Superstorm Sandy victims, or other types of rent subsidy.
- A "No Pets" rule cannot be enforced to prevent a person with a disability from using a service animal such as a guide dog. A landlord may not charge a tenant with a disability an extra fee for keeping a service animal.
- Discrimination based on "familial status" prohibits discrimination against families with a child or children under 18 years old, and includes pregnant women.
- Landlords must permit a tenant with a disability, at the tenant's own expense, to make reasonable modifications to the premises if such modifications are needed to give the tenant full enjoyment of the premises.

Penalties. If you commit a discriminatory housing practice that violates the LAD, you may be subject to penalties not exceeding \$10,000 for a first violation, not exceeding \$25,000 for a second violation within five years of the first offense, and not exceeding \$50,000 for two or more violations within seven years.


Other remedies. Victims of discrimination may recover economic damages related to the discrimination (such as having to pay higher rent for another unit) as well as damages for emotional distress, pain and humiliation. In more egregious cases, a victim may also recover punitive damages.


Brokers. The broker or salesperson with whom you list your property must transmit to you every written offer he/she receives on your property. Brokers and salespersons are licensed by the New Jersey Real Estate Commission and their activities are subject to the general real estate laws of the State and the Commission's own rules and regulations. The broker or salesperson must refuse your listing if you indicate an intent to discriminate based on any of the protected classes.

Exemptions. The sale of rental of property (including open land) whether for business or residential purposes, is covered by the LAD. In most cases, the following sales or rentals are exempt from the LAD¹:

- Renting one apartment in a two-family dwelling if the owner lives in the other apartment.
- Renting a room or rooms in a one-family dwelling if the owner lives in the same dwelling.
- A religious organization can give preference to persons of the same religion when selling or renting real property.
- In certain types of housing designated for older persons, it is not unlawful to discriminate based on familial status.

For more information about the LAD and Fair Housing Amendments Act of 1988, or if you have other questions about discrimination in the sale of rental of real property, including how to report a complaint, please review our website www.NJCivilRights.gov or call our Housing Hotline at (866) 405-3050. Please contact us if you would like the Division of Civil Rights to provide training on the subject of housing discrimination. Thank you.


John Jay Hoffman
Acting Attorney General


Craig Sashihara
Director, Division on Civil Rights

¹ Discrimination in connection with some of the transactions covered by these exemptions may nevertheless be prohibited under the *Federal Civil Rights Act of 1866*, 42 U.S.C. 1981, 1982