

**Summary of Changes  
Leasing and Property Management Forms  
Effective January 1, 2012**

**TAR Residential Lease (TAR-2001):**

- Paragraph 5A and 5D(3) are amended to allow the landlord to select the method of payment for the first month's rent and the following months.
- Paragraph 10A is amended to allow the landlord to select the method of payment for the security deposit.
- Paragraph 10C is amended to include a statement that any refund of the security deposit will be made payable to all tenants named in the lease.
- Paragraph 10D(1) is amended to include a statement that damages caused by smoking may be deducted from the security deposit.
- Paragraph 14D(3) is rewritten.
- Paragraph 17F is added to allow the landlord to prohibit smoking.
- "Smoke detectors" are replaced with "smoke alarms" in Paragraph 20 and throughout the form.
- A new line is added for "Broker's Associate's Printed Name" under the signature line at the end of the form.

**TAR Residential Lease Application (TAR-2003):**

- "Do not insert the name of an occupant or co-applicant" is added to indicate that an emergency contact cannot be an occupant or co-applicant.

**TAR Residential Lease Inventory and Condition Form (TAR-2006):**

- The section "For Landlord's Use" on page 6 is rewritten.

**TAR Agreement for Application Deposit and Hold on Property (TAR-2009):**

- Paragraph 5 is amended to indicate the method of payment the landlord requires for the first month's rent and the following months. Also, the paragraph is amended to indicate the method of payment required for the security deposit. Finally, it indicates whether smoking is prohibited.
- A statement is added informing the applicant to review the written lease prior to signing the agreement.
- A new line is added for "Broker's Associate's Printed Name" under the signature line at the end of the form.

**TAR Residential Leasing and Property Management Agreement (TAR-2201):**

- A copyright clause is added to Paragraph 22.
- A new line is added for "Broker's Associate's Printed Name" under the signature line at the end of the form.
- "License No." is deleted on page 12 because it was a duplicate.

**TAR Denial of Lease Application (TAR-2212):**

- The form is renamed "Adverse Action Notice and Credit Score Disclosure" since the disclosure is required when any adverse action is taken rather than just a denial.
- The form is amended to comply with the credit score disclosure requirements under FCRA.
- A new line is added for "Broker's Associate's Printed Name" under the signature line at the end of the form.