

North Carolina Residential Lease Contract Form 54 401

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the legal recognition of the housing land and property rights of refugees and displaced persons has expanded steadily in recent years as the realization has grown that securing these rights will be beneficial to long term peace stability economic vitality and justice this volume first published in 2007 contains more than 240 of the laws cases and materials that have been adopted during the past century which accord those unjustly and arbitrarily displaced from their homes and lands with rights not simply to return to their countries or places of origin but to return to the original home land or property from which they were initially forced to flee the breadth of the restitution standards found within this volume combined with selected examples of case law and other materials are a clear indication that a right to housing land and property restitution for refugees and displaced persons has emerged within the global legal domain

this book addresses essential questions about housing by building theoretical models based on various real world problems in japan and testing these models using econometric methods almost all related empirical analyses use japanese household longitudinal data accordingly the author analyzes whole aspects of the data based on an understanding of the actual situation theory and empirical analysis to directly derive a vision of a future housing policy why are houses expensive and difficult to obtain in japan why do people have to live in small houses why do people not relocate frequently why is the earthquake insurance subscription rate so low particularly in an earthquake prone country such as japan even after such a catastrophic event as the great east japan earthquake of 2011 how do existing housing finance and tax policies or laws relate to these real world problems to answer these questions the book clarifies the unique criteria that characterize housing problems in japan and presents a vision of future housing policy the short answer is that existing housing finance policy that adopts criteria based on the floor space of houses creates incentives for people to live in even smaller houses furthermore the japan rental act which affects people renting homes reduces residential mobility the incidence of underinsurance against earthquake risk is a result of earthquake insurance market imperfections such as crude and rough geographical risk ratings the book elaborates on these factors in four parts and will be of interest to all readers who are concerned with the housing market and household behavior in japan

derived from the renowned multi volume international encyclopaedia of laws this practical analysis of the law of contracts in finland covers every aspect of the subject definition and classification of contracts contractual liability relation to the law of property good faith burden of proof defects penalty clauses arbitration clauses remedies in case of non performance damages power of attorney and much more lawyers who handle transnational contracts will appreciate the explanation of fundamental differences in terminology application and procedure from one legal system to another as well as the international aspects of contract law throughout the book the treatment emphasizes drafting considerations an introduction in which contracts are defined and contrasted to torts quasi contracts and property is followed by a discussion of the concepts of consideration or cause

and other underlying principles of the formation of contract subsequent chapters cover the doctrines of relative effect termination of contract and remedies for non performance the second part of the book recognizing the need to categorize an agreement as a specific contract in order to determine the rules which apply to it describes the nature of agency sale lease building contracts and other types of contract facts are presented in such a way that readers who are unfamiliar with specific terms and concepts in varying contexts will fully grasp their meaning and significance its succinct yet scholarly nature as well as the practical quality of the information it provides make this book a valuable time saving tool for business and legal professionals alike lawyers representing parties with interests in finland will welcome this very useful guide and academics and researchers will appreciate its value in the study of comparative contract law

educational tool for california brokers agents landlords resident managers and attorneys the objective of this book is to fully inform the reader of federal state and local landlord tenant rights and obligations this book examines and applies the rules of leasing and renting for both residential and nonresidential income properties using sample case studies throughout the book included with an explanation for their use are all the forms and notices required by california law to establish leasing and management agencies how to create alter and terminate tenancies and how to preserve rent obligations for later enforcement after evictions these forms fully reflect the most up to date relevant codes judicial decisions and practices

derived from the renowned multi volume international encyclopaedia of laws this practical analysis of the law of property in croatia deals with the issues related to rights and interests in all kinds of property and assets immovable movable and personal property how property rights are acquired fiduciary mechanisms and security considerations lawyers who handle transnational disputes and other matters concerning property will appreciate the explanation of specific terminology application and procedure an introduction outlining the essential legal cultural and historical considerations affecting property is followed by a discussion of the various types of property further analysis describes how and to what extent legal subjects can have or obtain rights and interests in each type the coverage includes tangible and intangible property varying degrees of interest and the various ways in which property is transferred including the ramifications of appropriation expropriation and insolvency facts are presented in such a way that readers who are unfamiliar with specific terms and concepts in varying contexts will fully grasp their meaning and significance the book includes ample references to doctrine and cases as well as to relevant international treaties and conventions its succinct yet scholarly nature as well as the practical quality of the information it provides make this book a valuable time saving tool for any practitioner faced with a property related matter lawyers representing parties with interests in croatia will welcome this very useful guide and academics and researchers will appreciate its value in the study of comparative property law

offers legal advice for tenants in new york discusses common rental problems and solutions and includes instructions for preparing legal forms and letters

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