

# SHORT TERM SEASONAL LEASE

## Confirmation/Signature Page

### Long and Foster Real Estate

(Formerly NJ Realty)

4914 Landis Avenue,

Sea Isle City, NJ 08243

Office Phone: (609) 263-2267

Fax: (609) 263-3707

info@njrealtyinc.com



Agent

Date :

Key #

#### TENANT:

#### LANDLORD:

#### PROPERTY:

Sea Isle City NJ

A 4 bedroom bath

Maximum Occupancy people.

Check-in Date/Time: 1 P.M.

Check-out Date/Time: 10:00 A.M

#### BREAKDOWN OF COSTS:

Rent	:	
Damage Deposit	:	N/A (see # 10)
SDPP	:	45.00 (see # 9)
Proc. Fee	:	30.00 (see # 8)
Pet Fee	:	N/A (see Line L)
TOTAL	:	\$

#### PAYMENT SCHEDULE, payable on or before:

1.	- Initial Payment with Signed Lease Due.	\$
2.	- Additional Payment Due.	\$
3.	- Additional Payment Due.	\$
4.	- Final Payment Due.	\$

#### A Full list of the property's amenities are below, though no warranties are given as to its accuracy.

GROUPS	:	:	Ceiling Fans (#)	:	7:	Grill-Gas/Char/Elect	:	:
A/C (wall/central)	:	C:	# of Decks	:	3:	Boat Slip	:	:
TV Cable Included	:	x:	# of Furnished Decks	:	3:	Garage Use	:	:
TV (#)	:	4:	Internet	:	x:	# King Beds	:	1:
Non-Smoking House	:	x:	Phone Service-ON	:	:	# Queen Beds	:	2:
Washer	:	x:	VCR (#)	:	1:	# Double Beds	:	:
Dryer	:	x:	DVD (#)	:	1:	# Single Beds	:	2:
Dishwasher	:	x:	Microwave	:	x:	# Bunk Beds	:	:
# Offstreet Parking	:	4:	Outside Shower	:	x:	# Sofa Bed/Futons	:	:
Pets Permitted	:	:	Elevator	:	:	# Pyramid Beds	:	:

A. Make all checks payable to Long and Foster and send payments to 4914 Landis Ave, Sea Isle City, NJ 08243.

B. **Payments are due on or before dates shown above.** Late payments may result in cancellation of this Lease and forfeiture of any monies paid.

C. Please write the rental property address and check-in date on all checks.

D. This Page (page 1) and any addendums must be **signed and returned with the payment by the first payment due date. No Exceptions.**

E. Personal checks will not be accepted within 14 days of check-in date. **No Exceptions.**

F. This agreement is subject to approval and written acceptance by the Landlord.

G. The rentals **do not** include: linens, towels, paper products, beach tags or personal items.

H. **Check-In Time is between 1pm and 5pm. No keys can be given out before 1pm.**

I. **Check-Out Time is 10am.** All keys must be returned to Long and Foster Real Estate by 10am.

J. Sight Unseen rentals Long and Foster HIGHLY RECOMMENDS previewing the property. Please refer to Par #3

K. Other terms and conditions apply (which can be found on pages 2 and 3 of this Lease).

L. The tenant and their guests are NOT PERMITTED to bring any pets on or in the property

M. **Property specific special notes:**

**\*By signing below, the Tenant and the Landlord acknowledge that they have read, understand and accept all of the Lease Terms & Conditions of this Lease\***

Tenant: \_\_\_\_\_ Date \_\_\_\_\_

Owner: \_\_\_\_\_ Date \_\_\_\_\_

## Lease Terms and Conditions

**1. Rental:** The Tenant agrees to rent from the Landlord and the Landlord agrees to lease to the Tenant the Property. Landlord and Tenant understand and agree that the Property is a vacation rental. The Tenant is a transient guest or seasonal tenant. The New Jersey Anti-Eviction Act does not apply to this rental. **The Lease is valid only when accepted by the Landlord in writing, and may be terminated by the Landlord upon default of any payments or other obligations of the Tenant, as outlined in this Lease.**

**2. Occupancy/Use/Care of Property:** The maximum number of persons allowed including children is indicated on the confirmation page. The Tenant shall take possession of and use the Property as a private residence for not more than the maximum number of persons. There shall be no alterations of the Property and no fixtures, appliances, or air conditioners shall be installed without the written consent of the Landlord. The Tenant affirms that he/she is over twenty one (21) years of age and **minors will not occupy the Property unless an adult is present.** Unreasonable noise or disturbance by the Tenant may result in eviction. Tenant agrees to return premises to Landlord, on expiration of this Lease, in as clean and good condition as reasonable use will permit. Tenant is responsible to repair, replace or pay for any breakage or damage to the property, furnishings and equipment. Tenant is only responsible for breakage or damage done by Tenant and/or their guests during their occupancy. **Smoking is prohibited in the property.**

**3. Acceptance of Property:** Opinions as to the condition of the Property vary from individual to individual and are very subjective. If the Tenant has not personally viewed or inspected the Property, the Tenant shall not rely on any opinion expressed by a third party, including the Rental Agent or the Landlord. The Tenant bears sole risk of renting the Property **sight unseen** and in not being satisfied with the condition of the Property at time of check-in. **It is highly recommended that the Tenant personally inspect the Property before signing this Lease. The Property is being rented as is.**

**4. Non-Liability of the Realtor:** The Tenant and the Landlord agree that **Long and Foster Real Estate** and their Agents are **not property managers or rental managers** for the Property. The Agents are acting merely as Rental Agents in this lease transaction. The Agents shall not be liable for any claims, demands, damages or costs in any manner relating either to alleged defects or problems with the Property or to any other circumstances surrounding the rental. Tenant understands that all Tenant payments are the property of the Landlord. Long and Foster Real Estate has no authority to return any Tenant payment without the consent of the Landlord. This agreement is entered into based upon Tenants independent knowledge of the Property and not on any representations made by Long and Foster Real Estate or their Agents. Long and Foster Real Estate and their Agents shall not in any event be held liable to the Landlord or the Tenant for their fulfillment or non-fulfillment of any terms of this Lease.

**5. Amenities, Appliances, Repairs:** Tenant shall furnish blankets, linens, towels, beach tags, paper products, and personal items. The list of the property's amenities can be found on the confirmation page of this Lease, though no warranties are given as to its accuracy. Appliances, air conditioning, and amenities are not guaranteed and **refunds will not** be given due to breakdown. Repairs will be made by Landlord as soon as possible.

**6. Cancellation:** In the event the Tenant wishes to cancel this Lease, the Tenant may do so only upon consent of the Landlord. The cancellation request must be in writing by the Tenant to Long and Foster Real Estate. The Tenant understands that if the Tenant cancels this Lease the Landlord has the right to demand full payment of rent in accordance with the terms of this Lease. In the event the Landlord does not release the Tenant from the continued obligation to pay rent or the Property is not re-rented at full price, the Landlord may demand that the Tenant continue to remain obligated to pay the full rental amount. The Tenant shall not sublet the Property without written consent of the Landlord.

**7. Commissions:** Landlord agrees to pay Long and Foster Real Estate their prevailing rate of commission, as previously agreed to in the Rental Listing Agreement, on this Lease and any renewals within two years of the Lease expiration to the herein named Tenant, his relatives, heirs and assigns. If the Tenant, his relatives, heirs or assigns should purchase the Property the leased property within two years from the expiration of tenancy, Landlord agrees to pay Long and Foster Real Estate a commission at their prevailing rate of the purchase price. Said commission shall be due and payable at the time of settlement.

**8. Nonrefundable Tenant Processing Fee and Compensation Disclosure:** The Tenant agrees to pay Long and Foster Real Estate the sum set forth in this Lease a nonrefundable processing fee. This payment shall be made upon signing of the Lease. The Tenant agrees that this processing fee is totally nonrefundable and represents the efforts of Long and Foster Real Estate in processing the rental application and Lease. The Landlord and the Tenant understand, acknowledge and agree that Long and Foster Real Estate is acting as a Transaction Agent in this transaction, and the commission paid by Landlord and processing fee paid by Tenant represent compensation from both parties to this transaction.

**9. Security Deposit Protection Plan (SDPP):** This Lease includes a premium for SDPP that insures you for unintentional and accidental damages you or your guests may cause to the rental property during your stay, provided such damage is disclosed and reported to your Rental Agent prior to check out. The Policy will pay a maximum benefit of \$1500. The Tenant will be responsible for any damages above the policy limit, and for any damages not covered by the SDPP. If during your stay an Insured Person causes any damage covered to real or personal property as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair and/or replacement of such property up to a maximum benefit of \$1500. Certain terms and conditions apply. Full details of the SDPP are contained in the Certificate of Insurance or Insurance Policy, and can be found online at [www.vacationrentalinsurance.com/10sdi](http://www.vacationrentalinsurance.com/10sdi). **By submitting payment for this plan, you authorize CSA Travel Protection and Insurance to pay directly to Long and Foster Real Estate any amount payable under the terms and conditions of the SDPP. Long and Foster Real Estate will then reimburse Landlord for the cost of damages. Please contact Long and Foster Real Estate if you do NOT wish to participate in this plan. If Tenant does not wish to participate in the SDPP, Tenant MUST notify Long and Foster Real Estate PRIOR to signing this Lease. Tenant shall then be required to pay a Damage Deposit in the amount of \$500. Please refer to the Damage Deposit clause in this Lease for more details.**

**10. Damage Deposit:** Damage deposit, if applicable, will be held by Long and Foster Real Estate in a non-interest bearing account and returned to the Tenant in accordance with applicable state law (within 30 days) unless the Landlord notifies Long and Foster Real Estate within seven (7) days of the Lease termination date, of damages. Long and Foster Real Estate cannot hold damage deposits for matters of cleaning, as they are considered normal wear and tear.

**11. Visitation Permission:** The Landlord or Agent shall have access to the Property during daylight hours to make repairs or to show the Property for sale or for rent.

**12. Travel Insurance:** Refunds will not be given for cancellations or occupancy delays due to medical emergencies, travel cancellations or delays, deaths in the family, weather related events or evacuations, power outages, or other events that would be considered Acts of God or that are out of the control of the Landlord. The Tenant may purchase travel insurance through an independent insurance agency to cover these events. If the Tenant chooses not to purchase travel insurance, the Tenant may be forfeiting their ability to receive a refund if any of the above events occur. Travel Insurance is a way to protect your vacation investment and should be considered. Please review the information and available coverages offered by CSA Travel Protection and Insurance Services posted as a link on our website.

**13. Agency Disclosure:** Rental Agent, as listed on the top of the confirmation page, as an authorized Agent of Long and Foster Real Estate is working in this transaction as a Transaction Agent.

**14. Pets:** Absolutely no pets shall be permitted on the property, unless approved by the owner and a pet addendum is signed by all parties and a pet fee paid.

**15. Cleaning:** The following is a check-out cleaning list for the Tenant.

**Kitchen:**

- \* Refrigerator cleaned out
- \* Dishwasher emptied
- \* Trash cans emptied liners replaced
- \* Floor swept

**Bathrooms:**

- \* Toilet, sink and tub rinsed out
- \* Trash cans emptied

**Bedrooms:**

- \* Bedspreads and pillows placed on bed
- \* Drawers checked
- \* Floors swept or vacuumed
- \* Trash cans emptied

**General:**

- \* All floors swept or vacuumed
- \* Trash recycled in proper containers
- \* Trash removed and trash liners replaced
- \* Deck swept
- \* All furniture properly arranged
- \* Clean off gas grill when finished using (while hot)

**Trash/Recycling:**

- \* Must Be Removed From Property
- A city trash & recycling drop-off area is located west of the public works building (under the bridge on JFK Blvd).  
Summer: Open Mon to Fri 7:45am - 2:45pm. Weekends 10am - 4:45pm.

Return Keys To Agency