

10 K + 9L Street Rental Agreement

Mary Ann DiAnna, 10 K Street, Seaside Park, NJ 08752

201-370-5740 www.seasideparkvacations.com

seasideparkrentals@gmail.com

DATE:

Primary Contact (must be over 21 years old)

Name:
Home & Cell Phone#s:
Home Address:
Email address:

<u>Unit</u>	<u>Arrival Date</u>	<u>Departure Date</u>	<u>PRICE</u>	<u>Refundable</u>	<u>Sec. Deposit</u>
10K Main House -			\$4000	\$500	
10K Rear Upper Level -			\$1500	\$200	
10K Rear Lower Level -			\$1000	\$200	
9L House Upper Level -			\$2000	\$200	
9L House Lower Level -			\$2000	\$200	

TOTAL = \$_____ (rental + security deposit)

**Security deposit will be returned within 5 business days after inspection of property.
Payments must be received in full by specified due dates or risk reservation cancellation or eviction.**

Summer Rental Payment Schedule –

60% of TOTAL is due to confirm reservation (\$_____)

Remaining payment of 40% of TOTAL is due 30 days prior to check in. (\$_____)

Winter Rentals = Monthly rent due by 5th of each month.

Please sign and return with payment, copy of drivers license and credit card (for our records only). You will receive an email confirmation confirming your reservation + payment.

**Payments accepted via PayPal (seasideparkrentals@gmail.com) or by check OR mail to:
Mary Ann DiAnna, 10 K Street, Seaside Park, NJ 08752**

9 L Street Upper 9 L Street Lower 10K Main House 10K Rear Upper 10K Rear Lower

	9 L Street Upper	9 L Street Lower	10K Main House	10K Rear Upper	10K Rear Lower
Units/Bedrooms	Maximum - 8	Maximum - 8	Maximum - 14	Maximum - 6	Maximum - 4
Rooms	3	3	6	2	1
Room 1	Queen	Queen	Queen – 1 st floor	Queen	Queen
Room 2	Queen	Queen	Queen – finished basemt	Two twins	
Room 3	twin and full bed	twin and full bed	Queen - finished basemt		
Room 4			3 twins - 2 nd floor		
Room 5+6			Both Queens – 2 nd floor		
Bathrooms	1 (with tub)	1 - shower	2 (1 with tub)	1 with tub	1 - shower
Side Deck	Yes	No	Yes - Oceanview	No	No
Garage	Yes – Oceanview	No – large backyard	Yes - enclosed	Yes - Oceanview	No
Street parking	2	2	3	2	1
Pool/BBQ	Yes – 3 cars	Yes – 3 cars	Yes – 3 cars	Yes – 2 cars	Yes – 1 car
	No, Yes	Yes, Yes	Yes, Yes	Yes, Side Patio	Yes, Back Patio

Summer Rentals - we ask guests to honor 10am check in and 2pm check out times.

SIGNATURE:

Guest Information:

List all guests planning to stay during rental period – (attach separate word document if necessary)

1) Name, Age

Address:

Home phone#

Cell phone#

Email address:

2) Name, Age

Address:

Home phone#

Cell phone#

Email address:

3) Name, Age

Address:

Home phone#

Cell phone#

Email address:

4) Name, Age

Address:

Home phone#

Cell phone#

Email address:

5) Name, Age

Address:

Home phone#

Cell phone#

Email address:

6) Name, Age

Address:

Home phone#

Cell phone#

Email address:

7) Name, Age

Address:

Home phone#

Cell phone#

Email address:

8) Name, Age

Address:

Home phone#

Cell phone#

Email address:

9) Name, Age

Address:

Home phone#

Cell phone#

Email address:

10) Name, Age

Address:

Home phone#

Cell phone#

Email address:

11) Name, Age

Address:

Home phone#

Cell phone#

Email address:

12) Name, Age

Address:

Home phone#

Cell phone#

Email address:

13) Name, Age

Address:

Home phone#

Cell phone#

Email address:

14) Name, Age

Address:

Home phone#

Cell phone#

Email address:

SIGNATURE:

TERMS & CONDITIONS

1. The listed renters are the only persons permitted to reside at the listed property for the specified rental dates. **LEGAL CAPACITY STATED MUST BE OBSERVED** or risk eviction.
2. **Pets are not permitted on the premises at any time. Violations may result in penalties or eviction.**
3. **Smoking is not permitted inside the premises at any time.**
4. **The tenant is requested to report to the owner any damage to the property or any failure of equipment** before 12:00 noon on the day following check-in. The tenant has the responsibility to maintain the proper functioning of smoke and CO detectors.
5. **The renter shall be responsible for any loss or damage to the rental unit or personal property of the renter during the term of this lease.**
6. **The renter agrees to leave the property in clean and orderly, with all furniture in its original condition and place. It is expected that all trash and food be removed, dishes cleaned and put away, floors mopped and rugs vacuumed. Please leave keys in the mailbox and TV remotes on top of each TV. Trash and recyclables MUST be separated in order for the sanitation dept. to pick them up. The Security deposit will not be returned if the property is left dirty, trash is left behind, beds are unmade, TV remotes, or keys are lost.**
7. **The renter shall furnish BED SHEETS, BLANKETS, PILLOW CASES, BEACH and BATH TOWELS, LARGE BLACK GARBAGE BAGS, CLEANING SUPPLIES, PAPER TOWELS and other items the tenant desires.**
8. If default is made in any terms of this lease or if the renter fails to occupy the premises in a **QUIET** manner, the premises must be vacated immediately with no refund due. Renters who are noisy and abusive are subject to eviction and forfeiture of all monies paid. All renters agree to vacate the premises on time or forfeit the security deposit in addition to incurring any court or legal costs involved in his/her eviction.
9. The owner or owner's broker shall have the right to enter the premises with prospects for sale or rental.
10. **Cancellations must be confirmed in writing. If the property is re-rented for the cancelled period, deposit monies paid will be returned. We will make every effort to re-rent the property for the specified time frame, however, should the period not re-rent, no refund will be issued.**
11. The renter shall not sublet the premises without the written consent of the owner.
12. In the event that the listing is damaged by fire or unusable for any other cause other than the action of the tenant, the unused portion of the rent shall be returned. No portion of the rent will be refunded for "Acts of God".
12. **Appliance/Utilities Failure and Maintenance:** If any appliance or utility service (including air conditioning) should fail or need service, please contact the owner and we will work to remedy the problem in a timely fashion. Consequently, we cannot guarantee immediate repair nor can we provide rebates or refunds.
13. **The owners are not responsible for any injury to the tenants or guests during or after the terms of the lease.**
14. **Underage drinking or damage of any kind is cause for eviction without any refund.**

Owner is NJ Licensed Real Estate Agent

Special Notes + Conditions:

Please be energy efficient with air conditioning – turn off or lower when leaving units.

Please keep noise/music to a minimum - Seaside Park is a family community and has a noise ordinance after 10pm.

Keys will be in mailbox upon arrival, please return upon departure.

Patio umbrellas left open during windy days present a dangerous risk – please lower after use.

Renters are responsible for timely disposal of garbage.

Any tickets issued for accumulation of trash or for any other matter directly resulting from actions of renters will be the responsibility of all renters listed on lease.

I/We agree to the terms and condition of this rental agreement:

Guest/DATE:

Owner/DATE:

SIGNATURE:

SIGNATURE:

For pictures and bedding details, please see **www.seasideparkvacations.com**

If you have any questions – Please email seasideparkrentals@gmail.com or call 201-370-5740.