

2015 RENTAL LISTING AGREEMENT

NJ Realty, Inc.
A Long & Foster Company

4914 Landis Ave
Sea Isle City, NJ 08243

Toll Free: 1-800-648-9316 Office: 609-263-2267 Fax: 609-263-3707

Paul Bodo - www.iLoveSeaisle.com

Email: Paul@iLoveSeaisle.com

You can submit your listing online at www.iLoveSeaisle.com

Be Sure To Obtain a Rental Permit from City Hall

OWNER INFORMATION:

Name(s): _____

Social Security # / Federal ID #: _____

Home Mailing Address: _____

Email Address: _____

Home Phone: _____

Cell Phone: _____

Work Phone: _____

Make Checks Payable To: _____

RENTAL PROPERTY INFORMATION:

Rental Property Address: _____

Unit: _____

Unit Phone #: _____

Minimum Rental Period: _____

Security Deposit Protection Plan

of Bedrooms: _____ # of Bathrooms: _____

Occupancy - Maximum #: _____

Bonus Room: _____ YES _____ NO

Owner Has Pet On Premises: _____ YES _____ NO

Comcast Account #: _____

Would You Consider Selling Your House?:
_____ YES _____ NO

In the event any repairs to my property or the appliances are necessary, contact: (Please provide vendor name and phone #.)

A/C Repair: _____

Appliance Repair: _____

Electrician: _____

Plumber: _____

Cleaning: _____

Authorization to order repair work up to \$300.00 _____ YES _____ NO

AMENITIES

Groups Permitted	
Central A/C	
# Window A/C / Wall A/C	
TV Cable Included	
# Cable TV's	
Non-Smoking Unit	
Washer	
Dryer	
Dishwasher	
# of Off Street Parking Spaces	
Pets Permitted	
# of Ceiling Fans	
# of Decks	
# of Furnished Decks	
Internet Access	
Phone Service On	
# of VCRs	
# of DVDs	
Microwave	
Outside Shower	
Elevator	
BBQ Grille: Gas, Charcoal, Electric	
# of Boat Slips – Tenant Use	
Garage – Tenant Use	
# King Beds	
# Queen Beds	
# Double Beds	
# Single Beds	
# Bunk Beds	
# Sofa Beds (size ?)	

AMENITIES

# Futons	
# Pyramid Bunk Beds	
# Trundle Beds	
# Cots	
Air Mattress	
Crib	
Toaster	
Blender	
Coffee Maker	
Vacuum	
Iron & Board	
Fireplace	
Jacuzzi	
High Chair	
Beach Chairs	
Bicycles	
Linens	
Wireless Network Name:	
Wireless Network Password:	

2015 Weekly Rental Rates

04/18/2015	
04/25/2015	
05/02/2015	
05/09/2015	
05/16/2015	
05/23/2015	
05/30/2015	
06/06/2015	
06/13/2015	
06/20/2015	
06/27/2015	
07/04/2015	
07/11/2015	
07/18/2015	
07/25/2015	
08/01/2015	
08/08/2015	
08/15/2015	
08/22/2015	
08/29/2015	
09/05/2015	
09/12/2015	
09/19/2015	
09/26/2015	
Season 05/22 – 09/13	
1st Half 05/22 – 07/18	
2nd Half 07/18 – 09/13	
Utilities In Tenants Name	
Utilities Included	
Off Season Weekend Rate Per Night	
Polar Bear Weekend 2/13-2/16	

Other Amenities or Comments: _____

Realtors To Be Notified of Rentals:

Berkshire Hathaway _____

Farina & Boeshe _____

Freda _____

Grace Curran _____

Landis _____

Laricks _____

McCann _____

Remax Beach Home _____

Riordan _____

Sea Isle Realty _____

Sea Winds _____

Townsend Inlet _____

Other: _____

(Agent _____

Key # _____)

Specific Weekend Rentals:

- Easter Weekend: Friday, 04/03 to Monday, 04/06/2015: Rate: \$ _____
- Memorial Day Weekend: Friday, 05/22 to Monday, 05/25/2015: Rate: \$ _____
- Skimmer Weekend: Friday, 06/19 to Sunday, 06/21/2015: Rate: \$ _____
- Labor Day Weekend: Friday, 09/04 to Monday, 09/07/2015: Rate: \$ _____
- Fall Family Festival Weekend: Friday, 09/18 to Sunday, 09/20/2015: Rate: \$ _____

NJ Realty, Inc. a Long & Foster Company - Rental Listing Terms

1. Rental Listing Agreement: Owner represents that he/she is the owner of the property or is authorized by the owner of the property to sign this Rental Listing Agreement and that the owner has the legal right to lease the Property. In consideration of the services to be performed by NJ Realty, Inc., the owner does hereby authorize and give NJ Realty, Inc. a listing to lease this property at the prices listed or for any price which the owner may agree. If this is a non-exclusive listing and other real estate agencies are authorized to lease this property on behalf of the owner, the owner has supplied the names of the other agencies where indicated.

2. Rental Payment Collection and Disbursement: NJ Realty, Inc. shall collect on behalf of the owner all rental payments and damage deposits (if applicable) required. All such funds will be held in NJ Realty Inc’s. Trust Checking Account (a non-interest bearing account) prior to disbursement. Owner acknowledges that any payment shall not be disbursed to the owner until a reasonable amount of time after such funds have cleared the account of NJ Realty, Inc and in no case prior to the Execution of the Lease.

3. Commission: Owner agrees to pay NJ Realty, Inc a commission of 10%. All payments are to be collected by NJ Realty, Inc and the commission shall be deducted from the payments of rent received. Owner understands and agrees that the commission fee is solely for the purpose of securing tenants and does NOT include property management services. NJ Realty, Inc. is NOT a property management company. Owner is solely responsible for all property inspections. In addition, in the event a tenant procured by NJ Realty, Inc. purchases or leases the property within two (2) years of the date of the lease, the owner agrees to pay NJ Realty, Inc. a commission of 10% for the rental or 5% for the purchase. As Lessor and/or seller, you have the right to individually reach an agreement on any fee, commission or other valuable consideration with any Broker. No fee, commission or other consideration has been fixed by any governmental authority or by any trade association or multiple listing service.

4. Agent Authorization: Owner authorizes Rental Agent to undertake repairs, replacement or cleaning up to a maximum of \$300.00 for each incident. Rental Agent will endeavor to contact the owner and utilize the services of above names contractors for any such work. For repairs, replacements or cleaning exceeding this sum, Rental Agent must obtain permission of the owner.

5. Security Deposit Protection Plan (SDPP): All short term rentals include a \$45.00 premium that the tenant will pay to NJ Realty, Inc. for a SDPP (provided through CSA Travel Protection and Insurance Services) that insures the tenant for accidental or unintentional damages they may cause to your rental property during their stay (up to a maximum of \$1,500.00), provided such damage is disclosed/reported by the tenant to NJ Realty, Inc. prior to check-out. Should the tenant not disclose/report damages and damages are found by the property owners or his contractors, property owner can still report damages to NJ Realty, Inc. within 7 days of check-out date. FOR ALL Claims – Property owner must submit to NJ Realty, Inc. all paid receipts for repairs/replacements that the property owner has paid for. Without receipts, CSA will deny the claim. Reimbursement checks will be paid directly to NJ Realty, Inc. by CSA Travel Protection and Insurance Services and NJ Realty, Inc. will disburse such funds accordingly. Certain terms and conditions apply. Full details of the SDPP are contained in the Certificate of Insurance Policy, and can be found online at: www.iLoveSeaisle.com. In the event the tenant chooses to not purchase the SDPP, a standard damage deposit of \$500.00 will be charged to the tenant. Should the tenant choose to purchase the SDPP, property owner agrees not to take a damage deposit.

6. Non-Refundable Tenant Processing Fee: The undersigned owner understands and agrees that NJ Realty, Inc., under this contract may charge a non-refundable tenant processing fee to the tenant under each lease. This fee represents the efforts of NJ Realty, Inc. in processing the rental application of the tenant. The undersigned owner understands that NJ Realty, Inc. is acting as a Transaction Agent in this rental transaction and the commission to NJ Realty, Inc. in the agreement, as well as the tenant processing fee represent compensation from both parties for the rental transaction. This fee will be deducted from the first payment made by the tenant.

7. Owner Indemnification: Owner hereby indemnifies NJ Realty, Inc. for any claims, losses, and expenses including reasonable attorney’s fees, incurred in connection with the rental of the property, including holding or release of any damage deposit. Owner hereby authorizes NJ Realty, Inc. to release the damage deposit to the tenant as set forth in this listing agreement. Owner understands and agrees that NJ Realty, Inc. and its Agents are acting as Rental Agents only and are NOT property managers.

8. Condition of Property: Owner represents and warrants that the property is habitable and is in compliance with all local, county, state, and federal laws and regulations including but not limited to those pertaining to Licensing, Land Use, Health, Housing Code, and Fire Safety.

9. Consumer Information Statement: By signing this Listing Agreement, the owner acknowledges review of the Consumer Information Statement on New Jersey Real Estate Relationships which can be found on my web site: www.iLoveSeaisle.com. NJ Realty, Inc. intends at this time to work with you as a Transaction Agent.

10. Attorney General Memorandum: Owner acknowledges review of the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law which can be found on my web site: www.iLoveSeaisle.com.

The Lessor acknowledges that he/she has read all pages of this Listing Agreement, understands the contents, warrants the accuracy of all property and personal information, and that no conditions exist other than those contained herein.

OWNER(S) SIGNATURE: _____

Date: _____



LICENSED REAL ESTATE BROKERS

Long & Foster Guest Services

Long & Foster's Guest Services Department is integral to the support of our company's overall effort to provide quality professional real estate services to both our owners and their guests. Our one of a kind service in Sea Isle is designed to meet this service. We will offer cordial and timely assistance on behalf of our owners as an extension of their hospitality to their tenants.

Tenants depend on us to solve problems promptly and efficiently along with clear, friendly, and knowledgeable service. Our goal is to resolve all issues as quickly as possible with the least inconvenience to tenants and at the most reasonable cost to our owners while maintaining the highest level of accountability to all concerned.

By accomplishing these goals our owners are saved money, time and inconvenience while assuring our tenants enjoy their well-deserved vacation.

- * Full time staff of Guest Services personnel from approximately May 15th through Oct 15th
- * 7 days a week from 9am until 5pm (later if needed)
- * Fully trained Guest Service staff to handle tenant/owner issues over the phone and visit the home as required.
- * Our Guest Services are trained and equipped to handle most issues and contact owners and/or contractors for more detailed repairs.
- * There is no charge at all for all issues resolved over the phone.
- * There is no charge at all for all issues where a visit to the home was required and a small issue was able to be resolved quickly.
- * There is no charge if our personnel visit the home and find a contractor needs to be called for a repair.
- * We charge the owner a very nominal flat \$50 charge if our personnel visit the home requiring an item be repaired, replaced, trash or garbage be removed, or going to a store to buy any items for the property.
- * Our service is available to every vacation rental listing we have. If co-brokered and it is another Broker's tenant and our Guest Services is called to visit the property a \$50 charge will apply to the owner regardless of the reason. We will provide this service to our co-listed owners even when it is not our tenant.

2014 summary of Guest Services (in Avalon)

1105 calls to our Guest Services from tenants and owners

440 issues resolved on the phone

665 visits to the properties to resolve issues and repair items

114 visits were charged the \$50 flat fee

\$30,000 - \$34,000 estimated amount saved by owners for repairs