

Seaside Park Vacations

Rental Agreement

Cell 201-370-5740 Fax- 877-825-1427
www.seasideparkvacations.com
seasideparkrentals@gmail.com

DATE:

Primary Contact (must be over 21 years old)

Name:

Home & Cell Phone Numbers:

Home Address:

Email Address:

	10 K Street Front House	10 K Street Rear House Upper Unit	10 K Street Rear House Lower Unit
Guests	Maximum - 12	Maximum - 6	Maximum - 2
Bedrooms	6	2	1
Bedrm1	Queen – 1 st floor	Queen	Queen
Bedrm 2	Queen–finishedbasemt	Two twins	
Bedrm 3	Queen - finishedbasemt		
Bedrm 4	3 twins - 2 nd floor		
Bedrm 5+6	Queens – 2 nd floor		
Bathrooms	2 (1 with tub)	1 with tub	1 - shower
Outside Deck	Yes - Oceanview	No	No
Porch	Oceanview Deck & Porch	Yes - Oceanview	No
TVs	3	2	1
Offstreet Parking/Outside Showers	Yes – 3 cars	Yes – 2 cars	Yes – 1 car
Washer/Dryer	Located in & Shared Rear House Garage	In Garage share w/lower & front	In Garage share w/upper & front
ARRIVAL			
DEPARTURE			
PRICE	\$	\$	\$
Ref Security	\$	\$	\$
TOTAL	\$	\$	\$
Deposit To CONFIRM	\$	\$	\$
30 days prior to arrival	\$	\$	\$

Security deposit will be returned within 5 business days after inspection of property.

Payments must be received in full for Rental Confirmation to be Complete.

Payments: PayPal – please pay member ID – seasideparkrentals@gmail.com

Check By Mail – PAY TO: Mary Ann DiAnna, PO BOX 4765, Toms River, NJ 08754

ARRIVAL IS STRICTLY PROHIBITED BETWEEN MIDNIGHT – 7AM

*****Deposits will not be accepted without Completed Rental Agreement*****

Fax 877-825-1427, Email: seasideparkrentals@gmail.com

Return with contact information and copy of a photo ID for each guest over 18 years old.

You will receive an email confirmation confirming your reservation + payment.

We acknowledge 2pm check in and 10am check out times.

PRIMARY CONTACT SIGNATURE:**Guest Information:**

List all guests planning to stay during rental period in SAME HOUSE

- | | | |
|-----|--|-------------------------------|
| 1) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 2) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 3) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 4) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 5) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 6) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 7) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 8) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 9) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 10) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 11) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |
| 12) | Name, Age
Address:
Home phone#
Drivers License# | Cell phone#
Email address: |

PRIMARY CONTACT SIGNATURE:**We acknowledge 2pm check in and 10am check out times.**

TERMS & CONDITIONS

1. The listed renters are the only persons permitted to reside at the listed property for the specified rental dates. Tenants who fail to vacate property at end of rental period agree to pay rental fee of \$500 per day without prejudice.
 2. Smoking is not permitted inside the premises at any time.
 3. 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.
 4. 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.
 5. 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 on kitchen table 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 and not left clean, TV remotes, or keys are lost.
 6. The renter shall furnish BED SHEETS (shorelist.com), BEACH and BATH TOWELS, LARGE BLACK GARBAGE BAGS, CLEANING SUPPLIES, PAPER TOWELS and other items the tenant desires.
 7. 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 plus cost of citations and court costs rendered on owner due to such behavior. All renters agree to vacate premises regardless of who is to blame if complaints or police action occurs.
 8. The owner or owner's broker shall have the right to enter the premises with prospects for sale or rental.
 9. 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.
 10. The renter shall not sublet the premises without the written consent of the owner.
 11. 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 or notice.
- Summer Rentals - we ask guests to honor 10am check out and 2pm check in times.**

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 on kitchen table 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 – Mondays & Thursdays 7 AM

Please use heavy duty black contractor bags for garbage, otherwise the smell will attract seagulls and flies.

Recyclable pick up is WEDNESDAY 7am:

Deposit GLASS, PLASTIC, PAPER, CANS in recyclable containers – DO NOT PUT TOGETHER IN PLASTIC BAGS

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:

GUEST SIGNATURE:

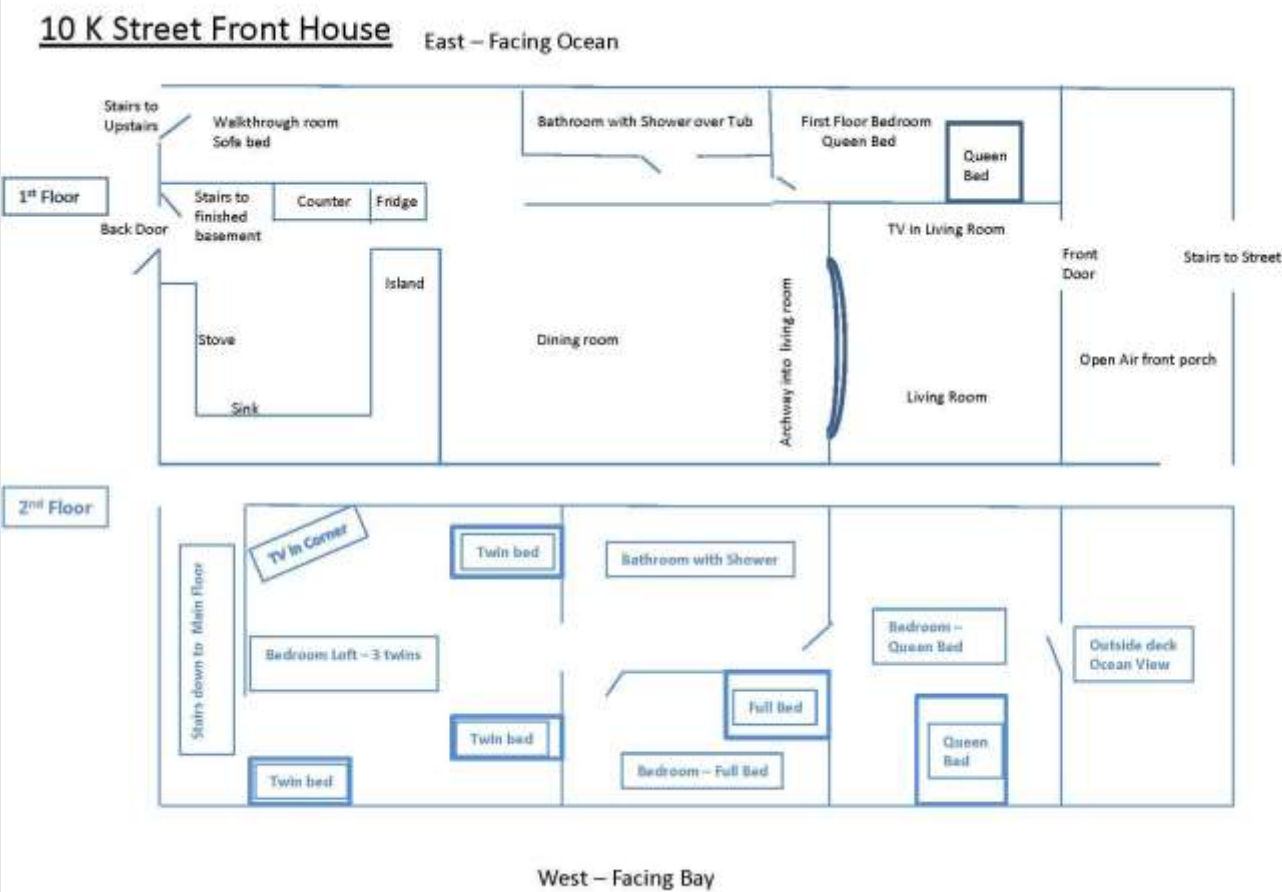
SIGNATURE:

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

If you have any questions - Please email seasideparkrentals@gmail.com

We acknowledge 2pm check in and 10am check out times.

10 K FLOOR PLANS



10 K Street Front House

EAST FACING OCEAN

