

Short Term Vacation Rental Agreement Terms & Conditions

DATE: _____

Tenant: _____

Landlord: George Kummer

Property Address: 4426 Venicen Road, Unit N, Sea Isle City, NJ 08243
4 bedrooms, with a Bonus Room with a Queen Bed & trundle beds, 3 full bathrooms, maximum occupancy limited to 12

From: _____, at 1:30 pm check in time to _____ at 10 AM
check out time. Entry codes for the door lock will be provided upon your arrival.

Rent Amount Due: \$ _____

Payment Schedule:

A \$1500.00 deposit is due now along with the signed lease agreement.

- E-mail signed rental agreement to: george@georgekummer.com
- Or mail the signed rental agreement to: George Kummer 101 W Jefferson St Media, PA 19063
- The Balance is due as follows:
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Non Smoking Property. No Pets Allowed in or on the premises.

Amenities. All amenities are assumed accurate to the best of my knowledge:

Furnished	Central AC	Waterfront	1 Boat Slip	Off-street Parking
2 Parking spaces	Outside shower	4 Decks	2 covered Decks	Deck Furniture
1 King Bed	2 Queen Beds	1 Sofa Bed (Queen)	2 Bunk Beds	1 Trundle Bed
	Blankets	Pillows	Mattress Pads	4 Ceiling Fans
Television 4	DVD - no	Cable TV	Wifi	Storage Area
12 Dining Capacity	Kitchen	2 Full Size Refrigerator	Mini Refrigerator	Stove
Oven	Dishwasher	Microwave	Toaster	Disposal
2 Coffee Makers	Blender (ninja)	Ninja	Propane Grill	Wine Rack
Dinnerware	Cooking Utensils	Silverware	Pots/Pans	
Washer	Dryer	Gas Heat	Iron & Board	Bar
Garage	Towels	Beach tags are Not included		

This rental does NOT include sheets, pillow cases, or linens.

- **Rent:** Tenant agrees to make payments as required in the payment schedule above. Payments are non-refundable. Late payments may result in the cancellation of the rental agreement at the discretion of the Landlord.
- **Sight Unseen Rentals.** It is highly recommended that anyone signing a rental agreement personally inspect the property beforehand.
- **Landlord's maintenance of premises:** Landlord agrees to have premises cleaned prior to tenant check-in. The premises are being rented in 'AS IS' condition. Landlord warrants that major systems and appliance will be in working order at the commencement of the rental agreement. In the event of a breakdown of major systems or amenities included in rental agreement, repairs shall be made as soon as possible.

- **Tenant's maintenance of premises and check-out procedure:** Prior to check out, the Tenant agrees to vacuum the rugs and floors. Clean all sinks, and the tubs and showers. Empty trash cans. Empty the dishwasher and put away all dishes and utensils. Remove and dispose of all un-wanted personal items from the refrigerators and freezers. Please put the trash out Friday night for an early Saturday AM pick up. (Separate all trash and recycle items and place them into the trash & re-cycle cans located in the garage as per the Sea Isle City code). Please leave bedspreads, and pillows on the beds the way you found them. Check and remove all personal items from drawers and closets and properly arrange furniture. Tenant also agrees to sweep outside decks and clean grill (after each use, while hot). Tenant shall pay for any recycle or trash violations, and replace, repair or pay for all breakage or damage to the property or furnishings contained therein. Dispose of any floatation devices left in the bay or the docks.

*By signing below, the Tenant & Landlord acknowledge that they have read, understand and accept ALL terms and conditions of this rental agreement as contained on this and the following pages.

Landlord

Date

Tenant

Date

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1. Rental: the Tenant agrees to rent from the Landlord and the Landlord agrees to rent 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. This rental agreement is valid only when accepted by the Landlord in writing and may be terminated by the Landlord upon the default of any payments or other obligations of the Tenant, as outlined in this rental agreement. This rental agreement must be signed and returned before the dates are reserved. Notwithstanding any other provision contained in this rental agreement to the contrary, under no circumstances shall this rental agreement be deemed binding upon either Landlord or Tenant, or both unless and until such time as the rental agreement shall have been executed by both Landlord and Tenant. In the event that Landlord shall not execute the rental agreement, then Tenant's deposit shall be returned to Tenant. This rental agreement is not binding on either Landlord or Tenant unless and until it is fully executed by both Landlord and Tenant.
2. Acceptance of property: The Tenant bears sole risk of renting the Property sight unseen and in not being satisfied with the condition of the property at the time of check-in.
3. Use of property: The Tenant affirms that he/she is over 27 years of age and minors will not occupy the Property unless an Adult is present. The Tenant may use the property for vacation rental only. No Subletting of the premise shall be permitted. There shall be no alterations of the Property. Noise violations or disturbing the neighbors may result in eviction. Tenant agrees to report any damage to the property, furnishings, and equipment as soon as possible. Boat Trailers, Boats, Wave runners, RV's or trailers of any kind are not permitted to be parked in the driveway or on the street nearby or on the property.
4. Nearby Construction. Since the Landlord cannot predict or control where or when construction may take place, the Tenant agrees that the Landlord, is not responsible for any problems encountered as a result of nearby contraction and there will be no rebates, refunds or discounts given for construction activities of any kind occurring near or adjacent to the property.
5. Violation of rental agreement: If Tenant or any member of his/her party violates any of the terms of this agreement, including but not limited to unpaid rent, then Landlord may, at Landlord's sole discretion, terminate this agreement with no refund of any unused portion of the rents and may enter the premises and remove Tenant, the members of his/her party and their belongings immediately. **Eviction will take place in**

any situation where tenants violate city noise ordinances, or if they cause un-resolved problems with my neighbors.

6. Cancellation: All requests by the Tenant to cancel this rental agreement must be in writing to the Landlord and are subject to the property re-renting or acceptance by the Landlord. All deposit money will be retained until the property is re-rented at full price. If you must cancel your reservation after I have received the fully signed rental agreement, you must notify me in writing with your request to cancel. Landlord will attempt to re-rent the property, but no refund will be given and you will continue to be responsible for the full amount of the rental under the terms, conditions, and due dates of this agreement, unless and until the property is re-rented at no loss to the Landlord. If the property is not re-rented for full price, the difference will be due from the Tenant.
7. Repairs: If the premises are damaged or in need of repair, the Tenant must promptly notify the Landlord. The Landlord will have a reasonable amount of time to make repairs. If the Tenant must vacate the premises because of damage not resulting from the Tenant's act or neglect, the Tenant will not have to pay rent until the premises is repaired. If the premises are totally destroyed, the lease will end and the Tenant will pay rent up to the date of destruction.
8. Insurance of Tenant's Belongings: Landlord carries no insurance covering loss to any Tenant's belongings. Tenant has total responsibility for securing protection against loss by fire or other cause to Tenant's belongings.
9. Pets: No pets are allowed in or on the property.
10. Smoking: This property is designated as a non-smoking residence. Failure to adhere to this requirement may result in the forfeiture of your security deposit, and eviction.

11. Hazardous use: The Tenant will not keep anything in the property which is dangerous, flammable, explosive, or might increase the danger of fire or any other hazard.

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12. Signs: The Tenant may not put any sign or projection in or out of the windows or exterior of the property without the landlord's prior written consent.
13. Liability of Landlord and Tenant: Landlord shall be exempt from any and all damage or injury to any person or property caused by or resulting from any cause or happening whatsoever, unless the damage or injury is caused by or due to the intentional or negligent act or omission of the Landlord. Tenant assumes the full responsibility and the cost of defending, compromising, discharging, or otherwise satisfying any loss, liability, claim or action that occurs due to the negligent acts or omission of Tenant or Tenant's family, visitors, or other persons on the premises with the consent of Tenant. Tenant shall also be responsible to reimburse to Landlord for any cost incurred due to the negligent act of omission of Tenant, Tenant's family, visitors or other persons on the premises with Tenant's permission. Tenant must give prompt written notice to Landlord of any condition or defect affecting the premises that Tenant could reasonably foresee resulting in liability or loss.
14. Alteration: The Tenant must get the landlord's prior written consent to alter the property.
15. Trash and Recycling: All New Jersey coastal communities recycle their trash by law. The Tenant is required to separate their trash into the proper containers provided by the Landlord. The trash pick-up schedule for your rental location is provided in written instructions in the rental unit.

16. Entry by Landlord: Upon reasonable notice, the Landlord may enter the property to provide services, inspect, repair, improve or show it. In case of emergency, the Landlord may enter the property without the Tenant's consent.
17. This rental agreement is subject to the written acceptance and approval of the Landlord.
18. It is hereby agreed between the parties hereto that the terms of this rental agreement shall be binding upon their heirs, administrators, executors and/or assigns.
19. Entire agreement: All promises the Landlord has made are contained in this written rental agreement. This agreement can only be changed by an addendum agreement in writing and agreed upon by both the Tenant and Landlord.
20. I have read this lease, sign with full knowledge and understanding of its contents and certify that I am at least 27 years of age.

Landlord - _____

DATE _____

Tenant - _____

DATE _____