

Owner Name: \_\_\_\_\_

Checks Payable To: \_\_\_\_\_

Rental Year: 2024

Owner Address: \_\_\_\_\_

Owner Cell: \_\_\_\_\_

Property ID: \_\_\_\_\_

Owner Email: \_\_\_\_\_

Address: \_\_\_\_\_

TaxID: \_\_\_\_\_ Login: \_\_\_\_\_

Co-Listing Brokers: \_\_\_\_\_

You are hereby given permission to list for rent the above property under the terms and conditions as written or any other terms and conditions to which I may later agree in writing. I agree to pay you a commission of 12% (unless other wise agreed) upon the rental of the property; said commission to be deducted from each rental payment. If I as the owner rent the same rental unit to a tenant secured by you in any succeeding year, I agree to pay you the professional service fee stated above. Owner understands and agrees that this fee is solely for the purpose of securing tenants and does not include property management services. Specifically not included are property inspections for which owner accepts full and complete responsibility.

Tenants may be secured through third party vendors, the lease is still considered to be executed by a real estate broker. "Executed by a real estate broker" means that the real estate broker performs all the services necessary to carry out the rental. For example, a real estate broker advertises the rental listing, solicits renters, assists in referrals, negotiates and executes rental agreements, collects rent, etc. See N.J.S.A. 45:15-3. The rental is excluded from the definition of "transient accommodation" and is not subject to Sales Tax, the State Occupancy fee, or any other occupancy tax, assessment, or fee when the following four criteria are satisfied: The rental is executed by a real estate broker licensed by the New Jersey Real Estate Commission; and The keys or other means of physical entrance to the property are provided to the renter at the location of the offsite real estate broker; and The rental property is private residential property; and No common hotel services such as maid service, room service, or linen-changing service are provided

Use Previous Year's Rates:  Yes  No

Owner's Signature \_\_\_\_\_

Date \_\_\_\_\_

**PLEASE COMPLETE BOTH SIDES OF THIS FORM**

Occupancy Limit: \_\_\_\_\_ Pets: \_\_\_\_\_ Smoking: \_\_\_\_\_ Bedrooms \_\_\_\_\_ Full Baths: \_\_\_\_\_ 1/2 Baths: \_\_\_\_\_ 3/4 Baths: \_\_\_\_\_ Sq. Feet: \_\_\_\_\_

**Amenities:**

Sign on Property:  Yes  No

- No Pets Accepted
- # of Owner Cat(s)
- Sofa Beds (Double)
- Sofa Bed (King)
- Portable Cribs
- Pyramid Beds Full
- Den
- Stove
- Toaster Oven
- Food Processor
- Dining Capacity (Out)
- Wall AC
- # of AC Units
- Utils Incl. Off Season
- Electric
- Water Heated (Oil)
- Dryer
- Garage
- Cable TV
- Blu-Ray Player
- iPod Dock
- Community Pool
- Private Sauna
- PoolTags
- Furnished
- Vacuum-Central
- Comm. Outside Shower
- # of Fireplaces
- Pool Table
- Association Tennis
- # of Bicycles
- BBQ Gas
- Guard
- Canoe
- Rooftop Deck
- Level Yard
- Patio
- 1st Floor Bedroom
- Pillows
- Bath Towels
- Mixer
- # of Dryer
- Smart Speaker
- Fenced Pool
- Play Area
- Smoke Detector
- Outdoor Lighting
- Pets Considered
- Lounges
- Trash Removal Service
- BBQ Natural Gas
- # King Pillow
- Extra Refrigerator
- Lot Size
- Guest Computers
- On Site Management
- Gate Code
- Ski Out Access
- Keys Provided
- Lockbox
- Pet Free
- King Beds
- Smoke Free
- Bunks
- Futons
- Pyramid Beds Queen
- Kitchen
- Oven
- Disposal
- Crock Pot
- Central A/C
- Evaporative Cooler
- # of Ceiling Fans
- Utils Incl. In Season
- Gas
- Phone Activated
- W/D (Shared)
- # of Garage Spaces
- # of Parking Spaces
- # of Blu-Ray Player
- High Speed Internet
- Pool is heated
- Community Sauna
- Elevator
- Unfurnished
- Baby Equipment
- Encl Outside Shower
- Woodstove
- Ping Pong Table
- Private Exercise Room
- Beach Equipment
- BBQ Electric
- Cleaning Included In Rate
- Rowboat
- Deck Furniture
- Wooded Yard
- Three Season Room
- Waterfront
- Pots Pans
- Beach Towels
- Dishes Utensils Kids
- Smart TV
- Gaming System
- Books for Kids
- # of Screened Porches
- Carbon Monoxide Detector
- Cabinet Locks
- Beaches
- Pillows
- Trash Day
- Daily Cleaning Hours
- # Standard Pillow
- Deck Awning
- Private Office Space
- Patio Hot Tub
- Security Alarm System
- Locker Code
- Ski Out Access Advanced
- Keyless Entry
- Pick Up Key
- Allow Pets
- Queen Beds
- Sofa Beds (Queen)
- Trundles
- Day Beds
- Pyramid Beds
- Gourmet Kitchen
- Dishwasher
- Coffee Maker
- Keurig
- Central AC (One Level)
- Dehumidifier
- # of Standard Fans
- Gas Heat
- Propane
- Long Distance Block
- W/D Coin Operated
- Parking
- Cable TV (Expanded)
- Satellite Radio
- Wifi
- Indoor Pool
- Private Hot Tub
- Linens Provided
- Storage Area
- High Chair
- Walk in Shower
- Ferry Tickets
- Game Room
- Comm. exercise Room
- Beach Badges
- Maid Service
- Essentials
- Kayak
- # of Sun/Open Deck(s)
- Private Yard
- Elevator to Ground
- Virtual Tour
- Silverware
- Beach Chairs
- Dining Table
- # of SmartTV
- Video Games Provided
- Cots
- Cleaning Practices
- Fire Extinguisher
- Fax Machine
- Cleaning Hours
- Golf Cart
- Recycling Day
- Hourly Cleaning hours
- # Twin XL Beds
- Deck Umbrella
- Renters Ins Required
- Steam Shower
- Intercom System
- Misc Code
- Snow Removal
- First Floor Bathroom
- Handicap Access
- Owner Pets on Premises
- Double Beds
- Sofa Beds (Single)
- Rollaways
- Day Beds Full
- Loft
- Full Size Refrigerator
- Microwave
- Blender
- Convection Oven
- AC Split System
- Ceiling Fans
- Utils Included
- Electric Heat
- Oil
- Unlimited Long Distance
- Iron
- Television
- DVD
- Home Theater
- Wifi
- Outdoor Pool
- Community Hot Tub
- Tenant Brings Linens
- Balcony
- Outside Shower
- Wood Fireplace
- Fish Cleaning Table
- Basketball Goal
- Bar
- Private/Assoc Beach
- Limited Maid Service
- Boat Dock/Slips
- Paddleboat
- Lawn Area
- Open/Covered Porch
- Handicap Grab Bars
- Mattress Pads
- Dinnerware
- Beach Umbrella
- Kitchen Island
- Computer Monitor
- Free Wifi
- # of Outside Showers
- Cleaned Disinfectant
- Deadbolt Lock
- Satellite TV
- Umbrella
- # of Beach Badges
- Use Sanitation Mgmt
- King Pillow
- Electric Car Hookup
- Welcome Basket
- Radiant Floor Heating
- Airport Transportation
- Garage Code
- Boot Dryer
- Snow Melt
- # of Cable Boxes
- # of Owner Dog(s)
- Single Beds
- Bunk - Double
- Cribs
- Day Beds Queen
- Air Mattress
- Mini Refrigerator
- Toaster
- Lobster Pot
- Dining Capacity (Inside)
- Window A/C
- Standard Fans
- Utils Not Incl.
- Oil Heat
- Water Heated (Propane)
- Washer
- Ironing Board
- # of TVs
- # of DVDs
- TV Streaming Device
- Private Pool
- Heatable Pool
- Private Whirlpool/Jet Tub
- Blankets
- Vacuum
- Outside Shower Shared
- Gas Log Fireplace
- Available for Weddings
- Tennis Facilities
- Wet Bar
- BBQ Charcoal
- Room Service
- # of Boat Dock/Slips
- Sun/Open Deck
- Fenced Yard
- Screened Porch
- Handicap Interior
- Cleaning Supplies
- Cooking Utensils
- # of Dishwasher
- # of Washer
- Printer
- Paid Wifi
- Outdoor Firepit
- No Person contact
- Emergency Exit
- Association Pool
- Beach Umbrella
- External Sec Cameras
- Sanitation Management
- Standard Pillow
- Streaming Services
- Locker Ski Storage
- Permit Parking
- Concierge Services
- Building Code
- Shuttle Service
- Ring Doorbell
- # of Beach Chairs

Parking Comments: \_\_\_\_\_

Boat Slip Comments: \_\_\_\_\_

**May**

Week	Rate
5/4 - 5/11	
5/11 - 5/18	
5/18 - 5/25	
5/25 - 6/1	

**August**

Week	Rate
8/3 - 8/10	
8/10 - 8/17	
8/17 - 8/24	
8/24 - 8/31	

**June**

Week	Rate
6/1 - 6/8	
6/8 - 6/15	
6/15 - 6/22	
6/22 - 7/6	

**September**

Week	Rate
9/7 - 9/14	
9/14 - 9/21	
9/21 - 9/28	
9/28 - 10/5	

**July**

Week	Rate
7/6 - 7/13	
7/13 - 7/20	
7/20 - 7/27	
7/27 - 8/3	

Off Season	Min Night Stay

Cleaning Fee: \_\_\_\_\_

Cleaner's Name: \_\_\_\_\_

Pet Fee (if applicable): \_\_\_\_\_

Cleaner's Number: \_\_\_\_\_

is this a "per pet" fee? \_\_\_\_\_

Additional pet fee: \_\_\_\_\_

Damage Security Deposit: \_\_\_\_\_

Min Night Stay: \_\_\_\_\_

Months for less than full week bookings: \_\_\_\_\_

Linens Provided (if applicable): \_\_\_\_\_

**Do you provide starters of household soaps (laundry,dish,etc) and paper goods (TP,trash bags,etc)?**