



2809 Dune Drive
Avalon, NJ 08202
Office: (609) 967-4800
Fax:
www.attheshorenj.com

SUMMER RENTAL LISTING AGREEMENT

Approved Plain Language Agreement adopted by and for the exclusive use of RE/MAX AtTheShore. Approval of a consumer contract by the attorney general only means that simple, understandable and easily readable language is used. It is not an approval of the contract's terms or legality. Underlined items and amenities are not part of the Approved Plain Language Agreement.

OWNER INFORMATION

- 1. Owner:
2. Social Security/Federal I.D.#:
3. Mailing Address:
4. Email Address:
5. Phone: (H) FAX: CELL:
6. Local Phone:
7. Make Rental Checks Payable to:

PROPERTY INFORMATION

- 1. Address: Unit/Floor:
Unit Telephone Number:
2. Number of Bedrooms: Number of Baths: Occupancy Limit:
3. Minimum Rental Period:
4. Security Deposit: Yes: No: Amount: (this is in Addition to Accidental Rental Damage Insurance)
5. Term of Listing:
6. Other Realtors if any:

IN CASE OF EMERGENCY: (Contact the following)

- 1. Weekend Emergency #:
2. Appliance Repair:
3. Plumber:
4. Electrician:
5. Cleaning:
6. Handyman:
7. A/C Repair:
8. Other:

AMENITIES (Indicate Number of Each if Applicable)

The amenities shall remain as set forth below unless otherwise advised in writing by Owner.

- Loft Allow Pets No Pets Accepted Rent To Family Rent To Groups
Rent to Either King Beds Queen Beds Double Beds Single Beds
Sofa Beds (Double) Sofa Beds (Queen) Sofa Beds (Single) Bunks Trundles
Rollaways Cribs Futons Day Beds Pyramid Beds
Portable Cribs Cots Full Size Refrigerator Mini Refrigerator Stove
Oven Microwave Disposal Coffee Maker Toaster
Toaster Oven Blender Dining Capacity Central A/C Sanyo A/C
# of AC Units Window A/C Wall AC # of Ceiling Fans Standard Fans
Phone Activated Phone Set Long Distance Block Washer Dryer
W/D (Shared) W/D Coin Operated Iron Ironing Board Garage
Parking # of Parking Spaces # of TVs Cable TV # of VCRs
# of DVDs High Speed Internet Wifi Private Pool Community Pool
Outside Shower Private Sauna Fireplace # of Fireplaces Grill
Vacuum Elevator Linens Provided Beach Equipment Rooftop Deck
Storage Area Pets Considered Air Mattress Bunk - Double Evaporative Cooler
Crock Pot Keurig Tenant Brings Linens Furnished Unfurnished
# of Bicycles Boat Dock/Slips # of Boat Dock/Slips Sun/Open Deck Deck Furniture
# of Sun/Open Deck(s) Fenced Yard Private Yard Open/Covered Porch Patio
Handicap Access Elevator to Ground 1st Floor Bedroom Waterfront Virtual Tour

1. Rental listing Agreement. Owner represents that the He/She is the Owner of the Property or 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 the above Rental Agent, the Owner does hereby authorize and give the Rental Agent a listing to lease this Property at the prices listed or for any other price for which the Owner may agree. The term of this Rental Listing Authorization is for the period set forth above. 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 designated the other rental agents above.

2. Rental Payment Collection and Disbursement. Rental Agent shall collect on behalf of Owner all rental payments and security deposits required. All such funds shall be placed in the Rental Agent'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 time after such funds have cleared the account of the Rental Agent.

3. Commission. Owner agrees to pay Rental Agent a commission of 12%. All payments are to be collected by Rental Agent and the commission shall be deducted from each installment of rent received by the Rental Agent. In the event the Rental Agent has made a payment to the Owner, which the Tenant withdraws, submits a check that is returned as "Insufficient Funds", or otherwise cancels such that the Rental Agent never receives the funds, the Owner agrees to reimburse the Rental Agent for any such funds. Rental agent may deduct such reimbursement from any funds of owner held or received by rental agent. Owner understands and agrees that the commission fee is solely for the purpose of securing tenants and does not include Property management services. The Rental Agent is not a Property manager. Owner is solely responsible for all Property inspections. 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. Security Deposit. The Owner understands and agrees that the security deposit will be automatically refunded ten (10) days after termination of the lease unless otherwise directed by the Owner to the Rental Agent in writing. The Owner is solely responsible for monitoring the condition of the Property and advising the Rental Agent, in writing, as to the disposition of the security deposit within the time period required. Security deposits are not held for phone charges. Owner must install toll blocking at Owner's expense.

5. Non-refundable Tenant Processing Fee. The undersigned Owner understands and agrees that the broker under this contract (Rental Agent) may charge a non-refundable tenant-processing fee to the tenant under each lease. This fee represents the efforts of Rental Agent in processing the rental application of the tenant. The undersigned Owner understands that the broker (Rental Agent) represents only the Owner in this rental transaction and the commission to the Rental Agent in this 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.

6. Accidental Rental Damage Insurance. The Accidental Damage waiver is a \$45.00 non-refundable fee paid by the tenant to RE/MAX AtTheShore to provide coverage to the rental property or its contents unintentionally caused by a registered guest from accidental or pet damage to the rental property during their stay up to \$1,500.00. Damage must be disclosed/reported upon check out by the tenant or within 7 days of check out date by the owner and/or owner's representation in writing to RE/MAX AtTheShore. Claims: Owner must submit to RE/MAX AtTheShore a claim, include all information regarding the claim with the description of the damage and the action to be taken for repair; please be specific and provide as much detail as possible. If the damage is anticipated to be over \$1000, include pictures with the claim form submission. Within 45 days of the initial filing, submit all receipts or invoices to RE/MAX AtTheShore for submission to Travel Guard for review and processing. Generic word document receipts are not acceptable; must be on vendor letterhead or business invoice. Please see attached Description of Coverage and Guidelines.

7. Owner Indemnification. Owner hereby indemnifies Rental Agent for any and all claims, losses and expenses, including reasonable attorney's fees, incurred in connection with the rental of the Property, including the holding or release of any security deposit or the placement of real estate signs on the Property. Owner hereby authorizes the

8. Sign Authorization. Owner hereby grants Rental Agent the authority to erect a rental sign on the Property. The Owner acknowledges that the Owner is aware of the municipal ordinances governing real estate signs in the town where the rental property is located. The Owner further acknowledges that no other broker has been given the authority to place a real estate sign on the Property, which would result in violation of the ordinances governing real estate signs. The Owner is solely responsible for any and all violations of municipal ordinances in regard to the placing of real estate signs on the Property.

9. 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.

10. Consumer Information Statement. By signing this Listing Agreement, the Owner acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships. All RE/MAX AtTheShore agents as authorized representative of RE/MAX AtTheShore intend at this time to work with you as Owner/Landlords agent only.

11. Attorney General Memorandum. Owner agrees to comply with the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law.

The undersigned acknowledges that they have read all pages of this Listing Agreement and warrant the accuracy of all statements and information contained herein. The undersigned certifies that this agreement is the entire and only agreement between the parties and cancels any previous agreements. This agreement can only be changed by a contract in writing signed by all parties.

\_\_\_\_\_, Owner

\_\_\_\_\_, Owner

\_\_\_\_\_, Rental Agent

Property ID:

Key Number:

Listing Agent:

Rental Rate Year - 2016: Full Season: \_\_\_\_\_ 1st Half Season: \_\_\_\_\_ 2nd Half Season: \_\_\_\_\_

Yearly: \_\_\_\_\_ Winter: \_\_\_\_\_ Per Night Rate: \_\_\_\_\_

Monthly January: \_\_\_\_\_ February: \_\_\_\_\_ March: \_\_\_\_\_ April: \_\_\_\_\_ May: \_\_\_\_\_ June: \_\_\_\_\_ July: \_\_\_\_\_

August: \_\_\_\_\_ September: \_\_\_\_\_ October: \_\_\_\_\_ November: \_\_\_\_\_ December: \_\_\_\_\_

Weekly:

Jan 2	_____	Feb 27	_____	Apr 23	_____	Jun 18	_____
Jan 9	_____	Mar 5	_____	Apr 30	_____	Jun 25	_____
Jan 16	_____	Mar 12	_____	May 7	_____	Jul 2	_____
Jan 23	_____	Mar 19	_____	May 14	_____	Jul 9	_____
Jan 30	_____	Mar 26	_____	May 21	_____	Jul 16	_____
Feb 6	_____	Apr 2	_____	May 28	_____	Jul 23	_____
Feb 13	_____	Apr 9	_____	Jun 4	_____	Jul 30	_____
Feb 20	_____	Apr 16	_____	Jun 11	_____		_____

Aug 6	_____	Sep 24	_____	Nov 12	_____		
Aug 13	_____	Oct 1	_____	Nov 19	_____		
Aug 20	_____	Oct 8	_____	Nov 26	_____		
Aug 27	_____	Oct 15	_____	Dec 3	_____		
Sep 3	_____	Oct 22	_____	Dec 10	_____		
Sep 10	_____	Oct 29	_____	Dec 17	_____		
Sep 17	_____	Nov 5	_____	Dec 24	_____		