



David & Deborah Kelchner
 322 West Tacony Rd., Unit C • Wildwood, NJ 08260
 609-313-9051
 www.njbeachrental.com

SHORT TERM LEASE

Date: _____

Tenant Name: _____ Email: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Rental Unit: **224 East 20th Ave. Cottage** This unit has **2** bedroom(s) and **1** bath (s).

Rental Address: **224 East 20th Ave., North Wildwood, NJ 08260**

From: _____ 3 P.M. to _____ 10 A.M. at rental sum of \$ _____

Wireless Internet _____

Security Code _____

RENTAL BREAKDOWN

Rent \$ _____ Security Deposit \$ _____ Utilities Included Yes / No

Deposit Payable on or before _____

Final Payment due 30 days prior to check in date \$ _____ due by _____

Final Payment is due one (1) month prior to check-in date. NO EXCEPTIONS. No personal checks will be accepted after this time. ALL CHECKS TO BE MADE PAYABLE TO DAVID & DEBORAH KELCHNER. Check in 3 P.M. Check out 10 A.M. SHARP!

<input checked="" type="checkbox"/>] TWIN OVER DOUBLE	<input type="checkbox"/>] CRIB	<input type="checkbox"/>] CEILING FANS	<input type="checkbox"/>] () VCR () DVD	<input type="checkbox"/>] VACUUM
<input type="checkbox"/>] SET BUNK BEDS	<input type="checkbox"/>] PACK & PLAY	<input type="checkbox"/>] A/C (C) (W#____)	<input type="checkbox"/>] HEAT	<input type="checkbox"/>] MICROWAVE
<input type="checkbox"/>] DOUBLE BEDS	<input type="checkbox"/>] COTS	<input type="checkbox"/>] WASHER	<input type="checkbox"/>] GRILL	<input type="checkbox"/>] COFFEE MAKER
<input checked="" type="checkbox"/>] QUEEN BEDS	<input type="checkbox"/>] BLANKETS	<input type="checkbox"/>] DRYER	<input type="checkbox"/>] IRON & BOARD	<input type="checkbox"/>] DECK/PORCH
<input type="checkbox"/>] KING BEDS	<input type="checkbox"/>] LINENS	<input type="checkbox"/>] DISHWASHER	<input type="checkbox"/>] PARKING (OFF STREET)	<input type="checkbox"/>] WIRELESS INTERNET
<input type="checkbox"/>] SOFA BEDS	<input type="checkbox"/>] TOWELS	<input type="checkbox"/>] #CABLE OUTLETS	<input type="checkbox"/>] OUTSIDE SHOWER (E) (O)	
<input type="checkbox"/>] FUTON		<input type="checkbox"/>] COLOR TV #____		

- Smoking** NO SMOKING in the leased premises.
- Pets** NO PETS are allowed on or in the leased premises.
- Occupancy** The maximum number of persons, including children, is limited to _____.
- Minors** Tenant affirms that he/she is an adult and the property will not be occupied by minors unless adults are present.
- Care of Property** Tenant agrees to return premises to owner, on expiration of this lease, in as clean and good condition as reasonable use will permit and to pay for any breakage or damage to the property, furnishings, and equipment. Tenant is responsible for breakage or damage done by Tenant and/or his guests. If not left clean there will be a \$200.00 cleaning fee deducted from the security deposit.
- Subletting** The Tenant shall not sublet the premises under any circumstances
- Security** Owner shall have ten (10) days from the completion of the tenancy to object to the return of the security deposit to the tenant.
- Counterparts** This Contract may be executed in any number of counterparts, including counterparts transmitted by telecopier or FAX, any one of which shall constitute an original of this Contract. When counterparts or facsimile copies have been executed by all Signature parties, they shall have the same effect as if the signatures to each counterpart or copy were upon the same document and copies of such documents shall be deemed valid as originals. The parties agree that all such signatures may be transferred to a single document upon the request of any party.
- Sight Unseen Rentals** Tenant should make every effort to pre-inspect the property before executing lease. Tenant assumes a responsibility to the owner as if seen in advance.
- Cancellation Policy** **If you need to cancel your deposit will be refunded if the home re-rents for the same amount, minus 20% of the total rental rate. If the home does not re-rent you will be responsible for the term of this lease.**

SIGNATURES

 Tenant Date
 224 Cottage

 David/Deborah Kelchner Date
 njbeachrentals.com