

Long and Foster Real Estate

(Formerly NJ Realty)

4914 Landis Ave

Sea Isle City, NJ 08243

609-263-2267 * www.njrealtyinc.com

2016 RENTAL LISTING AGREEMENT

OWNER INFORMATION

1. Owner: _____
2. Mailing Address: _____
3. Email Address 1. _____ 2. _____
4. Security/Federal I.D. #: _____
5. Phone: (H) _____ (W) _____
FAX: _____ Cell: _____

PROPERTY INFORMATION

1. Address: _____ Unit/Floor: _____
2. Will Rent To: Family _____ Group _____ Either _____
3. Owner has pets on premises at anytime during the year: Yes _____ No _____
4. Would you consider selling: Yes _____ No _____

Property Specifics and Comments: _____

CONTACT INFORMATION:

1. Cleaner (name and number) _____
2. Comcast Account # _____ 3. A/C Repair/Service _____
4. WIFI Network: _____ Password: _____

AMENITIES

NUMBER OF BEDROOMS: _____ NUMBER OF BATHS: _____ OCC. LIMIT: _____

- | | | |
|-------------------------|--------------------------|--------------------------|
| : : GROUPS | : : Ceiling Fans (#) | : : Grill-Gas/Char/Elect |
| : : A/C (wall/central) | : : # of Decks | : : Boat Slip |
| : : TV Cable Included | : : # of Furnished Decks | : : Garage Use |
| : : TV (#) | : : Internet | : : # King Beds |
| : : Non-Smoking House | : : Phone Service-ON | : : # Queen Beds |
| : : Washer | : : VCR (#) | : : # Double Beds |
| : : Dryer | : : DVD (#) | : : # Single Beds |
| : : Dishwasher | : : Microwave | : : # Bunk Beds |
| : : # Offstreet Parking | : : Outside Shower | : : # Sofa Bed/Futons |
| : : Pets Permitted | : : Elevator | : : # Pyramid Beds |

RATES AND AVAILABILITY

Next Year Rates (Fill In)

04/30/2016	_____
05/07/2016	_____
05/14/2016	_____
05/21/2016	_____
05/28/2016	_____
06/04/2016	_____
06/11/2016	_____
06/18/2016	_____
06/25/2016	_____
07/02/2016	_____
07/09/2016	_____
07/16/2016	_____
07/23/2016	_____
07/30/2016	_____
08/06/2016	_____
08/13/2016	_____
08/20/2016	_____
08/27/2016	_____
09/03/2016	_____
09/10/2016	_____
09/17/2016	_____
09/24/2016	_____
10/01/2016	_____
10/08/2016	_____
10/15/2016	_____
10/22/2016	_____

Long Term Rentals

Full Season
5/27/2016-9/11/2016

\$ _____

First Half Season
5/27/2016-7/16/2016

\$ _____

Second Half Season
7/16/2016-9/11/2016

\$ _____

PLEASE NOTIFY EACH OF YOUR RENTAL AGENCIES OF ANY OWNER RENTALS OR NON-AVAILABLE WEEKS NOW AND THROUGHOUT THE RENTAL SEASON AS SOON AS YOU DETERMINE THE WEEK(S) IS/ARE NOT AVAILABLE.

COOPERATING BROKERS

Caldwell Banker _____
First Eastern _____
Sea Winds of SI _____
Grace Curran _____
CA McCann & Sons _____
Landis Co. _____

Farina & Boeshe _____
Freda _____
Sea Isle Realty _____
Townsend's Inlet _____
Riordan _____
Beach Home Realty _____

Terms and Conditions - All information contained in this agreement can be found online at www.njrealtyinc.com

- 1. Rental Listing Agreement:** Owner represents that he/she is the owner of the property or is 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 NJ Realty, Inc., the owner does hereby authorize and give NJ Realty, Inc a listing to lease this property at the prices listed or for any price for which the owner may agree. 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 supplied the names of the other agencies where indicated.
- 2. Rental Payment Collection and Disbursement:** NJ Realty, Inc shall collect on behalf of the owner all rental payments and damage deposits (if applicable) required. All such funds will be held in NJ Realty Inc'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 NJ Realty, Inc and in no case prior to the Execution of the Lease.
- 3. Commission:** Owner agrees to pay NJ Realty, Inc a commission of 10%. All payments are to be collected by NJ Realty, Inc, and the commission shall be deducted from the payments of rent received. Owner understands and agrees that the commission fee is solely for the purpose of securing tenants and does NOT include property management services. NJ Realty, Inc is NOT a property management company. Owner is solely responsible for all property inspections. In addition, in the event a tenant procured by NJ Realty, Inc purchases or leases the property from the owner within two (2) years of the date of the lease, the owner agrees to pay NJ Realty, Inc a commission of 10% for the rental or 5% for the purchase. 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. Agent Authorization:** Owner authorizes Rental Agent to undertake repairs, replacement or cleaning up to a maximum of \$300 for each incident. Rental Agent will endeavor to contact the owner and utilize the service of the above names contractors for any such work. For repairs, replacements or cleaning exceeding this sum, Rental Agent must obtain permission of the owner.
- 5. Security Deposit Protection Plan (SDPP):** All rentals include a \$45 premium that the tenant will pay to NJ Realty, Inc for a SDPP (provided through CSA Travel Protection and Insurance Services) that insures the tenant for accidental or unintentional damages they may cause to your rental property during their stay (up to a maximum of \$1500), provided such damage is disclosed/reported by the tenant to NJ Realty, Inc prior to check-out. Should the tenant not disclose/report damages and damages are found by the owner or his contractors, owner can still report damages to NJ Realty, Inc within 7 days of check-out date. **FOR ALL CLAIMS -** The owner must submit to NJ Realty, Inc all paid receipts for repairs/replacements that the owner has paid for. Without receipts, CSA will deny the claim. Reimbursement checks will be paid directly to NJ Realty, Inc by CSA Travel Protection and Insurance Services and NJ Realty, Inc will disburse such funds accordingly. Certain terms and conditions apply. Full details of the SDPP are contained in the Certificate of Insurance Policy, and can be found online at: www.njrealtyinc.com. In the event the tenant chooses to not purchase the SDPP, a standard damage deposit of \$500 will be charged to the tenant. Should the tenant choose to purchase the SDPP, owner agrees not to take a damage deposit.
- 6. Non-Refundable Tenant Processing Fee:** The undersigned owner understands and agrees that NJ Realty, Inc under this contract may charge a non-refundable tenant processing fee to the tenant under each lease. This fee represents the efforts of NJ Realty, Inc in processing the rental application of the tenant. The undersigned owner understands that NJ Realty, Inc is acting as a Transaction Agent in this rental transaction and the commission to NJ Realty, Inc 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.
- 7. Owner indemnification:** Owner hereby indemnifies NJ Realty, Inc for any claims, losses, and expenses including reasonable attorney's fees, incurred in connection with the rental of the property, including holding or release of any damage deposit. Owner hereby authorizes NJ Realty, Inc to release the damage deposit to the tenant as set forth in this listing agreement. Owner understands and agrees that NJ Realty, Inc and its Agents are acting as Rental Agents only and are NOT property managers.
- 8. 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.
- 9. Consumer Information Statement:** By signing this Listing Agreement, the owner acknowledges review of the Consumer Information Statement on New Jersey Real Estate Relationships which can be found on our website: www.NJRealtyinc.com. NJ Realty, Inc intends, at this time, to work with you as a Transaction Agent.
- 10. Attorney General Memorandum:** Owner acknowledges review of the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law which can be found on our website: www.NJRealtyinc.com.

The Lessor acknowledges that he has read all pages of this Listing Agreement, understands the contents, warrants the accuracy of all property and personal information, and that no agreements or conditions exist other than those contained herein.

Owner Signature & Acknowledgement: _____ Date: _____