

Cape May Realty, LLC

311 Pittsburgh Ave. / P.O. Box 2401 Cape May, NJ 08204
 Office: 609-884-2700 / Fax 609-884-0788
info@capemayrealty.com

For Office Use:
 Prop. ID# _____
 Key # _____
 Web ID# _____

Property Address: _____ **City:** _____

Condo Name: _____ **Unit #:** _____ **Floor:** _____

Sleeps: _____ **Bedrooms:** _____ **Full Bathrooms:** _____ **1/2 Baths:** _____
Beds: _____ **King** _____ **Queen** _____ **Double** _____ **Twin** _____ **Trundle** _____
 _____ **Sofa Bed:** _____ **King,** _____ **Queen,** _____ **Double** _____ **Futon:** _____ **Queen,** _____ **Double** _____
 _____ **Bunk Beds (single over single)** _____ **Bunk Bed (single over double)** _____

WiFi / Internet Access: Yes / No User Name: _____ Password: _____

Off Street Parking: Yes / No _____ **Cars** _____ **Parking Permit:** YES / NO

Use 2018 Rates () Yes **Add \$ _____ per week to 2018 rates.**
 2019 Nightly \$ _____ per _____ night. **Months:** _____

Rental Available: Monthly: \$ _____ Full Season: \$ _____ 1st Half Season: \$ _____
 Winter: \$ _____ Yearly: \$ _____ 2nd Half Season: \$ _____
 Off Season Available: YES / NO \$ _____ per night with a _____ night min. Oct. to May.

2019 Weekly:

Month of	30-Mar \$ _____	1-Jun \$ _____	3-Aug \$ _____	5-Oct \$ _____
Jan / Wk \$ _____	6-Apr \$ _____	8-Jun \$ _____	10-Aug \$ _____	12-Oct \$ _____
Month of	13-Apr \$ _____	15-Jun \$ _____	17-Aug \$ _____	19-Oct \$ _____
Feb / Wk \$ _____	20-Apr \$ _____	22-Jun \$ _____	24-Aug \$ _____	26-Oct \$ _____
	27-Apr \$ _____	29-Jun \$ _____	31-Aug \$ _____	2-Nov \$ _____
2-Mar \$ _____	4-May \$ _____	6-Jul \$ _____	7-Sep \$ _____	Month of
9-Mar \$ _____	11-May \$ _____	13-Jul \$ _____	14-Sep \$ _____	Nov / Wk \$ _____
16-Mar \$ _____	18-May \$ _____	20-Jul \$ _____	21-Sep \$ _____	Month of
23-Mar \$ _____	25-May \$ _____	27-Jul \$ _____	28-Sep \$ _____	Dec / Wk \$ _____

Pet Friendly: Yes / NO **Pet Fee:** \$ _____

Security Deposit: \$ _____
Yes () I authorize Cape May Realty, LLC to hold my, "Landlord" security deposit and return the un-cashed security check to the tenant. Security deposits will be made payable to the Landlord and will NOT BE CASHED. Unless otherwise notified in writing Cape May Realty, LLC will return the un-cashed security check to the tenant 10 days from the date of check-out. It is expressly understood that the SECURITY DEPOSIT will be made payable to the LANDLORD and will NOT BE CASHED, and Cape May Realty, LLC is not responsible for checks returned for insufficient funds or stop payment.

NO () I would like to security deposit to be sent to me "Landlord" with my final rent payment. I will be responsible for returning security deposits and agree to return security deposits in a timely manner.

Special Instructions: No Smoking

CO-OP Brokers: _____

Landlord Initials: _____

Property Address: _____

TO CAPE MAY REALTY, LLC, Broker

The undersigned Landlord grants Broker permission to list for RENT the property described attached under the terms and conditions as written. Landlord is aware that this information shall be utilized and relied upon by Broker for the purpose of soliciting and advertising for tenants.

AS OWNER YOU HAVE THE RIGHT TO INDIVIDUALLY REACH AND AGREEMENT ON ANY FEE, COMMISSION, OR OTHER CONSIDERATION WITH ANY BROKER. NO FEE, COMMISSION OR OTHER CONSIDERATION HAS BEEN FIXED BY ANY GOVERNMENT AUTHORITY OR BY ANY TRADE ASSOCIATION OR MULTIPLE LISTING SERVICE.

Landlord agrees to pay Broker a professional service fee of _____ on any rental lease secured by Broker. All Rental payments are to be collected by Broker and Broker's fee is to be deducted from each payment as it is received. In the event a lease extended or renewed or Landlord leases or rents the same or another rental unit owned by him/her to a tenant secured by Broker in any succeeding year, Landlord agrees to pay Broker the professional service fee stated above. Landlord 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 the owner accepts full and complete responsibility.

Landlord further agrees as follows:

- 1) To make regular inspections of the Owner's property to insure it is safe and clean.
- 2) To keep and maintain in good working condition, in each rental unit, an adequate number of smoke detectors, Co detectors, fire extinguishers, and any other fire protection equipment in accordance with NJ law.
- 3) To maintain a current "Mercantile License" (Call Cape May City Hall for application)
- 4) To maintain adequate liability insurance and to hold the Broker harmless from any action or claim arising as a result of any injury occurring on or in the Owner's rental premises.
- 5) To be solely responsible and accountable for the performance of all leases signed by me.
- 6) TO NOTIFY BROKER IMMEDIATELY BY PHONE OR EMAIL SHOULD PROPERTY BECOME UNAVAILABLE FOR ANY REASON WHAT SO EVER.
- 7) To refund promptly any damage and cleaning deposit in accordance with terms and conditions of all rental leases signed by Landlord and/or render a clear and detailed explanation for any amount deducted from same.
- 8) LANDLORD ACKNOWLEDGES THAT HE/SHE HAS RECEIVED THE CONSUMER INFORMATION STATEMENT OF NEW JERSEY REAL ESTATE RELATIONSHIPS.

I, JOHN AFTANIS, AS AN AUTHORIZED REPRESENTATIVE OF CAPE MAY REALTY, LLC INTEND, AS OF THIS TIME, TO WORK WITH YOU AS A LANDLORD AGENT ONLY.

The undersigned represents that he or she is the lawful owner of this property and has the right to receive the rent from the same.

The undersigned acknowledges receipt of Memo (Your Responsibilities Under New Jersey Law Against Discrimination". See attached, as well as the list of Owner's responsibilities form the "Cape May Rental Agents Association", attached.

All Checks are to be made payable as follows:

Name: _____ **Email:** _____

Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Home Phone: _____ **Work Phone:** _____ **Cell Phone:** _____

I have indicated my acceptance of and agreement with the above terms and conditions by signing below:

Signature: _____ **Owner SS# / I.C.#** _____

This contract will remain effect until otherwise notified in writing. | Accepted by Cape May Realty, LLC, John F. Aftanis, Broker

Property Amenities and Information

<u>Location</u>	<u>Living Space</u>	<u>Out Side</u>	<u>Appliances</u>	<u>Entertainment</u>
<input type="checkbox"/> Beach-Front	<input type="checkbox"/> Living Room	<input type="checkbox"/> O/S Shower	<input type="checkbox"/> Refrigerator	<input type="checkbox"/> # TVs
<input type="checkbox"/> Ocean View	<input type="checkbox"/> TV Room / Den	<input type="checkbox"/> Foot Wash	<input type="checkbox"/> Electric Range	<input type="checkbox"/> # DVD
<input type="checkbox"/> Beach Block	<input type="checkbox"/> Florida Room	<input type="checkbox"/> Hose	<input type="checkbox"/> Gas Range	<input type="checkbox"/> # Blue Ray
<input type="checkbox"/> Historic District	<input type="checkbox"/> Great Room	<input type="checkbox"/> Fenced Yard	<input type="checkbox"/> Range / Oven	<input type="checkbox"/> # VCR
<input type="checkbox"/> Village Green	<input type="checkbox"/> Den	<input type="checkbox"/> Picnic Table	<input type="checkbox"/> Range Only	<input type="checkbox"/> Premium Chan.
<input type="checkbox"/> Courtyard Side	<input type="checkbox"/> Office	<input type="checkbox"/> Charcoal-Grill	<input type="checkbox"/> Microwave Oven	<input type="checkbox"/> Satellite TV
<input type="checkbox"/> Street Side		<input type="checkbox"/> Gas Grill	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Cable TV
	<u>Kitchen</u>	<input type="checkbox"/> Deck Private	<input type="checkbox"/> Disposal	<input type="checkbox"/> Home Theater
<u>Environmental</u>	<input type="checkbox"/> Kitchen	<input type="checkbox"/> Deck Common	<input type="checkbox"/> Coffee Maker	<input type="checkbox"/> CD Player
<input type="checkbox"/> Central A/C	<input type="checkbox"/> Eat-In-Kitchen	<input type="checkbox"/> Deck Furniture	<input type="checkbox"/> Toaster	<input type="checkbox"/> Stereo
<input type="checkbox"/> # Window A/C	<input type="checkbox"/> Dining Area	<input type="checkbox"/> Porch Private	<input type="checkbox"/> Toaster Oven	<input type="checkbox"/> I-Pod Dock
<input type="checkbox"/> # Wall A/C	<input type="checkbox"/> Breakfast Knook	<input type="checkbox"/> Porch Common	<input type="checkbox"/> Blender	<input type="checkbox"/> Wii
<input type="checkbox"/> # Ceiling Fans	<input type="checkbox"/> Center Island	<input type="checkbox"/> Screened Porch		<input type="checkbox"/> Xbox
<input type="checkbox"/> # Room Fans	<input type="checkbox"/> Breakfast Bar	<input type="checkbox"/> Enclosed Porch	<u>Laundry</u>	<input type="checkbox"/> Play Station
<input type="checkbox"/> Heated	<input type="checkbox"/> Dinning Room	<input type="checkbox"/> Porch Furniture	<input type="checkbox"/> Washer	<input type="checkbox"/> Pool Table
<input type="checkbox"/> Gas Fireplace	<input type="checkbox"/> Wet Bar	<input type="checkbox"/> Patio	<input type="checkbox"/> Dryer	<input type="checkbox"/> Ping Pong
<input type="checkbox"/> Wood Fireplace		<input type="checkbox"/> Pool	<input type="checkbox"/> Common W/D	<input type="checkbox"/> Dart Board
	<u>Miscellaneous</u>		<input type="checkbox"/> Coin Op Wash	<input type="checkbox"/> Board Games
<u>Internet</u>	<input type="checkbox"/> Private Elevator	<u>Parking</u>	<input type="checkbox"/> Coin Op Dryer	<input type="checkbox"/> Books
<input type="checkbox"/> WiFi	<input type="checkbox"/> Common Elevator	<input type="checkbox"/> Off Street	<input type="checkbox"/> Cloths Line	<input type="checkbox"/> Sauna
<input type="checkbox"/> No Password	<input type="checkbox"/> Cleaning Incl.	<input type="checkbox"/> # of Cars	<input type="checkbox"/> Iron	<input type="checkbox"/> Jetted Tub
<input type="checkbox"/> Password Prot.	<input type="checkbox"/> Linens Incl.	<input type="checkbox"/> # Assigned	<input type="checkbox"/> Ironing Board	
UN: _____	<input type="checkbox"/> Beach Box	<input type="checkbox"/> # Parking Permit		
PW: _____	<input type="checkbox"/> # Beach Tags			

Trash Day: _____ At the Curb At the Side of the house

Recycle Day: _____

Cleaning Co. or Person: _____ Phone # _____

Property Manager: _____ Phone # _____

Plumber: _____ Phone # _____

Electrician: _____ Phone # _____

HVAC: _____ Phone # _____

Appliance: _____ Phone # _____

Lawn Care: _____ Phone # _____

Pest Control: _____ Phone # _____

Additional Information: _____

RENTAL DATES FOR 2019

DATES RUN SATURDAY TO SATURDAY

(January)

Dec 29 to Jan 05
 Jan 05 to Jan 12
 Jan 12 to Jan 19
 Jan 19 to Jan 26

(February)

Jan 26 to Feb 02
 Feb 02 to Feb 09
 Feb 09 to Feb 16
 Feb 16 to Feb 23

(March)

Feb 23 to Mar 02
 Mar 02 to Mar 09
 Mar 09 to Mar 16
 Mar 16 to Mar 23
 Mar 23 to Mar 30

(April)

Mar 30 to Apr 06
 Apr 06 to Apr 13
 Apr 13 to Apr 20
 Apr 20 to Apr 27

(May)

Apr 27 to May 04
 May 04 to May 11
 May 11 to May 18
 May 18 to May 25

(June)

May 25 to Jun 01
 Jun 01 to Jun 08
 Jun 08 to Jun 15
 Jun 15 to Jun 22
 Jun 22 to Jun 29

(JULY)

Jun 29 to Jul 06
 Jul 06 to Jul 13
 Jul 13 to Jul 20
 Jul 20 to Jul 27

(AUGUST)

Jul 27 to Aug 03
 Aug 03 to Aug 10
 Aug 10 to Aug 17
 Aug 17 to Aug 24
 Aug 24 to Aug 31

(SEPTEMBER)

Aug 31 to Sept 07
 Sept 07 to Sept 14
 Sept 14 to Sept 21
 Sept 21 to Sept 28

(October)

Sept 28 to Oct 05
 Oct 05 to Oct 12
 Oct 12 to Oct 19
 Oct 19 to Oct 26

(November)

Oct 26 to Nov 02
 Nov 02 to Nov 09
 Nov 09 to Nov 16
 Nov 16 to Nov 23
 Nov 23 to Nov 30

(December)

Nov 30 to Dec 07
 Dec 07 to Dec 14
 Dec 14 to Dec 21
 Dec 21 to Dec 29

Holidays & Observations

Jan 01 New Year's Day
Jan 21 Martin Luther King Day
Feb 14 Valentine's Day
Feb 18 Presidents Day
Apr 21 Easter Sunday
May 12 Mothers Day

May 27 Memorial Day
Jun 16 Father's Day
Jul 04 Independence Day
Sep 02 Labor Day
Sep 29-01 Rosh Hashana
Sep 09 Yom Kippur
Oct 14 Columbus Day

Oct 31 Halloween
Nov 11 Veterans Day
Nov 28 Thanksgiving Day
Dec 23-30 Chanukah
Dec 24 Christmas Eve
Dec 25 Christmas Day
Dec 31 New Year's Eve