

**RENTAL AGREEMENT for
Family Tides Wildwood
126 E. Youngs Avenue - Unit 103 - Wildwood, NJ 08260**

This rental agreement dated «Agmt_Date», between Barry and Melanie Zepp, “Owner” and «Renter_Name», “Renter / Responsible Party”.

Owner Information

Name: Barry and Melanie Zepp
Cell Phone: 717-615-2005
Alternate Phone: 512-878-3667

Renter / Responsible Party Information

Name: «Renter_Name»
Cell Phone: «Renter_Home_Phone»
Email:

Term «Term_from» to «Term_to»

The premise is located:

Address: 126 E. Youngs Avenue
Address: Unit 103
City, State, Zip: Wildwood, NJ 08260

About You're Accommodations

of Bedrooms: 4
of Bathrooms: 3
Maximum Occupy: 12 people
Linens Included: NO
Pets Allowed: NO
Smoking Allowed: NO
Check in Time: 3:00 pm (ET) Sunday
Check-out Time: 10:00 am (ET) Sunday

Bedding Arrangements:

King: (1) Master en-suite
Queen: (1) one
Full: (1) one
Single: (4) four
Full Pull-out sleeper: (1) in living room
Outdoor Shower: YES

Other:

Please make yourself at home and have a great time. We ask before leaving that the condo is left in the condition that you found it.

- **There is 1 off-street assigned parking spot for your use. Park in front of the garage marked 103 only.**
- **There is free on-street parking.**
- **Quiet time between 10:00 pm and 7:00 am.**
- **Do not set it below 68 degrees at any time. This may cause the roof-top unit to freeze and require service at a cost to you. Note - this is a NEST thermostat and is monitored remotely with saved data.**

1) **CANCELLATION POLICY.** The time factor is critical in vacation rentals, and your reservation will hold this rental off the market for a period. If you cancel for any reason after we have processed your final payment at sixty (60) days, your rent cannot be refunded unless the vacation rental is re-rented (and then less a \$150.00

Administrative Fee). The earlier you warn us that you may need to cancel, the better the chances of re-renting. Cancellations in writing prior to sixty (60) days will result in 100% refund of all paid amounts to date.

2) **PROPERTY CONDITION** When you arrive, please check the vacation rental for cleanliness and damage. Notify us promptly of any problems or damage. You agree to leave the vacation rental in arrival condition. No physical damage, vacation rental and yard neat and tidy, dishes washed and put away, spills wiped up, trash removed, etc.

3) **OWNERS SET SPECIFIC RULES** regarding the maximum number of occupants, pets, smoking, etc. As the property owner, we enforce these rules, and may evict renters or their guests when they are exceeded. Pets are not allowed at the vacation rental, that includes pets belonging to your guests. Large gatherings, house parties, etc., are not allowed unless approved when your booking is made. Any disturbance resulting in neighborhood complaints or police action, other illegal activities, damage to the vacation rental, or violation of this agreement or of rules and regulations governing the vacation rental, will be considered sufficient cause for immediate termination of your stay, and all monies paid will be forfeited. This agreement does not create a tenancy for the vacation rental; you can be removed from the vacation rental without process of law if you do not depart at the appropriate time requested.

4) **OCCUPANCY.** In no event shall the Rental Property be occupied by more persons than the capacity of subject property which is 12. Renter/Responsible Party must be at least 25 years old and only family groups are to occupy the Rental Property as required by Owner. No fraternities, school, civic or other non-family groups are allowed unless Owner grants prior approval. In no event shall Renter/Responsible Party assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited eviction with no refund of any kind. Guests hereby acknowledges and grants specific permission to property owner to enter premises at any time for inspection purposes should we reasonably believe that Guests are causing or has caused any damage to the Rental Property. Guests further agrees to grant property owner access to Rental Property for purposes of maintenance and repair.

5) **THE OWNERS ARE NOT RESPONSIBLE** for loss, theft, or damage to your belongings while at the rented vacation rental. The property owner will be held harmless of any injury while staying at the property.

6) **YOU AGREE TO NOTIFY US IMMEDIATELY** if a maintenance problem develops at your vacation rental so we can have it remedied as quickly as possible. Owners reserve the right to make repairs as necessary, and to enter the vacation rental with reasonable notice, or without notice if you cannot be reached. No refunds will be provided due to inoperable appliances, etc. in Rental Property although property owner will make every reasonable effort to assure that such appliances will be and remain in good working order. Also, no refunds will be given due to power blackouts, water shortage, internet failure, flooding, construction at adjacent properties, or mandatory evacuation of the area due to hurricanes or other potentially dangerous situations.

7) **KEY and Keypad Procedures:** Key to the condo property's main entrance will be at the property in a lock box. Renter will be given the code on or about 7 days before arrival, by e-mail listed in Rental Information above with the location of the lockbox. The day of check-out, please place the key back in the lock box. Failure to return key to lockbox will result in a \$50 charge.

The entrance to Unit 103 has an electronic keypad entry. The 4-digit code which will be the last 4 digits of the cell phone number given in the Rental

Information above will be activated at 3:00 pm on your day of check-in and deactivated at 10:00 am on your departure date.

Arrival: 3:00 pm (ET) «Term_from»
Departure: 10:00 am (ET) «Term_to»

8) **YOU ARE RESPONSIBLE FOR YOUR CHOICE.** This vacation rental is individually owned and managed. We have described our vacation rental in detail to the best of our ability, but we cannot make the decision for you and will not be responsible if you are not happy with your choice on arrival. The rent will not be refunded and cannot be transferred to another location.

9.) **PAYMENT SCHEDULE:**

Rental Damage Protection Insurance	79.00	
Weekly Rental Fee:	-----	
Cleaning Fee:	160.00	
Total Weekly Fees:	-----	
Total amount Due	-----	with signed Rental Agreement

Payment Method: via credit card or PayPal through our website www.familytideswildwood.com

I hereby agree to all terms and rules stated in the agreement above.

Signature - Renter / Responsible Party

Date

Please list below the names of all people that will be in your party along with their age.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____

10. _____

11. _____

12. _____