

MyLBIBeachRental
David Seaman
19 East Wyoming Avenue
Haven Beach, LBI, NJ 08008

Cell: (201) 906-8608 ~ EM: david@MyLBIBeachRental.com
www.MyLBIBeachRental.com



MyLBIBeachRental

Rental Rules and Lease Agreement

ADDRESS: Rental Address: 19 E Wyoming Avenue (117th Street), Haven Beach, LBI, NJ 08008. David Seaman, Owner and Property Manager: Cell: 201-906-8608, EM: david@MyLBIBeachRental.com or davidseaman201@gmail.com; Mailing address, for Checks, Rental Agreements, etc: 144 John Street, Ridgewood, NJ 07450

CHECK-IN TIME is AFTER 3 P.M. EST AND CHECKOUT is 10 A.M. EST. NO Early Check-in or late Check-out. Rental week is (Please handwrite, and Initial, the communicated/agreed upon dates):

Rental Fee is (Please handwrite, and Initial, the communicated/agreed upon amount):

DAMAGE/RESERVATION DEPOSIT - A 50% reservation deposit is required. This must be received within three (3) days of booking the reservation. In addition, a refundable security deposit of \$500 will be collected, as well as a \$150 cleaning fee. Final payment, due 21 days prior to your rental week. Please write a separate check for the security deposit. The security deposit is NOT applied toward rent; however, it is fully refundable within (14) days of departure, provided the following provisions are met.

- No damage is done to unit or its contents, beyond normal wear and tear.
- No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
- All debris, rubbish and discards are placed in dumpster, and soiled dishes are placed in the dishwasher and cleaned.
- All keys are left on the kitchen table and unit is left locked.
- All charges accrued during the stay are paid prior to departure.
- No linens are lost or damaged.
- No early check-in or late checkout.
- Beach passes are left inside the unit upon departure.
- The renter is not evicted by the owner (or representative of the owner), the local law enforcement, or the security company employed by My Community.

_____: Initials, Page 1 of 5

PAYMENT – An advance payment equal to 50% of the rental rate is required at the time of booking. The advance payment will be applied toward the room rent. Please make payments via PayPal (davidseaman201@gmail.com – PS: Use the “**Send to Friends and Family**”, no transaction fee option) or personal checks payable to David Seaman, Address: MyLBIBeachRental, C/O David Seaman, 144 John Street, Ridgewood, NJ 07450. We also accept payment via Google Pay, Venmo, Zelle, or Bitcoin too.

The advance payment is not a damage deposit. The **BALANCE OF RENT** is due twenty one (21) days before your arrival date. Please note: Personal checks accepted if received at least three weeks prior to check-in. Check-in payments **MUST** be CASH or CERTIFIED CHECK.

CANCELLATIONS – Requests for cancellation of this lease must be in writing, 60 days in advance, subject to the following: Tenant will receive a refund of payments made, less 15%, only if the property is re-rented. Effort will be made to re-rent the property upon receipt of the written request; however there is no guarantee the property will be re-rented. In the event that the property is not re-rented, the balance of the rent under this lease shall be due and payable in full by the date indicated. Cancellation or early departure does not warrant any refund of rent. There is no cancellation, within 45 Days, and no refund will be granted.

MAXIMUM OCCUPANCY – The maximum number of guests is limited to twelve (12) persons. An additional charge of \$25.00 per person per night for guests in addition to twelve (12) will be assessed.

MINIMUM STAY – This property requires a seven (7) night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than seven days, the guest will be charged the seven-night rate.

NO DAILY HOUSEKEEPING SERVICE – Daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

NO LINEN AND TOWEL SERVICE – As is customary for summer beach rental on LBI, there are NO linens, sheets, or towels provided to you during your rental stay. Please BYO. Blankets, comforters, and pillows ARE provided. For planning purposes, there are: 1 Queen, 7 Singles, plus two x double pull out sofas. 9 in beds, 4 in pull-out sofas, total of 13.

NO LARGE PARTIES ALLOWED – There are no Large Parties allowed, while on these premises.

MINIMUM RENTAL AGE – There is a minimum age for rental, of 30 years old.

RATE CHANGES – Rates subject to change without notice, prior to a signed lease agreement.

FALSIFIED RESERVATIONS – Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check in.

WRITTEN EXCEPTIONS – Any exceptions to the above mentioned policies must be approved in writing in advance.

PARKING – Parking is limited to four (4) vehicles. Vehicles are to be parked in designated parking areas only. Parking on the road is permitted, per local parking rules. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

_____ : Initials, Page 2 of 5

BEACH BADGES – Eight (8) Beach Badges will be provided, but not guaranteed. Failure to return these badges will result in a deduction of \$25 per badge, from your security deposit.

FIREPLACES – The fireplace is a non-working fireplace. Please do not throw any paper or other combustible materials in the fireplace.

SMOKING POLICY – This is a smoke free environment. Smoking is not permitted within the home.

CLEANING FEE – Customary fee is \$150.

PET POLICY – Pets are NOT allowed.

_____ : Initials, Pet Policy

PROM RENTAL – This house will NOT be used as a High School “Prom Rental” house.

By signing, and initialing below, the guest confirms that this rental is not for a High School “Prom Rental” Weekend.

_____ : Initials, No Prom Rental

WATER AND SEPTIC – DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the system, you could be charged damages of up to two hundred dollars (\$200).

STORM POLICY –

HURRICANE OR STORM POLICY – No refunds will be given unless:

- The state or local authorities order mandatory evacuations in a "Tropical Storm/Hurricane Warning area" and/or
- A "mandatory evacuation order has been given for the Tropical Storm/Hurricane Warning" area of residence of a vacationing guest.
- The day that the authorities order a mandatory evacuation order in a "Tropical Storm/Hurricane Warning," area, we will refund:
 - Any unused portion of rent from a guest currently registered;
 - Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten the stay, to come in after the Hurricane Warning is lifted; and
 - Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

Lease is subject to the following additional Terms and Conditions:

1. The tenant affirms that he/she is an adult and that the property will not be occupied by any minor unless an adult is present.
2. On expiration of the lease, the tenant will leave the premises in as good condition as reasonable use will permit. The tenant shall not sublet the premises without written consent of the owner.
3. If any rent is unpaid, or if default shall be made in any of the terms and conditions of this lease, the premises must be vacated immediately with no refund.
4. House trailers or recreational vehicles shall not be parked on the above premises.

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5. It is agreed that the owner, or real estate broker, shall have the right to enter the premises during the term of the lease with prospects for rental or sale.
6. Tenant assumes full financial responsibility for all telephone calls, both outgoing, or incoming (ie: received collect).
7. Conditions: No refunds will be given for appliance breakdowns. Should appliance failure occur, every effort is made to effect repairs as quickly as possible.
- 8. This rental will NOT be used as a High School "Prom Rental" house. Breach of this will result in immediate eviction.**
9. Amenities: Information pertaining to amenities is deemed to be accurate, but not guaranteed:

BBQ Gas	Beach Badges	Blankets	Cable 42" HDTV
Ceiling Fans	Broadband	Coffee Maker	Washer/Dryer
Deck	Central A/C	Refrigerator	Gas/Electric Heat
DVD	Deck Furniture	Kitchen	3-4 Parking Spaces
Furnished	Garage	Private Yard	Ceiling Fans
Iron	Ironing Board	3 Televisions	Utilities Included
Level Yard	Lobster Pot	VCR	Vacuum Cleaner
Outside Shower	Oven	Ping Pong Table	Stereo
Stove	Microwave	Toaster	WiFi
1 Queen Bed	7 Single Beds	2 x Pull-Out Sofa/Beds	
Dish Washer	Pet Free Environment	Smoke Free Environment	

This home is privately owned; the owners are not responsible for any accidents, injuries or illness that occurs while on the premises or its facilities. The Homeowners are not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.

I agree that all rental monies are non-refundable per cancellation policy above.

By Signing Below, I agree to all terms and conditions of this agreement.

Sign _____ Date _____

Print _____

Sign _____ Date _____

Print _____

Sign _____ Date _____

Print _____

Sign _____ Date _____

Print _____

_____ : Initials, Page 4 of 5

Sign _____ Date _____

Print _____

Sign _____ Date _____

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Sign _____ Date _____

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Sign _____ Date _____

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Sign _____ Date _____

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Sign _____ Date _____

Print _____

Rental agreement is not finalized, until 50% deposit has been paid, and the Owner's signature below, is finalized.

Owner's Signature: _____ Date _____

Print: David C Seaman, Jr

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SUMMER RENTAL TENANT INFORMATION
DATA SHEET

NOTE: The NAME AND PERMANENT ADDRESS of each adult (18 and over) who will use the property and if unrelated not exceeding six (6) adults or six (6) to a conventional bedroom whichever is less in all residential districts and the multi-family district is required. In all other districts, the number of adults cannot exceed two (2) for each conventional bedroom.

Total number of Adults: _____
Total number of Children: _____
Total number of Pets: **No Pets Allowed**

(1) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

(2) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

(3) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

_____ : Initials

(4) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

(5) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

(6) Name: _____ Date of Birth: _____
Address: _____
Phone #: _____ Vehicle Make: _____
Signature: _____ License Plate #: _____
State: _____
Email Address: _____

IN ALL RESIDENTIAL AND THE MULTI-FAMILY DISTRICTS NO MORE THAN SIX (6) ADULTS OR TWO (2) TO A CONVENTIONAL BEDROOM, WHICH EVER IS LESS, SHALL USE OR OCCUPY THE PROPERTY BETWEEN 1AM AND 6AM. THE NUMBER OF MOTOR VEHICLES PERMITTED TO BE PARKED ON THE PREMISES BETWEEN THE HOURS OF 1AM AND 6AM SHALL NOT EXCEED FOUR MOTOR VEHICLES.

_____ : Initials