



COASTLINE REALTY

HISTORIC
CAPE MAY,
NEW JERSEY
Established 1974

941 Columbia Avenue, Cape May N.J. 08204 • Office: 609.884.5005 • Fax: 609.884.4620 • www.CoastlineRealty.com

Rental Lease Agreement # 12345678910

Date of Lease 01/01/0101

Parties to Lease	TENANT	AND	OWNER
	Your Name Here		Owner Name Here
	123 Made Up Road		
	Hometown, St, 12345		
Premises Rented	Owner agrees to rent to Tenant premises known as:		
	Your Cape May Rental, Cape May, NJ 08204		
	Listing # 12345		
Term	FROM 2PM July 20, 2024 TO 10AM July 27, 2024		
Rent	For the grand total of \$5,155.00 including \$65 processing fee.		

Payment schedule and breakdown will be displayed here

Vacation Standard Protector

CSA Vacation Rental Insurance is intended to protect a renter's travel investment in the event of an unforeseen circumstance, which would cause cancellation. Vacation Rental Insurance reimburses for pre-paid non-refundable expenses. Policy benefits are described in the insurance policy. It is your responsibility to consult the policy and discuss the coverage with the insurance company. The cost of this insurance is 6.95% of the rental rate and has been offered as an optional pre-priced component that maybe included with your vacation payment as outlined above. This coverage is OPTIONAL. You may also elect to purchase insurance separately on your own through another company.

IF YOU ELECT TO PURCHASE VACATION RENTAL INSURANCE, PLEASE INITIAL NEXT TO YOUR PAYMENT SCHEDULE THE OPT IN LINE AND INCLUDE THE PREMIUM AMOUNT WITH YOUR VACATION PAYMENT AS OUTLINED ABOVE. TO ACCEPT COVERAGE, YOU MUST PAY THE INSURANCE PREMIUM OUTLINED ABOVE.

TRAVEL INSURANCE IS NOT AVAILABLE TO TENANTS RESIDING IN THE STATES OF NEW YORK AND HAWAII. YOU MAY ELECT TO PURCHASE INSURANCE SEPERATELY, ON YOUR OWN, IF RESIDING IN EITHER OF THESE STATES.

CHECKS PAYABLE TO: COASTLINE REALTY LLC TRUST ACCOUNT. Personal checks are not accepted within 30 days of check in date and clear funds only will be accepted. Please Note: International Guests must pay with US Dollar World Money Order or Cashier's Check with an affiliated United States bank printed on the check.

CREDIT CARD/ACH PAYMENTS

ONLY THE NAMED TENANT(S) IN THIS LEASE AGREEMENT CAN INITIATE CREDIT/DEBIT CARD/ACH PAYMENT FOR THIS LEASE AGREEMENT UNLESS SIGNED WRITTEN AUTHORIZATION IS OBTAINED PRIOR TO MAKING THE PAYMENT.

For your convenience, COASTLINE REALTY, LLC customers have the option to utilize a credit card service through Real Time Rental to pay their rent using Visa, Mastercard, American Express or Discover. If you elect this option a 3% surcharge of the funds due will be added to the charge. Coastline Realty imposes a surcharge on credit cards that is not greater than our cost of acceptance.

TENANTS INITIALS _____ LANDLORDS INITIALS _____

SECURITY DEPOSITS CANNOT BE MADE BY USING A CREDIT/DEBIT CARD AND MUST BE PAID BY PERSONAL CHECK, PAYABLE TO COASTLINE REALTY, NO LATER THAN 60 DAYS PRIOR TO CHECK IN DATE. CLEAR FUNDS ONLY WILL BE ACCEPTED WITHIN A 30 DAY WINDOW PRIOR TO CHECK IN DATE.

If tenant chooses to make their payment by credit card or ACH method of payment through Coastline Realty, they waive their right to initiate any charge backs or holds placed on payments they initiated and are agreeing to pay their rental in full as stated in lease agreement and understand the cancellation policy listed in this lease agreement.

Credit cards can only be accepted with written permission of the landlord. If accepted, the tenant and landlord agree that the tenant shall have three days after the receipt of payment by COASTLINE REALTY, LLC to cancel the charged payment. If the cancellation notice is not received during this period, the request will not be honored and the disposition of the money credited to the COASTLINE REALTY, LLC will be governed by the terms of the lease.

CREDIT CARD AND ACH PAYMENTS MUST BE MADE 10 BUSINESS DAYS IN ADVANCE OF YOUR CHECK IN DATE TO ENSURE CLEARING PRIOR TO YOUR ARRIVAL.

PAYMENT OF BALANCE

A deposit of 50% of the total rental charge is due in order to confirm your reservation. Balance due and security deposit must be paid sixty (60) days prior to your arrival date.

PROCESSING FEE

A non-refundable \$65 processing fee will be applied to all reservations. This is additional any rental fees and security deposit charges for the reservation. The fee is assessed to cover lease preparation, bookkeeping, mailing and processing of the reservation information.

SECURITY DEPOSIT (CLEANING & DAMAGE DEPOSIT)

The Security Deposit will be held pending the Owner's (or authorized representative of the owner) inspection of the premises at the termination of Tenant's occupancy and prior to any new Tenant taking possession. COASTLINE REALTY, LLC agrees to return the Deposit within 30 days after Tenant's occupancy. In the event the Security Deposit is not refunded, Owner agrees to render a detailed explanation in writing to Tenant and COASTLINE REALTY, LLC for any amount deducted from same, which may include, without limitation, deductions for damage to or cleaning of the Property. Invoices will be supplied by the Landlord for any deductions from the security deposit. In the event a phone or cable service is provided, the Security Deposit will be held until the utility bill is received to ensure that any amounts charged by Tenant are paid. Tenant acknowledges that the Security Deposit will not be held in escrow.

COASTLINE REALTY, LLC may release the Security Deposit to Owner at any time or hold the security deposit as custodian for the Owner, in either case COASTLINE REALTY, LLC is authorized to release the Security Deposit only in accordance with Owner's Instructions, notwithstanding any objection from Tenant. The security deposit is held in a non-interest bearing trust account and shall be returned by mail to the occupant within thirty (30) days from date of departure. COASTLINE REALTY, LLC will deduct from the security deposit (if applicable) charges for any damage to the home or missing items from the home, excessive cleaning charges, violation of the occupancy covenants, lost keys, late check out fees, and alike. A late check out fee may apply - \$50-\$300. **Security Deposits MAY NOT be paid by CREDIT/DEBIT CARD and must be paid 30 days prior to check in date.**

TENANTS OBLIGATIONS

TENANT AGREES AS FOLLOWS: To pay the rent as specified and in the event of a default to forfeit all payments made on account and all rights under this Lease; not to assign this Lease nor sublet the premises; not to use or occupy the premises for any purpose other than a dwelling for NO MORE THAN ## PERSONS, INCLUDING CHILDREN, AND ALL GUESTS. EXCEEDING THIS LIMIT OR ALLOWING UNDUE NOISE OR DISTURBANCE SHALL BE CAUSE FOR IMMEDIATE EVICTION. Tenant agrees to be responsible for ensuring that all persons in rental party understand and adhere to the terms and conditions of this lease agreement and any rules/regulations of the rental property. Tenant also agrees to keep and maintain in good repair the furniture and fixtures; to leave property in a clean and orderly condition as found, and ready for the next tenants; and to abide by all local ordinances, including recycling, to which the Owner must comply. FAILURE TO ABIDE BY ANY OF THE ABOVE WILL RESULT IN A DEDUCTION FROM THE DAMAGE AND CLEANING DEPOSIT.

PERSONAL PROPERTY

Owner (or authorized representative of owner) or COASTLINE REALTY, LLC shall NOT be held responsible for any possible belongings believed to be left behind by Tenant or anyone in their party. If items are located and Tenant or anyone in their party requests items to be mailed back tenant authorizes a minimum charge of \$25 plus postage fees will be due from Tenant prior to items being mailed back or will be deducted from the Security Deposit. Items will not be held for longer than 30 days.

KEYS

Keys are to be picked up at the office of COASTLINE REALTY, LLC, 941 Columbia Avenue, Cape May between the hours of 2PM and 5:00 PM the day of check-in and returned to COASTLINE REALTY, LLC no later than 10AM on the day of check-out. Tenants must return all keys or may be liable for a lock change fee or replacement fee of \$10 per key to be deducted from your security deposit. Keys cannot be given out earlier than 2PM due to the terms of the lease unless PRIOR written authorization from the LANDLORD was given.

PROPERTY ACCESS

Parking or using any part of the property prior to the lease check in time OR after the lease check out time is absolutely prohibited.

TENANTS INITIALS _____ LANDLORDS INITIALS _____

RENTAL INCLUDES

THIS RENTAL INCLUDES: Dishes, flatware, cooking utensils, and glassware; LINENS AND TOWELS ARE NOT PROVIDED (unless otherwise specified in the **Addendum**); utilities are included with the exception of a telephone. If a telephone is provided, Tenant must charge toll calls to home phone or credit card.

AMENITIES

INFORMATION PERTAINING TO AMENITIES IS DEEMED TO BE ACCURATE BUT NOT GUARANTEED AND ARE SUBJECT TO CHANGE.

No Pets Accepted	31 Queen Bed(s)	11 Double Bed(s)	22 Single Bed(s)
Washer	Dryer	Blankets	1st Floor Bedroom

SMOKING

Positively no smoking or vaping is allowed in or on the rental premises unless otherwise noted in other conditions.

PETS

POSITIVELY NO PETS ARE ALLOWED ON THE PREMISES. This clause does not ensure that pets have not been at the property. A pet may be allowed if this is a pet friendly property, or the pet is a bona fide service animal, and a non-refundable pet fee has been applied and/or additional pet rent (please see payment schedule). Tenant agrees to hold harmless landlord and agents for any damage, liability or harm caused by tenant's pet. Tenant must curb, leash, obey local ordinances and crate pet when pet is left alone. Tenant agrees that their dog is up to date on all shots and is currently on a flea program. The tenant agrees to have no more than one dog on the property at any given time unless otherwise specified in the Addendum. Tenant must supply landlord with dog's name, breed and weight.

Name: _____ Breed: _____ Weight _____.

OUT-CLEANING FEE / WEEKEND CLEANING FEE

If this property charges an Out-Cleaning Fee/Weekend Cleaning Fee (see payment schedule) the tenant agrees to the following: The property will be left in a "neat" condition. Beds will be made. Furniture will be put back. Trash will be taken out. Refrigerator will be left empty. Any spills or excessive messes will be wiped/picked up. Dishes washed and dishwasher emptied. Any charge for damages or extra cleaning that is above normal wear and tear will be deducted from your refundable cleaning and damage deposit. **IF YOU ARE NOT BEING CHARGED A CLEANING FEE YOU MUST LEAVE THE PROPERTY IN A CLEAN AND ORDERLY CONDITION AS FOUND AND READY FOR THE NEXT TENANTS.** Please call COASTLINE REALTY, LLC if you have any questions on what is expected.

INSPECTION

If Tenant was unable to inspect the premises prior to taking occupancy, all terms and conditions of this lease are adhered to as if the Tenant had made a prior inspection. No warranties have been made, expressed or implied, other than those which are contained in the lease. All homes are privately owned, furnished, maintained and decorated to the owners taste which is subject to change. COASTLINE REALTY, LLC will not be held responsible to provide a refund to an occupant who is dissatisfied with a residence. COASTLINE REALTY, LLC recommends you visit a home prior to your renting.

APPLIANCE FAILURE

In the event of failure of any major appliance, the Owner will make every effort to have the appliance repaired within a reasonable time. COASTLINE REALTY, LLC is not responsible for the failure of the appliance or its repair. Tenant shall promptly notify COASTLINE REALTY, LLC of any failures so as not to incur a charge.

MAINTENANCE AND REPAIRS

Please report any maintenance concerns or mechanical failures to our office immediately, not on check out day so as not to incur a charge. COASTLINE REALTY, LLC will arrange for repairs to be done as soon as possible with the landlord. We appreciate your patience and apologize for any inconvenience you may experience; however, there are no refunds for mechanical failures including (but not limited to), air conditioning, televisions, internet and appliances. Failure to report maintenance concerns may result in a deduction from your security deposit.

TENANTS INITIALS _____ LANDLORDS INITIALS _____

PRIVACY POLICY

Protecting your private information is our priority. This Statement of Privacy applies to Coastline Realty, LLC and governs data collection and usage. By using the COASTLINE REALTY, you consent to the data practices described in this statement. COASTLINE REALTY may collect personally identifiable information, such as your name. If you purchase COASTLINE REALTY’s products and services, we collect billing and credit card information. This information is used to complete the purchase transaction. We may gather additional personal or non-personal information in the future. Information about your computer hardware and software may be automatically collected by COASTLINE REALTY when using our website. COASTLINE REALTY encourages you to review the privacy statements of websites you choose to link to from COASTLINE REALTY so that you can understand how those websites collect, use, and share your information. COASTLINE REALTY is not responsible for the privacy statements or other content on websites outside of the COASTLINE REALTY website.

USE OF YOUR PERSONAL INFORMATION

COASTLINE REALTY collects and uses your personal information to operate its website and deliver the services you have requested. COASTLINE REALTY may also use your personally identifiable information to inform you of other products or services available from COASTLINE REALTY and its affiliates. COASTLINE REALTY may also contact you via surveys to conduct research about your opinion of current services or of potential new services that may be offered.

COASTLINE REALTY does NOT sell, rent or lease its customer lists to third parties. COASTLINE REALTY may keep track of the websites and pages our users visit within COASTLINE REALTY, in order to determine what COASTLINE REALTY services are the most popular. This data is used to deliver customized content and advertising within COASTLINE REALTY to customers whose behavior indicates that they are interested in a particular subject area.

SECURITY OF YOUR PERSONAL INFORMATION

When personal information is transmitted through our website, it is protected through the use of encryption, such as the Secure Sockets Layer (SSL) protocol.

OPT-OUT & UNSUBSCRIBE

We respect your privacy and give you an opportunity to opt-out of receiving announcements of certain information. Users may opt-out of receiving any or all communications from COASTLINE REALTY by contacting us: Email: info@coastlinerealty.com / Phone: (609) 884-5005

RESTRICTION ON USE

Tenant shall not keep anything on or in the Premises, which is dangerous, flammable, explosive, or which might increase the danger of fire or any other hazard. Further, Tenant shall not plug in or charge any electric, hybrid or other type of vehicle on Premises. Tenant shall not occupy or use the Premises, or permit or suffer same to be occupied or used, for any purpose deemed unlawful, disreputable or hazardous. Tenant further understands that this is a residential property used solely for vacation rentals. No event or function, which would result in exceeding the occupancy limit for the Premises, may be held without the prior written approval of Landlord. Tenant acknowledges that neither the Landlord nor Coastline Realty, LLC can predict or control when or where construction may take place, and that neither is responsible for any issues encountered in relation to nearby construction. No refunds or discounts will be provided for construction at nearby properties.

CANCELLATION BY TENANT

In the event of cancellation by the Tenant, the disposition of any deposits made is up to the Owner. If Owner agrees to absolve this lease agreement on Tenant's behalf, payments will be refunded only when the property is re-rented at no loss to Owner and 12% of such refund and \$65 processing fee shall be deducted by the Agent as a fee for re-rental services. Tenant is responsible for all lease payments up until the property is re-rented at no loss to the Owner.

CANCELLATION OF LEASE DUE TO COUNTY/CITY/STATE/FEDERAL ORDER.

In the event of a County Order, City Order, State of New Jersey or Federal Executive Order or Administrative Order, as may be amended or supplemented, or any other law, regulation, or other order (collectively referred to as a “Governmental Order”), which restricts or prohibits rental of properties, including but not limited to seasonal, short-term, or transient rentals is in effect, has not been rescinded or modified or has been extended, this Lease shall be canceled and of no further force or effect, and neither Landlord nor Tenant shall have any further rights or obligation under the Lease with the exception of those that expressly survive cancellation, the deposit shall be refunded to Tenant subject to the retention of the Commission as set forth in this paragraph. Commission and nonrefundable processing fee: Tenant and Landlord agree that COASTLINE REALTY, LLC has been paid a commission of 12% of the total rent for this Lease notwithstanding the cancellation and refund of the deposit. The commission fee has been paid by the Landlord to COASTLINE REALTY, LLC from the deposit and the balance of the deposit shall be refunded to the Tenant by the Landlord. The Tenant acknowledges payment of the processing fee and the commission to COASTLINE REALTY, LLC, represents efforts of COASTLINE REALTY, LLC, in processing the rental application, lease agreement and subsequent cancellation and issuing of refund from Landlord to Tenant. The Landlord and Tenant understand, acknowledge, and agree that the commission and tenant processing fee represent compensation for this transaction.

COVID-19 related cancellations or change of plans will be up to the owner's discretion. The cancellation policy is in effect for all reservations. Please consider looking into purchasing travel insurance for your vacation.

COMMISSION AND NONREFUNDABLE TENANT PROCESSING FEE

Owner agrees to pay COASTLINE REALTY, LLC a commission of 12% of the rent payments for this lessee. The tenant acknowledges payment of the Processing Fee to COASTLINE REALTY, LLC as shown in payment schedule that represents efforts of COASTLINE

TENANTS INITIALS _____ LANDLORDS INITIALS _____

REALTY, LLC in processing the rental application and lease. The landlord and tenant understand, acknowledge and agree that the commission and tenant processing fee represent compensation from both parties to this transaction.

COASTLINE REALTY, LLC NOT LIABLE

Tenant and Owner acknowledge and agreed that COASTLINE REALTY, LLC, its agents, employees and representatives, are acting as a Transaction Broker only and shall not in any event be held liable to the Owner or the Tenant for the fulfillment or non-fulfillment of any terms or conditions of this Lease, or any act or omission by either the Tenant or Owner. It is further understood and agreed that COASTLINE REALTY, LLC is not a property manager and is not managing this property. The Owner and Tenant agree to waive, release, and discharge COASTLINE REALTY, LLC, its agents, employees and representatives from and give up any and all claims and rights, which either may have from any suits, actions, causes of action, debts, damages or claims which either might have in any manner relating to or arising from the rental of the Property, and to indemnify, defend, and hold COASTLINE REALTY, LLC harmless, to the fullest extent permitted by law, for any loss, claims, demands, damages or costs for any personal injury or property damage, suffered by Owner or by a Tenant, its invitees or guests, in any manner relating to or arising from the rental of the Property, including, but not limited to alleged defects, known or unknown, or from any other circumstances surrounding the rental, civil rights violations, invasion of privacy, environmental contamination, viruses or other infectious diseases, or any other cause of action in law or in equity.

POSSIBLE VIRUS DISCLOSURE

Landlord and Tenant(s) acknowledge the existence of viruses and other infectious diseases, and the dangers of potential exposure that could occur as the result of entering or renting a Property. Landlord and Tenant, represent to the best of their knowledge, for each member of their respective households and family members, have not tested positive or shown signs of COVID 19, or other similar virus, have not been in contact with any person in the past 14 days who has tested positive for such a virus or is waiting for results of a test for COVID-19. Landlord and Tenant agree to immediately notify in writing the other party and COASTLINE REALTY, LLC if there is any change in this representation at any time prior to occupancy and during a 14-day time period after Tenant occupies the property. Landlord and Tenant agree that each of them will hold harmless, release and indemnify the other party, and COASTLINE REALTY, LLC, its employees, agents and representatives, to the fullest extent permitted by law, for any loss, claims, demands, damages or costs for any personal injury or damage relating to or arising from the occupancy of the property and exposure to an infectious disease, including COVID 19 or other similar virus. If Tenant, or Tenants invitees or guest is infected by COVID 19, or other similar virus, during occupancy, then they must immediately vacate the property and if required by government officials to remain in the property, or be quarantined in the property, the lease terms will be extended to commensurate with the length of quarantine and the Tenant will be obligated to pay published rental rate of the property.

CATASTROPHE

It is understood and agreed that in the event of the property being destroyed by fire, or from any cause made untenable before the period of occupancy specified or during said period of occupancy, that money paid by the tenant to the landlord shall be refunded to the tenant, pro rata.

UNSEEN RENTALS

We highly recommend that anyone signing a lease personally inspect the property before signing the lease. COASTLINE REALTY, LLC makes no warranty as to the condition or description of the property and photos as viewed online. All homes are privately owned, furnished, maintained and decorated to the owners taste which is subject to change. COASTLINE REALTY, LLC will not be held responsible to provide a refund to an occupant who is dissatisfied with a residence.

DISBURSMENT OF FUNDS

Tenant agrees that all rental monies will be disbursed by COASTLINE REALTY, LLC to the Owner immediately upon request of Owner, after funds have cleared. Tenant consents to all such transfers and understands that COASTLINE REALTY, LLC is not responsible to Tenant as a result of the transfer of rental monies to Owner. Owners are liable for all monies received.

RIGHT OF ACCESS

Owner or his agent shall have the right, but not the obligation, to enter into and upon said premises, or any part thereof, at all reasonable hours, for the purpose of inspection or showing for rental or sale, but Owner agrees not to exercise said right in such a way as to unreasonably interfere with the quiet enjoyment of the Tenant.

TRANSFER OF OWNERSHIP

In the event the property is sold prior or during Tenant's occupancy, Owner shall assign this Agreement and any deposits paid by Tenant to the new owner and shall have no further liability hereunder.

ACCEPTANCE

Reservations cannot be guaranteed until this lease is fully executed, with all payments made as scheduled and subject to the written acceptance of the Owner. Any default by the Tenant under the terms and conditions of this lease including unpaid rent when due or late may terminate this lease and the premises must be vacated with no refund due. Both Owner and Tenant have signed their names below indicating their agreement with and acceptance of the terms and conditions of this Lease. Tenant acknowledges they have viewed the property or waived their right to view the property before entering into this agreement.

PROPERTY CONDITIONS

COASTLINE REALTY, LLC makes no warranties as to the condition or description of the Property. If the property has a pool, hot tub, dock, or boat slip or alike tenant acknowledges these facilities present inherent dangers and tenant agrees to release and hold harmless Owner and COASTLINE REALTY, LLC from any and all claims of liability arising from the use of these amenities.

TENANTS INITIALS _____ LANDLORDS INITIALS _____

