

## SHORT TERM SEASONAL LEASE – 5828 Central Ave., Ocean City, NJ 08226

DATE: \_\_\_\_\_

TENANT: Name \_\_\_\_\_

Address \_\_\_\_\_

OWNER: Randolph & Richard Lee

RENTAL OF: 5828 Central Ave. 1st Fl. Ocean City, NJ 08226 609-399-4459

FROM: \_\_\_\_\_ 2:00 PM to \_\_\_\_\_ 10:00 AM a term of \_\_\_ weeks

For a sum of \_\_\_\_\_

Rent \$ \_\_\_\_\_

Security Deposit \$ 100.00

Total \$ \_\_\_\_\_

**Payable on or before:**

1. \_\_\_\_\_ Initial Deposit Paid \$ \_\_\_\_\_

2. \_\_\_\_\_ Additional Deposit \$ \_\_\_\_\_

3. \_\_\_\_\_ Balance Due \$ \_\_\_\_\_

**Final Payment is due 4 weeks prior to check-in: \_\_\_\_\_ NO EXCEPTIONS!**

Checks are payable to: Randolph or Richard Lee 196 Ethan Drive Windsor, CT 06095-1662



**LEASE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:**

1. **PETS:** No pets are allowed on or in the leased premises.
2. **NON-SMOKING** Smoking is not permitted in the leased premises including the porch.
3. **BARBECUE GRILLING:** Use of any grill is prohibited except on the driveway in the rear of the house.
4. **OCCUPANCY:** The maximum number of persons, including children is limited to 8.
5. **MINORS:** Tenant affirms that he/she is an adult and minors will not occupy the property unless an adult is present.
6. **CARE OF PROPERTY:** Tenant agrees to return premises to owner, on expiration of this lease, in as clean and good condition as reasonable use will permit and to repair, replace or pay for any breakage or damage to the property, furnishings, and equipment. Tenant is only responsible for breakage or damage done by Tenant and/or his guests.
7. **NO ADDITIONS:** No fixtures, appliances, or air conditioning shall be installed without written consent of the owner.
8. **VISITATION PERMISSION:** The owner shall have access to the premises during daylight hours to make repairs or to show for sale or rent.
9. **SIGHT UNSEEN RENTALS:** Tenant should make every effort to pre-inspect the property before executing lease. The owner makes no representations or warranty as to the condition or description of the property and Tenant assumes a responsibility to the owner as if seen in advance.
10. **REPAIRS:** Appliances, air conditioning, and amenities are not guaranteed and refunds will not be given due to breakdown. The owner will make repairs as soon as possible.
11. **AMENITIES:** Tenant shall furnish blankets, linens, towels, and beach tags. The list of the property's amenities is as follows, though no warranties are given as to its accuracy.

TELEVISION	2	TWIN BEDS	2	STORAGE ROOM	Y
WASHER & DRYER	Y	QUEEN BEDS	3	GRILL-Gas & Charcoal	Y
DISHWASHER	Y	VACUUM	Y	OFFSTREET PARKING	Y
VCR	N	IRON & BOARD	Y	PHONE BLOCK	Y
DVD PLAYER	2	PORCH	Y	PHONE SERVICE	Y
CENTRAL A/C	Y	PORCH FURNITURE	Y	COFFEE MAKER	Y
CEILING FANS	4	ENC. OUT. SHOWER	Y	MICROWAVE	Y

12. **RENTABILITY:** If said leased premises are destroyed by fire or acts of God so as to be unfit for occupancy, either prior to or during the term of the lease, the Owner shall return an equitable prorated share of any rents that may have been paid in advance. The lease shall not terminate as a result of cosmetic defects or inoperable non-essential appliances.

13. **SUBLETTING:** The tenant shall not sublet the premises without written consent of the owner.

14. **DEFAULT:** Any default by the Tenant under the terms and conditions of this lease, including but not limited to unpaid rent, shall result in the termination of this lease and the premises must be vacated immediately with no refund to the Tenant.

15. **CANCELLATION:** All requests by the Tenant to cancel this lease must be made in writing to Owner. and are subject to the property re-renting or acceptance by the owner. All deposit money will be retained until the property is re-rented at full price. If the property is not re-rented for full price, the difference will be due from the Tenant and/or be deducted from the deposit. Tenant agrees that the Owner shall hold all deposit monies. Owner is liable for all monies received.

16. **ACCEPTANCE:** This lease must be signed and returned with deposit within \_\_\_ days of the above date to the address show above. Reservations cannot be guaranteed until deposit is received and lease is fully executed. Agreement is subject to the approval and written acceptance of the Owner.

17. **KEYS:** All keys are to be picked up and returned in accordance with written instructions from Owner after Total Balance has been paid.

18. **SECURITY DEPOSIT:** Security deposit, will be held by Owner and returned to the Tenant (without interest) in accordance with applicable state law

**UNLESS THE OWNER PROVIDES TENANT WITH WRITTEN NOTICE OF DAMAGE OR OTHER REASONS TO WITHOLD DEPOSIT WITHIN FOURTEEN DAYS OF THE LEASE TERMINATION DATE.**

19. **ADDITIONAL CONDITIONS:** None unless specified here \_\_\_\_\_

**SIGNATURES:**

\_\_\_\_\_  
TENANT:

\_\_\_\_\_  
OWNER: