



# N.J. Beach Rentals L.L.C.

David & Deborah Kelchner  
 322 West Tacony St., Unit C • Wildwood, NJ 08260  
 609-729-2190  
 609-313-9051  
 www.njbeachrental.com

## SHORT TERM LEASE

Date: \_\_\_\_\_

Tenant: \_\_\_\_\_

Owner: David &amp; Deborah Kelchner

Rental Unit: 129 E Taylor AveThis unit has 7 bedroom(s) and 3 bath(s).

Unit Phone: \_\_\_\_\_

From: \_\_\_\_\_ 3 P.M. to \_\_\_\_\_ 10 A.M.

at rental sum of \$ \_\_\_\_\_

### RENTAL BREAKDOWN

Rent \$ \_\_\_\_\_ Security Deposit \$ \_\_\_\_\_ Utilities Included Yes / No

Payable on or before \_\_\_\_\_ Final Payment due 30 days prior to check in date \$ \_\_\_\_\_

Final Payment is due one (1) month prior to check-in date. NO EXCEPTIONS. No personal checks will be accepted after this time. ALL CHECKS TO BE MADE PAYABLE TO DAVID KELCHNER. Check in 3 P.M. Check out 10 A.M. SHARP!

2 twin over doubles

<input type="checkbox"/> SINGLE BEDS	<input type="checkbox"/> BLANKETS	<input type="checkbox"/> RUGS	<input type="checkbox"/> STOVE & BOARD	<input type="checkbox"/> NON-SMOKING UNIT
<input type="checkbox"/> BUNK BEDS <u>Set</u>	<input type="checkbox"/> LINENS	<input type="checkbox"/> DOUBLE OUTLETS	<input type="checkbox"/> WASHING MACHINE	<input type="checkbox"/> INDOOR TOP DECK
<input type="checkbox"/> DOUBLE BEDS	<input type="checkbox"/> TOWELS	<input type="checkbox"/> SECURITY	<input type="checkbox"/> LAUNDRY (OFF STREET)	<input type="checkbox"/> BBQ GRILL
<input type="checkbox"/> QUEEN BEDS	<input type="checkbox"/> SHOWER FANS	<input type="checkbox"/> WARDROBE	<input type="checkbox"/> OUTSIDE SHOWER <u>(2)</u>	<input type="checkbox"/> BBQ FURNITURE
<input type="checkbox"/> KING BEDS	<input type="checkbox"/> TV (W/TV)	<input type="checkbox"/> JACOZZI	<input type="checkbox"/> BALCONY	<input type="checkbox"/> STORAGE
<input type="checkbox"/> SOFA BEDS <u>(2)</u>	<input type="checkbox"/> WASHER	<input type="checkbox"/> PATIO	<input type="checkbox"/> MICROWAVE	<input type="checkbox"/> BEACH TUGS
<input type="checkbox"/> COFFERS	<input type="checkbox"/> DRYER	<input type="checkbox"/> FILL	<input type="checkbox"/> COFFEE MAKER	<u>Wireless internet</u>

- Pets** NO PETS are allowed on or in the leased premises.
- Occupancy** The maximum number of persons, including children, is limited to 18-20
- Guests** Tenant attests that he/she is an adult and the property will not be occupied by others unless an adult is present.
- 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 damage or damage to the property, furnishings, and equipment. Tenant is responsible for package or damage done by Tenant and/or his guests. Where applicable, the Tenant agrees to abide by the rules of any Condominium or Owner's Association.
- Subletting** The tenant shall not sublet the premises without written consent by the owner.
- Security** Owner shall have ten (10) days from the conclusion of the tenancy to object to the return of the security deposit to the tenant.
- Counterparts** This Contract may be executed in any number of counterparts, including counterparts transmitted by telecopy or FAX, any one of which shall constitute an original of this Contract. When counterparts or telecopy copies have been executed by all Signature parties, they shall have the same effect as if the signatures to each counterpart or copy were upon the same document and copies of such documents shall be deemed valid as originals. The parties agree that all such signatures may be transferred to a single document upon the request of any party.
- Sight Unseen Rentals** Tenant should make every effort to pre-inspect the property before utilizing WADA. Tenant assumes a responsibility to the owner as T seen in
- Additional Understandings** IF FOR ANY REASON YOU HAVE TO CANCEL, YOUR DEPOSIT WILL BE REFUNDED ONCE THE HOME IS RE-RENTED FOR THE SAME RATE MINUS 15% OF THE ENTIRE RENTAL RATE AS A PROCESSING FEE.

### SIGNATURES

Tenant	_____	Date	_____	David Deborah Kelchner	Date	_____
				N.J. Beach Rentals L.L.C.		

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

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_