



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 & Deborah Kelchner

Rental Unit: 224 E 20th and Floor

This 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!

<input type="checkbox"/> SINGLE BEDS	<input type="checkbox"/> BLANKETS	<input type="checkbox"/> DRYWASHER	<input type="checkbox"/> DECK & BOARD	<input type="checkbox"/> NON-SMOKING UNIT
<input checked="" type="checkbox"/> BUNK BEDS <u>Sets</u>	<input type="checkbox"/> LINENS	<input checked="" type="checkbox"/> CABLE OUTLETS	<input checked="" type="checkbox"/> WASHING SERVICE (BY (R))	<input type="checkbox"/> ROOF TOP DECK
<input type="checkbox"/> DOUBLE BEDS	<input type="checkbox"/> TOWELS	<input type="checkbox"/> COLOR TV	<input type="checkbox"/> PARKING (OFF STREET)	<input checked="" type="checkbox"/> DECK PORCH
<input type="checkbox"/> QUEEN BEDS	<input checked="" type="checkbox"/> COILING FANS	<input checked="" type="checkbox"/> VCR / DVD	<input checked="" type="checkbox"/> OUTSIDE SHOWER (BY (R))	<input checked="" type="checkbox"/> DECK FURNITURE
<input checked="" type="checkbox"/> KING BEDS	<input checked="" type="checkbox"/> DRY (C) (W/)	<input type="checkbox"/> AIR COND	<input type="checkbox"/> INCLIN	<input type="checkbox"/> STORAGE
<input type="checkbox"/> SOFA BEDS (2) (3) (4)	<input checked="" type="checkbox"/> WASHER	<input checked="" type="checkbox"/> STOVE	<input type="checkbox"/> MICROWAVE	<input type="checkbox"/> BEACH TAGS
<input type="checkbox"/> COYS	<input type="checkbox"/> DRYER	<input type="checkbox"/> HIRLL	<input checked="" 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 16.
- Age** Tenant affirms that he/she is an adult and the property will not be occupied by minors 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 breakage or damage to the property, furnishings, and equipment. Tenant is responsible for breakage 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 completion 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 telecopier or FAX, any one of which shall constitute an original of this Contract. When counterparts or facsimile copies have been executed by all Signatory 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 executing lease. Tenant assumes a responsibility to the owner as if seen in person.
- Additional Understanding** 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 N.J. Beach Rentals L.L.C.	_____ Date
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Name: _____

Address: _____

Phone #: _____

Email: _____