



# 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: 312 E 19th Ave 1st Floor

This unit has 2 bedroom(s) and 1 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!

1 twin over double

<input type="checkbox"/> SINGLE BEDS	<input checked="" type="checkbox"/> DRESSERS	<input checked="" type="checkbox"/> DRYER	<input checked="" type="checkbox"/> LINEN BOARD	<input checked="" type="checkbox"/> NON-SMOKING UNIT
<input type="checkbox"/> BUNK BEDS	<input checked="" type="checkbox"/> BATHS	<input checked="" type="checkbox"/> CABLE OUTLETS	<input checked="" type="checkbox"/> APPLIANCE SERVICE BY (S)	<input type="checkbox"/> ROOF TOP DECK
<input type="checkbox"/> DOUBLE BEDS	<input checked="" type="checkbox"/> BOWLS	<input checked="" type="checkbox"/> COLOR TV	<input checked="" type="checkbox"/> PARKING (OFF STREET)	<input checked="" type="checkbox"/> DECK/PORCH
<input type="checkbox"/> QUEEN BEDS	<input checked="" type="checkbox"/> CEILING FANS	<input checked="" type="checkbox"/> TV OR DVD	<input checked="" type="checkbox"/> OUTSIDE SHOWER (S/D)	<input checked="" type="checkbox"/> DECK FURNITURE
<input type="checkbox"/> KING BEDS	<input checked="" type="checkbox"/> TV (S) (W/L)	<input checked="" type="checkbox"/> JACUZZI	<input checked="" type="checkbox"/> POOL/SPA	<input type="checkbox"/> STORAGE
<input checked="" type="checkbox"/> TWIN BEDS (S/D) (S)	<input checked="" type="checkbox"/> WASHER	<input checked="" type="checkbox"/> LINEN	<input checked="" type="checkbox"/> MICROWAVE	<input type="checkbox"/> BEACH TUGS
<input type="checkbox"/> COATS <u>twin</u>	<input checked="" type="checkbox"/> DRYER	<input checked="" type="checkbox"/> BATH	<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 6.
- Minors** Tenant attests 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 restorations or damage to the property, furnishings, and equipment. Tenant is responsible for negligence 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.
- Smoking** The Tenant shall not smoke on 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 telecopier or FAX, any one of which shall constitute an original of this Contract. When counterparts or teletype 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 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 N.J. Beach Rentals L.L.C.	_____ Date
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Name: \_\_\_\_\_

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

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

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