



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: 321 E 22nd Ave

This unit has 5 1/2 bedroom(s) and 3 bath(s).

Unit Phone: 609-523-6476

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"/> DRYER	<input type="checkbox"/> LINEN & BOARD	<input type="checkbox"/> NON-SMOKING UNIT
<input type="checkbox"/> BUNK BEDS	<input type="checkbox"/> LINENS	<input type="checkbox"/> CABLE OUTLETS	<input type="checkbox"/> PHONE SERVICE (X)	<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 type="checkbox"/> DECK/PORCH
<input type="checkbox"/> QUEEN BEDS	<input type="checkbox"/> CEILING FANS	<input type="checkbox"/> UTILITY (W/D)	<input type="checkbox"/> OUTSIDE SHOWER (X)	<input type="checkbox"/> LOCK FURNITURE
<input type="checkbox"/> KING BEDS	<input type="checkbox"/> BATH (T/W)	<input type="checkbox"/> ACUZZI	<input type="checkbox"/> INCLUM	<input type="checkbox"/> STORAGE
<input type="checkbox"/> SOFA BEDS (X) (X) (X)	<input type="checkbox"/> WASHER	<input type="checkbox"/> SPOUT	<input type="checkbox"/> MICROWAVE	<input type="checkbox"/> BEACH TAGS
<input type="checkbox"/> COATS RACK	<input type="checkbox"/> DRYER	<input type="checkbox"/> GRILL	<input type="checkbox"/> COFFEE MAKER	<i>wireless internet</i>

- Pets** NO PETS are allowed on or in the leased premises.
- Occupancy** The maximum number of persons, including children, is limited to 16
- Minor** 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 hold 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 soliciting lease. Tenant assumes a responsibility to the owner as if 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: _____