

**Oceanside Realty 2012 Rental Authorization**

<http://www.lbirealty.com/>

212 N. Long Beach Blvd., Surf City, NJ 08008

Phone : (609)494-3800

Property Address :  Town :  Unit :  Lot :  Block :

# Bedrooms :  # Bathrooms :  Max. Occupancy :  Location :

Min Rental Period in Season :  weeks Off Season :  days

Gap Rentals Allowed

Season Rate : \$  Season Utilities Included

Waterfront :  Single Family :  Duplex :  Condo :  Key # :

Bay Access :  Ocean Access :

**Available 2012**

<b>May</b>	May 5 - May 12 \$ <input type="text"/>	May 12 - May 19 \$ <input type="text"/>	May 19 - May 26 \$ <input type="text"/>	May 26 - Jun 2 \$ <input type="text"/>	
<b>June</b>	Jun 2 - Jun 9 \$ <input type="text"/>	Jun 9 - Jun 16 \$ <input type="text"/>	Jun 16 - Jun 23 \$ <input type="text"/>	Jun 23 - Jun 30 \$ <input type="text"/>	Jun 30 - Jul 7 \$ <input type="text"/>
<b>July</b>	Jul 7 - Jul 14 \$ <input type="text"/>	Jul 14 - Jul 21 \$ <input type="text"/>	Jul 21 - Jul 28 \$ <input type="text"/>	Jul 28 - Aug 4 \$ <input type="text"/>	
<b>August</b>	Aug 4 - Aug 11 \$ <input type="text"/>	Aug 11 - Aug 18 \$ <input type="text"/>	Aug 18 - Aug 25 \$ <input type="text"/>	Aug 25 - Sep 1 \$ <input type="text"/>	
<b>September</b>	Sep 1 - Sep 8 \$ <input type="text"/>	Sep 8 - Sep 15 \$ <input type="text"/>	Sep 15 - Sep 22 \$ <input type="text"/>	Sep 22 - Sep 29 \$ <input type="text"/>	Sep 29 - Oct 6 \$ <input type="text"/>

Security Deposit : \$  Phone Type :

Phone Deposit : \$  Unit Phone Num :

**Bed Sizes**

King :  Queen :  Full :  Single :  Bunk :  Sofa :

**Amenities**

- |                                     |  |   |   |                                       |  |
|-------------------------------------|--|---|---|---------------------------------------|--|
| <input type="checkbox"/> Washer     | <input type="checkbox"/> Dryer           | <input type="checkbox"/> Dishwasher     | <input type="checkbox"/> Microwave          | <input type="checkbox"/> Coffee Pot   | <input type="checkbox"/> Picnic Table/Chairs |
| <input type="checkbox"/> Umbrella   | <input type="checkbox"/> Hot Tub         | <input type="checkbox"/> Lounges        | <input type="checkbox"/> Gas Grill          | <input type="checkbox"/> Char Grill   | <input type="checkbox"/> Elect Grill         |
| <input type="checkbox"/> Pets       | <input type="checkbox"/> Vcr             | <input type="checkbox"/> DVD            | <input type="checkbox"/> Stereo             | <input type="checkbox"/> CD Player    | <input type="checkbox"/> Cable               |
| <input type="checkbox"/> Iron/Board | <input type="checkbox"/> Silverware      | <input type="checkbox"/> Ceiling Fans   | <input type="checkbox"/> Pillows            | <input type="checkbox"/> Blankets     | <input type="checkbox"/> Vacuum              |
| <input type="checkbox"/> O/S Shower | <input type="checkbox"/> Jacuzzi         | <input type="checkbox"/> Deck           | <input type="checkbox"/> Deck Furn          | <input type="checkbox"/> Dock         | <input type="checkbox"/> Garage              |
| <input type="checkbox"/> Pool       | <input type="checkbox"/> Toaster         | <input type="checkbox"/> Heat           | <input type="checkbox"/> Boat Slip          | <input type="checkbox"/> Beach Access | <input type="checkbox"/> Central A/C         |
| <input type="checkbox"/> No Smoking | <input type="checkbox"/> High Speed Inet | <input type="checkbox"/> Beach Umbrella | <input type="checkbox"/> Off Street Parking | <input type="checkbox"/> Elevator     | <input type="checkbox"/> Hcap Friendly       |

# Window/Wall A/C :  # Beach Badges :  # Color TV :  # Beach Chairs :

Owner acknowledges receipt of the New Jersey Law against discrimination.

Owner initials :

1. Owner authorizes Oceanside Realty and/or its duty licensed agents to execute and sign leases on owner's behalf. Owner has received a copy of the form entitled "Seasonal Lease", owner authorizes the use of this form of lease.
2. The owner may reserve the use of the property for owner's own use by placing "OWNER" in any particular rental period(s) indicated above. All other rental periods will be assumed to be available for rent. Should owner desire to reserve additional periods for owner's use, owner will provide written notice to Oceanside Realty of such reservation. Owner will honor any lease which may have been executed by Oceanside Realty prior to receipt of such notice.
3. Should owner intend to rent the property, owner will notify Oceanside Realty in writing of owner's intent to rent the property; and will confirm with Oceanside Realty the availability of the property. Should the owner rent the property without following this procedure, a "double lease" may result if owner and Oceanside Realty rent to separate tenants for the same rental period. Should such occur, owner hereby indemnifies and holds Oceanside Realty harmless for any costs, including reasonable attorney's fees, resulting from any claim or suit arising out of such "double lease."
4. Owner will carry Public Liability Insurance to protect the interests of the parties hereto.
5. Owner agrees to pay a commission to Oceanside Realty as follows : (a) A commission equal to  of the rental amount, which commission amount the owner expressly authorizes Oceanside Realty to deduct from the initial rental payment before forwarding the balance due to owner. (b) A commission of  on any future rental and/or a commission of  on any future sale made by owner to any tenant placed by Oceanside Realty. This provision (b) shall be effective as to any contract or lease entered into within 18 months of the termination of this Rental Listing Agreement. As owner, you have the right to individually reach an agreement of any fee, commission or other valuable consideration with any broker. No fee, commission or other consideration has been fixed by any governmental authority or by any trade association or multiple listing service.
6. Owner authorizes Oceanside Realty to have emergency repairs, maintenance and/or cleaning done on behalf of owner. Owner authorizes Oceanside Realty to deduct such costs from rental monies due owner; or owner will reimburse Oceanside Realty upon receipt of the invoice for such costs. Oceanside Realty will attempt to reach owner by phone before ordering work.
7. Owner authorizes Oceanside Realty to hold all security deposits paid by the tenants. If a documented charge is not made by owner within 72 hours of the tenant's departure, owner authorizes Oceanside Realty to return the security deposit to the tenant, whereupon Oceanside Realty shall have no further responsibility for the deposited monies.
8. Oceanside Realty is acting as a rental agent and is not responsible for property management.

**PRIOR TO EFFECTING OWNER RENTALS PLEASE VERIFY AVAILABILITY WITH OCEANSIDE REALTY**

The following Real Estate Offices have this listing :

The listing of this property with Oceanside Realty does not obligate it in any way to be responsible for any damage or theft caused by tenants placed by Oceanside Realty. Oceanside Realty disclaims all liability for damages, theft or unpaid utility accounts caused by tenants placed under the terms of this agreement.

Indicate name and phone number of plumber, electrician, cleaning service, and person to call in case of emergency.

Plumber :

Electrician :

Cleaning service :

Emergency repairs :

**Owner Data**

Name :

Street :

City :

Home Phone :

Shore Phone :

SS Number :

State :

Zip :

Business Phone :

Fax Number :

Email :

Owner Signature / Date

Accepted By / Date for Oceanside Realty

Key #  or  to be furnished