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**PAGE 1 OF 2 SHORT TERM LEASE DATE:**\_\_\_\_\_

**TENANT NAME:**\_\_\_\_\_

**MAKE CHECKS TO: OWNER: ANTHONY TRAVIA**

**TENANT ADDRESS:**\_\_\_\_\_

**ADDRESS AND MAIL TO: 36 ATLANTIC AVE.  
OCEAN CITY, N.J. 08226**

**EMAIL: ATATPHILA@YAHOO.COM**

**TENANT E-MAIL:**\_\_\_\_\_

**TELEPHONE # 215-789-1919**

**TENANT PHONE:**\_\_\_\_\_

**UNIT: 829 ST. JAMES PL. 2ND FLOOR, OCEAN CITY, N.J. 08226**

**FROM: \_\_\_\_\_, CHECK -IN 3:00 PM**

**To: \_\_\_\_\_, CHECK OUT 10:00 AM.**

**AMOUNTS TO BE PAID ARE DESCRIBED AND COLLECTED BY RENTAL SITE TERMS**

**FOR THE SUM OF \$\_\_\_\_\_ USD. PLUS \$\_\_\_\_\_ CLEANING FEE. PLUS \$\_\_\_\_\_ SECURITY/EXCESSIVE CLEANING DEPOSIT. SITE FEES \$\_\_\_\_\_ (\$\_\_\_\_\_) ONE WEEK TERM \$\_\_\_\_\_ RETAINED FROM PREVIOUS YEAR DEPOSIT.**

**TENANT HAS MADE AN EFFORT TO IN INSPECT THE PROPERTY AND IS RENTING IN AN "AS IS CONDITION".**

**LEASE IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS**

**PAYMENTS:** TENANT AGREES TO MAKE ALL PAYMENTS BY SPECIFIED DATES OR DEFAULT ON LEASE. IF PAYMENTS ARE NOT RECEIVED BY DUE DATE ANY REMAINING BALANCE WILL NEED TO BE PAID IN FULL. ANY CHECKS RETURNED BY TENANTS BANK WILL BE CHARGED \$50.00 TO TENANT AND ANY FUTURE PAYMENTS WILL NEED TO BE MADE BY CERTIFIED CHECK OR MONEY ORDER SENT BY NEXTDAY MAIL OR WIRED INTO OWNERS BANK ACCOUNT.

**INITIAL\_\_\_\_\_ PETS: NO PETS ARE ALLOWED IN OR ON ANY PART OF THE SAID PREMISE FOR ANY AMOUNT OF TIME.**

**IF PETS OR EVIDENCE OF PETS ARE FOUND ON PROPERTY LEASE WILL BE IN DEFAULT AND TENANT AGREES TO VACATE PREMISE. NO REFUND WILL BE GIVEN AND SECURITY DEPOSIT WILL BE WITHHELD IN FULL**

**INITIAL\_\_\_\_\_ OCCUPANCY: MAXIMUM PERSONS PERMITTED TO USE ANY OF THE FACILITIES INCLUDING CHILDREN OF ANY AGE IS LIMITED TO SIX (7), AND RESTRICTED TO NAMED BELOW.**

**BLOW UP MATTRESSES AND COTS OF ANY TYPE ARE NOT PERMITTED**

**IF OCCUPANCY EXCEEDS THIS LIMIT THIS LEASE WILL BE IN DEFAULT. PARTIES OR GATHERINGS OF ANY TYPE ARE NOT PERMITTED. ALL PARTIES WILL BE ASKED TO VACATE. AND ADDITIONAL CHARGES WILL BE DUE SECURITY/CLEANING DEPOSIT WILL BE HELD IN FULL**

**NAMED TENANT AGREES THEY WILL BE WITH GUESTS THE ENTIRE TIME OF RENTAL PERIOD**

**1. NAME,RELATION & AGE\_\_\_\_\_ 2.NAME,RELATIONAGE\_\_\_\_\_**

**3. NAME,RELATION & AGE\_\_\_\_\_ 4.NAME,RELATION & AGE\_\_\_\_\_**

**5. NAME,RELATION & AGE\_\_\_\_\_ 6.NAME,RELATION & AGE\_\_\_\_\_**

**7. NAME,RELATION & AGE\_\_\_\_\_**

**INITIAL\_\_\_\_\_**

**SMOKING ,ELECTRONIC SMOKING & CANDLES: IS NOT PERMITTED IN OR ON ANY PART OF SAID PREMISES, IF SMOKING OR CANDLE USE OR EVIDENCE OF SMOKING OR CANDLE USE IS FOUND SECURITY DEPOSIT WILL BE WITHHELD IN FULL THE STORAGE OF USED BUTTS OF ANY KIND IS PROHIBITED IN ANY TYPE OF CONTAINER ANYWHERE ON THE PROPERTY OR IN ANY PART OF THE RENTAL UNIT. THE USE OF CANDLES EXCEPT IN AN EMERGENCY IS PROHIBITED.**

**GRILLING OR BARBECUE IS RESTRICTED TO PROVIDED GAS GRILL ONLY.**

**INITIAL\_\_\_\_\_ MINORS / GUESTS: Named Tenant affirms that he/she is an adult and named minors or guests of any age will not occupy the property unless a named tenant is present. Young children should never be left unattended on any part of premises for their own safety.**

**INITIAL\_\_\_\_\_ BIKES, STROLLERS AND BEACH EQUIPMENT ARE NOT PERMITTED IN UNITS OR ON DECKS**

TENANT AGREES TO RETURN TO PREMISES TO OWNER, ON EXPIRATION OF THIS LEASE, IN CLEAN & GOOD CONDITION AS IT WAS FOUND UPON CHECK –IN AND PAY FOR ANY BREAKAGE OR DAMAGE OR MISSING ITEMS TO SAID PREMISE INCLUDING BUT NOT LIMITED TO FURNISHINGS, AND EQUIPMENT. TENANT IS RESPONSIBLE FOR BREAKAGE OR DAMAGE DONE BY TENANT AND /OR HIS GUESTS. TENANT AGREES TO REMOVE ALL PERSONAL TRASH FROM THE UNIT TO PROVIDED CANS AT THE END OF THE TERM, INCLUDING ANY FOOD.

**REPAIRS:** APPLIANCES, AIR CONDITIONING, HEATING AND AMENITIES ARE NOT GUARANTEED AND REFUNDS WILL NOT BE GIVEN DUE TO BREAKDOWN, THE OWNER WILL MAKE REPAIRS AS SOON AS POSSIBLE.

**NO ADDITIONS:** NO FIXTURES, APPLIANCES, AIR CONDITIONING OR ALTERNATE HEATING DEVICES SHALL BE INSTALLED WITHOUT WRITTEN CONSENT OF THE OWNER.

**VISITATION:** THE OWNER OR AGENT OR ANY FUTURE TENANT SHALL HAVE ACCESS TO THE PREMISES DURING DAYLIGHT HOURS TO MAKE REPAIRS, INSPECT OR TO SHOW FOR SALE OR RENT.

**KEYS:** KEYS ARE TO BE RETURNED TO OWNER / LEFT WHERE FOUND UPON CHECK OUT.

**AMENITIES:** TENANT SHALL FURNISH BLANKETS, LINENS, AND TOWELS AND BEACH TAGS. STREET PARKING ONLY AT THIS LOCATION.

**UTILITIES:** OWNER WILL SUPPLY UTILITIES FOR TYPICAL LIVING CONDITIONS. EXCESSIVE USE WILL RESULT IN EXTRA CHARGES. THE USE OF WATER TO WASH CARS OR BOATS OR FILL SWIMMING POOLS IS PROHIBITED

**CANCELLATION:** ALL REQUESTS BY TENANT TO CANCEL THIS LEASE MUST BE MADE IN WRITING TO THE OWNER AND ARE SUBJECT TO THE PROPERTY RE RENTING. ALL PAYMENT AND OR DEPOSIT MONEY WILL BE RETAINED UNTIL THE PROPERTY IS RE RENTED AT FULL PRICE. IF THE PROPERTY IS NOT RE RENTED FOR FULL PRICE THE DIFFERENCE WILL BE DUE FROM THE TENANT AND OR DEDUCTED FROM THE DEPOSIT PLUS ANY RE RENTING FEES SUCH AS BUT NOT LIMITED TO ADVERTISING AND REALTOR COMMISSIONS.

**SUBLETTING:** THE TENANT SHALL NOT SUBLET THE PREMISES, OR ANY PART THERE OF, NOR MAKE OR SUFFER TO BE MADE ANY ALTERATIONS TO THE PROPERTY

SHOULD SAID LEASED PREMISES BE DESTROYED BY FIRE OR ACTS OF GOD SO AS TO BE UNFIT FOR OCCUPANCY, EITHER PRIOR TO OR DURING THE TERM OF THE LEASE, THE OWNER SHALL RETURN TO THE TENANT AN EQUITABLE PRORATED SHARE OF ANY RENTS THAT MAY HAVE BEEN PAID IN ADVANCE. THE LEASE SHALL NOT TERMINATE AS A RESULT OF COSMETIC DEFECTS OR INOPERABLE NON –ESSENTIAL APPLIANCES. APPLIANCES, AIR CONDITIONING/HEATING AND AMENITIES ARE NOT GUARANTEED AND REFUNDS WILL NOT BE GIVEN DUE TO BREAKDOWN. THE OWNER WILL MAKE REPAIRS AS SOON AS POSSIBLE.

**DEFAULT:** ANY DEFAULT BY THE TENANT UNDER THE TERMS AND CONDITIONS OF THE LEASE, INCLUDING BUT NOT LIMITED TO UNPAID RENT, SHALL RESULT IN THE TERMINATION OF THIS LEASE AND THE PREMISES MUST BE VACATED IMMEDIATELY WITH NO REFUND TO THE TENANT OF RENT OR SECURITY DEPOSIT. ANY LEGAL FEES INCURRED BY OWNER/LANDLORD TO ENFORCE THIS LEASE OR ANY LEGAL ACTION RELATED TO THIS LEASE LEGAL FEES OF OWNER WILL BE PAYABLE / DUE TO LANDLORD / OWNER BY TENANT

**PAYMENTS:** ALL PAYMENTS ARE DUE BY DATES ON LEASE. ANY PAYMENTS NOT RECEIVED BY DUE DATE WILL RESULT IN CANCELLATION OF LEASE UNLESS REMAINING PAYMENTS ARE MADE IN FULL. REFUNDS WILL NOT BE MADE UNLESS UNIT IS RENTED AT FULL PRICE. OTHER DEDUCTIONS MAY APPLY

**SECURITY DEPOSITS:** UPON INSPECTION OF PROPERTY/UNIT FOR DAMAGE AND CLEANLINESS OWNER SHALL HAVE 30 DAYS FROM THE COMPLETION OF THE TENANCY TO OBJECT TO THE RETURN OF THE SECURITY/CLEANING DEPOSIT OR ANY PORTION TO THE TENANT. FAILURE TO OBJECT WITHIN THE 30-DAY PERIOD WILL RESULT IN AN AUTOMATIC RETURN OF THE SECURITY/CLEANING DEPOSIT AND/OR ANY OTHER DEPOSITS TO THE TENANT. LANDLORD SHALL HAVE UP TO 60 DAYS TO RETURN DEPOSITS OR ANY PORTION DUE TO TENANT. TENANT WILL BE RESPONSIBLE FOR ANY DAMAGES ABOVE AND BEYOND ANY DEPOSITS.

**INITIAL \_\_\_\_\_ SPECIAL NOTE:**

**PLEASE DO NOT ALLOW ANYONE TO USE ANY TANNING PRODUCTS OR SPRAY SUNTAN / LOTIONS OF ANY KIND, INSIDE SHOWERS, TUBS, IN THE UNIT OR ANYWHERE ON THE PROPERTY EXCEPT THE SIDEWALK. THE OVERSPRAY AND DYE STAINS EVERYTHING.**

**SIGNATURES: Verify tenant has read this lease and agrees with all terms and conditions and HAS READ RECEIVED AND AGREES WITH HOUSE RULES. Lease shall be binding on all parties, heirs, executors & assign.**

**TENANT:**

**Date:**

**OWNER: Anthony Travia Date:**