

CENTURY 21 Alliance would like to thank you again for allowing us the opportunity to market & rent your property during this up and coming rental season. Attached you will find a renewal rental package which has been pre-populated with your personal and property information to help save you time in completing this process. Please take ample time to proof these forms to make sure the information we have on file is accurate as all rental property owners are expected to supply the tenants with the exact amenities, appliances and features listed in your renewal package. If you have made any significant changes to your properties décor or furnishings we highly recommend forwarding us updated photos so our website and in-office rental catalog will display these changes. All photos can be emailed to [photos@allianceshorerentals.com](mailto:photos@allianceshorerentals.com). Please include your property address in the subject line of the email.

**It is very important that we are notified BY YOU of ANY rental commitments made by you or any other Real Estate office, at the time the verbal commitment is made, so we can adjust our charts so the possible misfortune of a double booking does not occur.** Please do not wait until you receive payment for the rental to report it to us as we can always re-open the rental date if payment is not received or the rental is canceled. Furthermore, we request that you list your rental property with NO MORE THAN three (3) additional cooperating Real Estate offices. Any more than this may result in possible miscommunication amongst Realtors and will increase the chances of a double booking. **Please note: in the occasion of a double booking Century 21 Alliance will expect our lease to be honored by the property owner.**

While completing the rental rate form you will notice there are 2 sections, one for full week rentals and one for weekend rentals. We believe to maximize your rental potential the properties have to follow the schedule of potential renters. During the summer months it is mandatory that all properties rent for full weeks, Saturday to Saturday. During the off season you may want to consider offering your property for extended weekends to mirror the schedule of holiday weekends and the many festivals that take place during the spring and fall seasons. The rate form will detail which dates are available for extended weekends and which are full week rentals only. If you choose not to rent for extended weekends just leave that section of the form blank. Century 21 Alliance would be more than happy to help you structure a competitive rate plan for your property if you desire.

Once again, Thank you again for choosing Century 21 Alliance for your Real Estate rental needs!

Very truly yours,

Century 21 Alliance

# RENTAL LISTING AGREEMENT

Rental Property Address: \_\_\_\_\_ Unit: \_\_\_\_\_

**Rental Listing Agreement:** Century 21 Alliance (hereinafter designated as Agent), in consideration of your listing and endeavoring to procure a tenant for the property listed above, the undersigned (hereinafter designated as Owner), grants Century 21 Alliance the Exclusive or Non-Exclusive right to rent said property until the 31st day of December, 2022.

**Rental Payment Collection and Disbursement:** Century 21 Alliance shall receive on behalf of the Owner all rental deposits, payment of rent & other deposits required. All such funds made payable to or received by Broker shall be placed in a **non interest bearing** rental trust account and will be held for approximately fourteen (14) days prior to disbursement to insure funds have cleared from the bank at which the funds were deposited.

**Commission & Tenant Processing Fee:** The Owner warrants and represents that he/she is the Owner of the property and agrees to pay Broker a commission of twelve (12%) percent of the total rent on any leases secured by Broker. Owner understands and agrees that the commission is solely for the purpose of securing tenants and does not include property management services.

Property Owner understands Century 21 Alliance may charge a non-refundable tenant-processing fee to the tenant under each lease. This fee represents the efforts of Rental Agent in processing the rental application of the tenant. This fee will be added to the total rental amount and will be deducted from the first payment made by the tenant.

**Vacation Rental Damage Protection (VRDP):** All leases will include a \$50.00 premium, paid by Tenant, to Century 21 Alliance for VRDP (provided through CSA Travel Protection and Insurance Services). This premium insures the Tenant for up to \$3,000 (Three Thousand Dollars) for any unintentional damages that they may cause to your property during their stay. All damage must be disclosed /reported by the tenant to Century 21 Alliance prior to check-out. Should the Tenant not report damages to Rental Agent and damages are found by the owner or owner's contractors, Owner can still report the damages to Century 21 Alliance within 3 days of the check-out date. Century 21 will facilitate the Claim process on behalf of Owner.

Reimbursement checks will be paid directly to Century 21 Alliance by CSA Travel Protection & Insurance Services. Once received, Century 21 Alliance will disburse such funds accordingly.

Full details of the Vacation Rental Damage Protection (VRDP) program are contained in the Certificate of Insurance or Insurance Policy, and can be found online at [vacationrentalinsurance.com/g10vrd](http://vacationrentalinsurance.com/g10vrd).

In the event the tenant chooses not to purchase Vacation Rental Damage Protection (VRDP), a Security Deposit of \$3,000 or an amount equal to the cost of the full rent, whichever is less, will be charged to the Tenant.

**FOR ALL CLAIMS: Owner must submit to Century 21 Alliance all paid receipts for repairs and/or replacements the owner has paid for.**

**WITHOUT RECEIPTS, CSA WILL DENY THE CLAIM.**

**Cleaning Deposit:** Tenants will be required to pay a refundable cleaning deposit on their Lease. Owner understands and agrees that the cleaning deposit may be automatically refunded to tenant seven days after the expiration of the lease, unless otherwise directed by the Owner to the Rental Agent in writing within 3 days after check-out. Owner is solely responsible for monitoring the condition of the property and advising Rental Agent in writing as to the disposition of the cleaning deposit within the time required.

**Condition of Property:** Owner represents and warrants that the Property is habitable and is in compliance with all Local, County, State and Federal Laws and regulations including but not limited to those pertaining to Licensing, Land Use, Health, Housing Code and Fire Safety.

Owner should have all appliances in working order, as well as A/C and heating coils. Owner agrees to keep his/her property in good repair and equipped as indicated in the inventory/amenity list. Damages or repairs needed will be reported to the Owner as they are found.

**Municipal Licensing:** If the City or Borough where the property is located requires a "mercantile, room license or similar rental registration", Owner will obtain said license prior to allowing Tenants occupancy of the dwelling.

**Consumer Information Statement:** Owner acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships and understands that Century 21 Alliance will be working for you as a Transaction Broker.

**Attorney General Memorandum:** Owner acknowledges receipt of the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law.

**Service Pet Acknowledgement:** Owner acknowledges under the Fair Housing Amendments Act of 1988, Property Owners or Manager may not discriminate against Service Animals. Landlords cannot refuse to rent their property to a tenant or charge extra rent or security for service animals. Charging a 'pet deposit' or additional 'pet rent' is in direct violation of the Federal Fair Housing Act.

BY AFFIXING MY SIGNATURE BELOW, I / We agree to the terms and conditions of this Rental Listing Agreement and affirm that I / We are the person(s) authorized to sign this form and be responsible for its terms and conditions.

OWNER: \_\_\_\_\_ PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ PRINT: \_\_\_\_\_ DATE: \_\_\_\_\_

**5811 New Jersey Ave, Wildwood Crest, NJ 08260**

**3860 Bayshore Road, Unit A, North Cape May, NJ 08204**