

# CENTURY 21<sup>®</sup>

## Alliance

We would like to thank you for choosing Century21 Alliance for your vacation rental needs. We will strive to make your visit as enjoyable as possible. Following this letter you will find the lease for the property you have reserved. Please review and understand the terms of the lease before electronically signing.

### Payment Options

1. You will be sent a link to a Tenant Portal which gives you access to property information and payment options. The Tenant Portal gives you an option to make payments via credit card and check (ACH). This is the preferred method of payment.
2. Make checks payable to Century 21 Alliance. Please write the lease # and the tenant's name in the memo section of the check.

#### **Century21 Alliance**

**Attn: Rental Processing Dept**

**5811 New Jersey Avenue**

**Wildwood Crest, NJ 08260**

Initial payment is due within 10 days from the time the reservation is made (unless otherwise noted on the lease), otherwise the lease will be cancelled.

Final payments must be received before the date specified on lease.

Unless otherwise specified in your lease, Check-in is at 2pm and Check-out is at 10am & the property keys can be picked up at our office located at 5811 New Jersey Ave, Wildwood Crest. Keys should be dropped off at the same location after check-out.

Once you check-in, you will notice a list of rules and regulations posted on the refrigerator or by the main entrance. Please review these rules and regulations and take special notice to the garbage, recycle & parking sections, so you are aware of your responsibilities as a renter.

An inspection of the property will take place shortly after check-out and the property owner will notify Century 21 Alliance if any damage is found.

The Cleaning Deposit will be returned by mail within 30 days of your check-out date, as long as no excess cleaning is required to bring the property to the condition it was in when you checked in.

Thank you and enjoy your stay,

Century 21 Alliance

**CANCELLATIONS: Refunds will be considered ONLY on cancellations made 4 weeks prior to start of reservation date and only if the premises are re-rented for the same period, at no loss to the owner. All such refunds will be subject to a cancellation fee of \$150. Booking/Administrative and Security Deposit Insurance Fee is NON REFUNDABLE. Refunds will be issued after the re-rented period.**

Short Term Lease# \_\_\_\_\_ Lease Date: \_\_\_\_\_  
 Check In: \_\_\_\_\_ Check Out: \_\_\_\_\_  
 Tenant: \_\_\_\_\_  
 Landlord: \_\_\_\_\_  
 Renting Agent: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_  
 Property: \_\_\_\_\_  
 Bedrooms: Baths: **Full Bath(s):** \_\_\_\_\_ Maximum Occupancy (including children): \_\_\_\_\_

	Due	Amount	Description
<b>Total Due:</b>		125.00	Processing Fee
		100.00	Excessive Cleaning Deposit
	03/28/2022	50.00	Vacation Rental Damage Protector
<b>Total Due:</b>			
<b>Grand Total:</b>			

**ALL PAYMENTS MUST BE MADE AS SET FORTH ABOVE. IF PAYMENTS ARE NOT PAID BY THE DUE DATE THEN CENTURY 21 ALLIANCE RESERVES THE RIGHT TO UNILATERALLY CANCEL THE LEASE. ALL RENT PAYMENT CHECKS ARE TO BE MADE PAYABLE TO CENTURY 21 ALLIANCE. CHECK-IN TIME: 2:00 PM. TENANT MUST VACATE PROPERTY AND CHECKOUT BY 10:00 AM ON THE LAST DAY OF THIS LEASE. CENTURY 21 ALLIANCE CLOSSES AT 5:00 PM. IF YOU ARE ARRIVING LATE DURING YOUR CHECK-IN DATE PLEASE CALL ASAP TO MAKE ARRANGEMENTS TO RECEIVE PROPERTY ENTRY INSTRUCTIONS.**

- 1) **RENTAL:** The Tenant agrees to rent from the Landlord and the Landlord agrees to lease to the Tenant the Property. Landlord and Tenant understand and agree that the Property is a vacation rental. The Tenant is a transient guest or seasonal tenant. The New Jersey Anti-Eviction Act does not apply to this rental.
- 2) **NON-LIABILITY OF THE LANDLORD OR RENTAL AGENT:** The Landlord and the Tenant understand and agree that the Rental Agent is not the property manager or rental manager for the Property. The Rental Agent is acting merely as a rental agent in this lease transaction. The Rental Agent shall not be liable for any claims, demands, damages or costs in any manner relating either to alleged defects or problems with the Property or to any other circumstances surrounding the rental. In the event the Rental Agent has made a payment to the Landlord which the Tenant withdraws or otherwise cancels such that the Rental Agent never receives the funds, the Landlord agrees to reimburse the Rental Agent for any such funds. All rent payment checks are to be made payable to: CENTURY 21 ALLIANCE. Tenant understands that all rental payments are the property of the Landlord. Rental Agent has no authority to return any tenant payment without the consent of the Landlord. This agreement is entered into based upon Tenant's independent knowledge of the Property or the representations specifically contained in this Agreement and not on any representations made by the Landlord or its agents.
- 3) **ACCEPTANCE OF PROPERTY:** Opinions as to the condition of the Property vary from individual to individual and are very subjective, lithe Tenant has not personally viewed or inspected the Property, the Tenant shall not rely on any opinion expressed by a third party, including the Rental Agent or the Landlord. The Tenant bears the sole risk of renting the property sight unseen and in not being satisfied with the condition of the Property at the time of check-in. It is highly recommended that the tenant personally inspect the property before signing this lease. The tenant has not been promised anything as to the condition of the Property unless stated in this lease. The Property is rented "as is".
- 4) **USE:** The Tenant shall take possession of and use the Property only as a private residence for not more than the maximum number of persons as indicated above. The Tenant shall not allow the Property to be used for any business, professional or unlawful purposes. House trailers and recreational vehicles are not permitted on the Property. There shall be no alterations of the Property and no fixtures, appliances or air-conditioners shall be installed without the written consent of the Landlord. The Tenant affirms that he/she is over eighteen years of age and minors will not occupy the property unless an adult is present. Unreasonable noise or disturbance by the Tenant may result in eviction. The Tenant is solely responsible for placing all trash and recyclables in the exterior bins for pickup in accordance with the schedules and ordinances of the City of where the Rental Property resides.

- 5) **END OF TERM AND CLEANING DEPOSIT:** The Tenant agrees to return the Property to the Landlord at the expiration of the lease in as clean and as good condition as it was at the beginning of the lease term. Tenant authorizes deduction for any excess cleaning expenses the Landlord assumes from the Cleaning Deposit. All Cleaning Deposits will be held in a non-interest bearing account. The Cleaning Deposit will be automatically refunded 30 days after termination of this lease unless otherwise directed by the Landlord to Century21 Alliance in writing. The Landlord is solely responsible for monitoring the condition of the Property and advising Century21 Alliance, in writing as to the disposition of the Cleaning Deposit within the time period required. If excessive cleaning expenses have resulted from the actions of the Tenant, the Tenant is liable for said amount in full and any appropriate amount will be deducted from the Cleaning Deposit upon request of the Landlord. Any remaining balance will be refunded to the Tenant.
- 6) **VACATION RENTAL DAMAGE PROTECTION:** As a part of your stay, you may purchase a Vacation Rental Damage Protection plan designed to cover unintentional damages to the rental unit interior that occur during your stay provided they are disclosed to management prior to check-out. If purchased, the policy will pay a maximum benefit of \$3,000 (Three Thousand Dollars). Any damages that exceed \$3,000 or are not covered under the plan will be charged to the credit card on file. If, during your stay at one of our rental properties, an insured person causes any damage to real or personal property of the unit as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair or the actual cash value of such property up to a maximum benefit of \$3,000. Certain terms and conditions apply. Full details of the Vacation Rental Damage coverage are contained in the Description of Coverage or Insurance Policy by visiting [www.vacationrentalinsurance.com/g10vrd](http://www.vacationrentalinsurance.com/g10vrd). The Vacation Rental Damage can be purchased up to, and including at check-in. By submitting payment for this plan, you authorize and request Customized Services Administrators, Inc. d/b/a Generali Global Assistance & Insurance Services to pay directly Century21 Alliance any amount payable under the terms and conditions of the Vacation Rental Damage. Please contact Century21 Alliance directly if you do not wish to participate in this assignment.

Vacation Rental Damage Protection will be applied to this lease by default. If Tenant denies this coverage, a Security Deposit in the amount of \$3,000 (Three Thousand Dollars) will be applied to the lease. Payment for such will be due within 60 days prior to check-in.

- 7) **ACCEPTED PAYMENT METHOD & CREDIT CARD CONVENIENCE FEE:** Century21 Alliance accepts payment for this lease in the form of Personal Check, Electronic Bank Check & Certified Funds with no additional fees to the Tenant. If Tenant chooses to pay the lease with a Credit Card or Debit Card, a 3% (Three %) CONVENIENCE FEE will be applied to the gross lease amount. Tenant understands that all rental payments are the property of the Landlord. Century21 Alliance has no authority to return any tenant payment without the consent of the Landlord. This agreement is entered into based upon Tenant's independent knowledge of the Property or the representations specifically contained in this Agreement and not on any representations made by the Landlord or Century21 Alliance.
- 8) **ACCESS TO PROPERTY:** The Landlord, and/or Rental Agents, shall have access to the Property from 10:00 a.m. to 5:00 p.m. to inspect the property, make necessary repairs, alterations, or improvements, supply necessary services and show the Property to possible buyers, tenants, contractors, etc.
- 9) **AGREEMENT AND TENANT DEFAULT:** This lease is valid only when accepted by the Landlord in writing, and may be terminated by the Landlord upon default of any payments or other obligations of the Tenant, as outlined in this Lease.
- 10) **AMENITIES:** The Tenant shall furnish linens, blankets, towels, beach bags, beach equipment, and other personal items. Appliances, air-conditioning and television are not guaranteed and refunds will not be given due to breakdown. Repairs will be made as soon as reasonably possible based on the availability of repairmen and contractors.
- 11) **ACCEPTANCE:** This lease must be signed and returned with the deposit within ten (10) days of the above Lease Date. The lease shall not be binding until the deposit is received and lease is fully executed by both the Landlord and the Tenant. This agreement is subject to the approval and written acceptance of the Landlord.
- 12) **KEYS:** Unless otherwise specified by Rental Agent, all keys are to be picked up at the beginning of the lease term at the office of Century21 Alliance and shall be returned at the end of the lease term to the same office. It is strongly suggested that all keys are tested upon arrival. THE OFFICE OF THE RENTAL AGENT CLOSSES AT 5:00 P.M.
- 13) **CONDOMINIUM OR HOMEOWNER'S ASSOCIATION RULES AND REGULATIONS:** If applicable, the Tenant agrees to abide by the rules and regulations of any condominium or homeowner's association at the Property. The Tenant shall also be responsible for reasonable rules established and posted by the Landlord, which deal with the Tenant's occupancy of the Property and maintenance of the Property. For example, the Tenant must comply with all such rules and regulations regarding the use of exterior decks, use of common areas, trash disposal and collection and no smoking requirements.
- 14) **PETS:** Unless otherwise specified in Paragraph 15 of this lease, no domestic pets shall be permitted on the Property. The Tenant shall obey this and all the Landlord's other rules for the safety and cleanliness of the Property and for the comfort and convenience of other occupants. In the event that a pet is discovered in violation of this Rental Agreement, then the Tenant shall be evicted with no refund forthcoming.
- 15) **ADDITIONAL TERMS:**

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Tenant

Date

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Landlord

Date