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SHORT TERM LEASE

July 4, 2010

TENANT:
Your Name
1234 Main Street
Your City ,State 10101

MAKE CHECKS & MAIL TO: OWNER:
Anthony
PO Box 514
Ocean City, NJ.08226

UNIT: UNIT & FLOOR OF CHOICE. Ocean City, NJ. 08226
FROM: DATE OF CHOICE CHECK-IN 3:00 PM. TO DATE OF CHOICE CHECKOUT 10:00 AM. FOR THE SUM OF \$\$\$\$\$. PLUS \$300.00 RETURNABLE SECURITY DEPOSIT IF UNIT IS LEFT IN CONDITION IT WAS FOUND. (\$\$\$\$\$) ONE-WEEK TERM. \$\$\$\$\$ HAS BEEN RECEIVED. \$\$\$\$\$ DUE WITH SIGNED RETURNED LEASE BY ?????? TO VALIDATE RESERVATION. \$\$\$\$\$ DUE ON OR BEFORE JULY 14,2010.
Tenant has made an effort to inspected 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. Any checks returned by tenants bank will be charged \$40.00 to tenant and any future payments will need to be made by certified check or money order.

Initial _____ PETS: NO PETS ARE ALLOWED IN OR ON ANY PART OF THE SAID PREMISE FOR ANY AMOUNT OF TIME.

Initial _____ OCCUPANCY: MAXIMUM PERSONS PERMITTED TO USE ANY OF THE FACILITIES INCLUDING CHILDREN OF ANY AGE IS LIMITED TO UNIT SPECIFIC (?) AND RESTRICTED TO NAMED BELOW .

If occupancy exceeds this limit this lease will be in default. ALL PARTIES WILL BE ASKED TO VACATE. And additional charges will be due.

1.Name&Relation _____ 2.Name & Relation _____
3.Name&Relation _____ 4.Name & Relation _____
5.Name&Relation _____ 6.Name & Relation _____
7.Name&Relation _____ 8.Name & Relation _____

Initial _____ SMOKING: IS NOT PERMITTED IN OR ON ANY PART OF SAID PREMISES

MINORS: Tenant affirms that he/she is an adult and minors will not occupy the property unless an adult is present. Young Children should never be left unattended on any part of premises for there own safety.

CARE OF PROPERTY: (security / cleaning deposit) Tenant agrees to return premises to owner, on expiration of this lease, in as clean and 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.

INITIAL _____

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 were found upon check out

AMENITIES: ... Tenant shall furnish blankets, linens, and towels and beach tags.

UTILITIES: Owner

CANCELLATION: All requests by the 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 this 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 this 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 will be payable / due to landlord / owner by Tenant.

Upon inspection of Property/unit for damage and Cleanliness Owner shall have 60 days from the completion of the tenancy to object to the return of the security/cleaning deposit to the Tenant. Failure to object within the sixty-day period will result in an automatic return of the security/cleaning deposit and/or any other deposits to the tenant.

INITIAL _____ SPECIAL NOTE:

PLEASE DO NOT ALLOW ANYONE TO USE SPRAY SUNTAN/ LOTIONS INSIDE THE UNIT OR ANYWERE EXCEPT THE SIDEWALK. THE OVERSPRAY STAINS EVERYTHING.

SIGNATURES: Verify tenant has read this lease and agrees with all terms and conditions and lease shall be binding on all parties, heirs, executors & assign.

TENENT: Your Name DATE

OWNER: Anthony Travia DATE

