

# SHORT-TERM RENTAL AGREEMENT

This Short-Term Rental Agreement ("Agreement") is entered into between the Owners, Scott & Casey D'Alessandro (hereinafter referred to as "Landlords"), and the Renter, Melissa Verrill (hereinafter referred to as "Tenant").

## PROPERTY DETAILS:

- Property Address: 106 Atlantic Ave, Point Pleasant Beach, NJ
- Driveway - Can park 4-6 vehicles depending on size of vehicles.

## RENTAL PERIOD:

- Start Date: 6/15
- End Date: 6/22

## CHECK-IN/CHECKOUT TIMES:

- Check-in: Anytime after 4:00 PM
- Checkout: Before 11:00 AM

## PAYMENT DETAILS:

- The Tenant agrees to make payment according to the following details:
  - Total Rent Amount: \$4600
  - Initial Payment (50%): \$2300 (Due at time of booking)
  - Payments can be sent via (VENMO or personal check):
    - VENMO
      - @CaseyDalessandro
      - <https://account.venmo.com/u/CaseyDalessandro>
    - Personal Check Mailing Address:
      - Casey & Scott D'Alessandro
      - 5 Rock Rd, Glen Rock, NJ 07452
  - Remaining Payment (50%): \$2300 (Due 3 days before check-in or earlier)
  - NO PERSONAL CHECKS WILL BE ACCEPTED WITHIN 30 DAYS OF OR AT CHECK-IN.
  - ALL RETURNED CHECKS ARE SUBJECT TO A \$25.00 BANK FEE. Processing fee is non-refundable.

## SECURITY DEPOSIT:

- A security deposit of \$500 is due 3 days before check-in. This will be refunded within 10 days after checkout, minus any deductions for damages.

#### BEACH BADGES:

- 8 beach badges will be provided.
- If a beach badge is lost, the Tenant agrees to replace and pay for any missing beach badges at the cost of \$130 each, equivalent to a Full Season Pass.

#### CANCELLATION POLICY:

- 100% refund 120 days before Check-in
- 50% refund 60-90 Days before check-in
- 25% refund 30 days before check-in
- No refund after 30 days

#### PROPERTY DESTRUCTION:

- It is agreed that in the event of the property being destroyed by fire or made untenable before the period for occupancy specified or during the period of occupancy, the money paid by the Tenant to the Owner shall be refunded pro rata.

#### POSSESSION AND SURRENDER OF PREMISES:

- The Owner will deliver possession of the property furnished in good condition and ready for occupancy. At the expiration of the lease, the Tenant will surrender the premises in as neat and clean condition as reasonable wear and tear will permit. Damage by the elements will be accepted. Tenant will not sublet the rented premises under any circumstances without written consent of the owner.

#### APPLIANCES GUARANTEE:

- It is agreed that the appliances are represented by the Owner to be in normal working order at the inception of the lease. The Owner specifically guarantees the stove, refrigerator, dishwasher, television, air conditioning, and hot water heater to be in working order and agrees to repair them in the event of a breakdown as quickly as possible.

#### TENANT'S RESPONSIBILITY:

- It is agreed that the Tenant shall replace any furniture, electronics (such as TV), cooking utensils, or crockery damaged by them or their guests with similar quality merchandise or pay the replacement value to the Owner.

#### GUESTS:

- Occupancy is limited to a total of 8 persons, including children. Exceeding occupancy may result in eviction and loss of security deposit.

#### HOUSE RULES:

- The Tenant agrees to adhere to the following house rules:
  - No pets are allowed on the premises.

- No smoking is allowed inside the property.
- Prom groups are not permitted.
- Respect neighbors and sound ordinances.
- Trash and recycling need to be taken out on the days listed (this information will be provided upon check-in in the welcome guide).

#### LIMITATION OF LIABILITY:

- The Landlords shall not be held liable for any accidents, injuries, or damages that occur on the premises during the rental period. The Tenant agrees to indemnify and hold the Landlords harmless from any claims, including but not limited to personal injury or property damage, arising out of the Tenant's use of the property.

#### CHECKOUT INSTRUCTIONS:

- Load and run the dishwasher if needed.
- If provided bedsheets, please strip all sheets and leave them on the beds.
- Please clean the provided beach towels provided in the basement (if they were used) the evening before checkout.
- Please logout of any personal apps used on the TV such as Netflix, Disney, etc...
- Please lock all doors upon exiting the property (including the garage).
- Additional instructions may be provided during your check-in.

#### ADDITIONAL INFORMATION:

- The Landlords will try to accommodate an earlier check-in time based on the cleaner's and property manager's schedule.

#### LANDLORD CONTACT INFORMATION:

- Casey & ScottD'Alessandro:
  - Phone: 551-427-1569 or 201-310-5293
  - Email: cvdaless@gmail.com or sdaless22@gmail.com
  - Address:
    - 5 Rock Rd, Glen Rock NJ 07452

#### TENANT CONTACT INFORMATION:

- Melissa Verrill:
  - Phone: 207-712-9460
  - Email: melissa.verrill@gmail.com
  - Address:
    - 8 Phillips St. U 1 Watertown MA 02472

SIGNATURES:

Landlords: \_\_\_\_\_ Date: \_\_\_\_\_

Landlords: \_\_\_\_\_ Date: \_\_\_\_\_

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_