
RENTAL APPLICATION/AGREEMENT

Please read carefully. Sign and return one copy and return it to us with your deposit, keeping a copy for your records. This rental agreement, dated _____, between Cheryl J. Palermo, Owner and _____, Renter.

Owner

Name: Cheryl Palermo
26 Brick Church Road
Pipersville, PA 18947

Home Phone: 610-847-4658

Renter

Name:
Address:
City, State, Zip:

Home Phone:
Alternate Phone:

Term From _____ To _____

The premises is located:

Address: 5106 West Ave.
City, State, Zip: Beach Haven Inlet, NJ, 08008

About Your Accommodations

of Bedrooms: 4
of Bathrooms: 2.5
Maximum Occup: 11
Linens Included: No
Pets Allowed: No
Smoking Allowed: No
Check in Time: 2:00 p.m.
Check-out Time: 10:00 a.m.

Bedding Arrangements:

Queen: 1
Full: 2
Bunks: 2
Pull out sleeper: 2

Other:

Please make yourself at home and have a great time at our 'Salt and Light of LBI'. We ask before leaving that our home is left in the condition that you found it.

- Make sure the air conditioner is left at 75 degrees before you leave.
- Garbage pick up is Monday and Thursday.
- There is an outside shower for your convenience.
- The garage is for the exclusive use of the owner.
- You may moor your boat at your own risk.
- Please use cutting boards on the granite.
- Please keep eating confined to the dining areas

1) **CANCELLATION POLICY.** The time factor is critical in vacation rentals, and your reservation will hold this rental off the market for a period of time. If you cancel for any reason after we have mailed your Confirmation, your rent cannot be refunded unless the vacation rental is re-rented (and then less a \$150.00 Administrative Fee). The earlier you warn us that you may need to cancel, the better the chances of re-renting.

2) **PROPERTY CONDITION / SECURITY DEPOSITS.** When you arrive, please check the vacation rental for cleanliness and damage. Notify us promptly of any problems or damage. You agree to leave the vacation rental in arrival condition. No physical damage, vacation rental and yard neat and tidy, dishes washed and put away, spills wiped up, trash removed, etc. Late check-out, trash left, or vacation rental or grounds needing more-than-reasonable cleaning are grounds for security deposit claims. If there are no problems, deposits will be returned by mail 30 days after the date of departure. If we are going to make a claim on your security deposit, we will mail you a letter in writing describing the details within 30 days.

3) **OWNERS SET SPECIFIC RULES** regarding the maximum number of occupants, pets, smoking, etc. As the property owner, we enforce these rules, and may evict renters or their guests when they are exceeded. Pets are not allowed at the vacation rental which includes pets belonging to your guests. Large gatherings, house parties, etc., are absolutely not allowed unless approved when your booking is made. Sub-letting is not permitted. Any disturbance resulting in neighborhood complaints or police action, other illegal activities, damage to the vacation rental, or violation of this agreement or of rules and regulations governing the vacation rental, will be considered sufficient cause for immediate termination of your stay, and all monies paid will be forfeited. This agreement does not create a tenancy for the vacation rental; you can be removed from the vacation rental without process of law if you do not depart at the appropriate time.

4) **OCCUPANCY.** In no event shall the Rental Property be occupied by more persons than the capacity of subject property which is 11. Guest must be at least 25 years old and only family groups are to occupy the Rental Property as required by Owner. No fraternities, school, civic or other non-family groups are allowed unless Owner grants prior approval. In no event shall Guest assign or sublet the Rental Property in whole or in part. Violations of these rules are grounds for expedited eviction with no refund of any kind. Guest hereby acknowledges and grants specific permission to property owner to enter premises at any time for inspection purposes should we reasonably believe that Guest is causing or has caused any damage to the Rental Property. Guest further agrees to grant property owner access to Rental Property for purposes of maintenance and repair.

5) **THE OWNERS ARE NOT RESPONSIBLE** for loss, theft or damage to your belongings while at the rented vacation rental. The property owner will be held harmless of any injury while staying at the property.

6) **YOU AGREE TO NOTIFY US IMMEDIATELY** if a maintenance problem develops at your vacation rental so we can have it remedied as quickly as possible. Owners reserve the right to make repairs as necessary, and to enter the vacation rental with reasonable notice, or without notice if you cannot be reached. No refunds will be provided due to inoperable appliances, etc. in Rental Property although property owner will make every reasonable effort to assure that such appliances will be and remain in good working order. Also, no refunds will be given due to power blackouts, water shortage, flooding, construction at adjacent properties, or mandatory evacuation of the area due to hurricanes or other potentially dangerous situations.

7) **KEY Procedures:** Keys to the property will be at the property in a lock box. Renter will be given the code on or about 7 days before arrival. The day of check-out, please place the keys back in the lock box.

Arrival: _____
Departure: _____

8) **YOU ARE RESPONSIBLE FOR YOUR CHOICE.** This vacation rental is individually owned and managed. We have described our vacation rental in detail to the best of our ability, but we cannot make the decision for you and will not be responsible if you are not happy with your choice on arrival. The rent will not be refunded and cannot be transferred to another location.

9.) PAYMENT:

Rental Fee:	\$ _____	
Security Deposit	\$750.00	
Initial Deposit	\$ _____	due immediately to reserve date
Balance Due:	\$ _____	due 30 days before arrival

- Security Deposit will be returned within 30 days of receipt of keys if property is left clean and undamaged.
- Remaining Balance of \$ _____ must be received by _____.

Payment Method: Personal Check or Money Order.
Please make check payable to Cheryl Palermo and mail to 26 Brick Church Road, Pipersville, PA, 18947.

I hereby agree to all terms and rules stated in the agreement above.

_____	_____
Cheryl J. Palermo - Owner	Date
_____	_____
- Renter	Date

Please list below the names of all people that will be in your party along with their age.

1. _____
 2. _____
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
-