

Sunray Houses Vacation Rentals
32 Central Avenue, Point Pleasant Beach, NJ 08742
732-892-5635
www.pointpleasantbeach.net

Contract Agreement

All Correspondence To:

Debbie Beer
66 Campbell Avenue
Williston Park, NY 11596
Cell: 516 659-2087

Occupant:
Name _____
Address _____

Date of Agreement

Home/Cell Phone # _____

Use of Unit # _____ for Term _____ at Rental Rate of _____

Beginning on _____ and ending on _____

Payable as follows: Personal Check or Money Order payable to Debbie Beer

Deposit of _____ is required for reservation, which is half the total rent. Cancellations are required a minimum of 45 days prior to occupancy for full refund of deposit*

The remaining balance of your rental rate is due 30 days prior to Occupancy on _____,

**Security Deposit of \$500/week per house will be deposited at Chase Bank in a non-interest bearing and is due with rental balance on date above*

CONTRACT TERMS; The parties agree as follows

1. **Possession and Use** – Owner shall give possession of unit to Occupant for the term designated above. Unit will not be used for any business, professional, unlawful or hazardous purpose.
2. **Rent** – Occupant shall pay rent according to agreement.
3. **Security** – will be deposited at Chase Bank by owner in a non-interest bearing account. The owner MAY deduct any costs resulting from the occupants failing to comply with any item(s) included in this agreement. Security will be returned after final inspection by manager/owner and within 10 –30 days of checkout. Any necessary deductions for repairs and/or damages will be deducted and any bills and invoices incurred to repair damage will be itemized and a statement issued.
4. Cleaning Fee is required in all homes - East and West = \$175,
Townhouse and Bungalow =\$150, and Cottage + \$125

5. Maximum Occupancy of Unit # _____ is _____ adults, designated by the Borough of Point Pleasant Beach. You may at no time have more than the Posted Certificate of Occupancy states. A violation will result in additional rent, and can result in removal from unit.
6. **Utilities and Services** – All utilities are provided. Any problems MUST be reported to owner/manager immediately. Owner is not liable for any inconvenience or harm caused by stoppage or reduction in services beyond owner’s control. Smoke/Carbon Monoxide Detectors must not be interfered with.
 7. **Owners** are not responsible for any injury, loss or damage to personal property and/or possessions of any registered or unregistered guest.
 8. **Occupant** will return unit in the condition that it was received. Occupant is liable for any damages to unit for their term of use. In the event the unit is not left in the condition it was received, a \$100 minimum cleanup charge is incurred and will be taken from security deposit. Final inspection on checkout by manager/owner and occupant when available.
 9. **Parking** – park in designated parking area only. Spaces are assigned per unit* Illegally parked cars will be charged, towed or booted at owner’s expense.
 10. **Keys** – 2 keys per unit. Keys are Restricted and cannot be copied. If additional Keys are needed, contact owner/manager. \$50 fee for any lost key. Keys must be returned on checkout.
 11. **POOL** – For use of registered guests only. Pool to be used at own risk. No Lifeguard on premises or duty. Parents MUST accompany children under 16 at pool at all times.
 12. **ADDITIONAL RULES AND REGULATIONS** – The comfort and rights of other Occupants must not be interfered with. Quiet Hours are from 10pm – 8am. Any personal items shall not obstruct sidewalks, driveways, entrances, stairs and other common areas of property. Parents must accompany children at all times. Property is for EXCLUSIVE USE of registered guests only. Day visitors are welcomed but must be registered with owner/manager. Guest Fees/Extra Parking Fees will be charged, check with owner for costs. Additional rules (such as garbage and recycling) are distributed upon arrival.
 13. **PETS** - please contact owner regarding the possibilities/additional rules and regulations for pets on premises

PLEASE LIST ALL OTHER PERSON(S) who will occupy the unit during the term. Include all names and address of each registered guest (include children). Attach a separate sheet if necessary.

THE UNDERSIGNED AGREE TO ALL TERMS AND CONDITIONS

OCCUPANT SIGNATURE

date

LICENSE OR PASSPORT ID # _____

PLEASE INCLUDE A COPY OF PHOTO IDENTIFICATION **

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