

Rental Policies

Thank you for booking your vacation with us at Coastal Elite Realty!! If you have any questions about the lease below, please reach out to our office. Please follow the instructions herein regarding payments. An email will be sent out to you one week prior to your check-in with instructions for your arrival. We appreciate your business and look forward to seeing you at check-in! If you have any questions, please email us and we will get right back to you: rentals@wrcoastal.com. We look forward to seeing you at check in.

If you booked your stay through a 3rd Party Booking Platform, like VRBO and Airbnb, please refer to the payment schedule they sent to you at the time of booking. The lease we are sending you will only reflect payments once they have been remitted to us by the 3rd Party Booking Platform you booked through and will not reflect payments that you have made to them directly.

1. 50% of the rent and the admin fee will be due at the time of booking. This may be paid via Credit Card or Cash or via a Check or Money Order made out to Coastal Elite Realty. All rental reservation balances along with the security deposit are due 30 days in advance of the check-in date.
 2. All GUESTS will be emailed a copy of this GUEST Lease Agreement (GLA) immediately following your booking. The GLA must be completed, signed and returned to Coastal Elite Realty as soon as possible. You may scan it and email it to Rentals@wrcoastal.com, fax it to (609) 523-0220 or mail it via USPS to Coastal Elite Realty, Vacation Rental Department, 3300 Pacific Ave, Wildwood, NJ 08260.
 3. Coastal Elite Realty requires a copy of the Primary GUESTS valid driver's license or other form of government issued photo identification to be on file prior to the day/time of check-in. It is best to provide a copy of your ID when you sign and return the Guest Lease Agreement immediately after booking your reservation. You may scan your photo ID, email it to Rentals@wrcoastal.com, fax it to (609) 523-0220 or mail it via USPS to Coastal Elite Realty 3300 Pacific Ave, Wildwood, NJ 08260.
 4. Coastal Elite Realty requires to that you place a copy of a valid debit or credit card on file. You agree that Coastal Elite Realty may place incidental charges against your credit card as may be applicable and warranted for reasons contained herein.
 5. You must arrive at our Realty Office between the hours of 12PM and 4PM only to pick up your keys, vital information about your rental property, parking passes (where applicable), pool passes (where applicable), etc.... Our Check in window closes at 4pm. Late check-ins are prohibited. There will be a fee of minimum of \$100 if there is an arrival after 4pm. At 4pm you may enter your rental property, however, prior to 4pm you may not enter your rental property, or park at your rental property. Guest who accesses their rental property prior to 4pm will have a fee assessed against their security deposit.
 6. Check-out is at or before 10:00 AM. Return all keys and parking permits to the rental office no later than 10:30 AM. You must have all personal property removed, your vehicle(s) off the property and have vacated the premise to avoid an additional fee of \$300 being assessed against your security deposit or charged against your credit card on file.
 7. Lessee is required to post a \$500.00 security deposit. In addition the lessee is required to leave a valid credit card on file for incidental charges. If applicable your security will be returned within 30 days of check-out and no charges will be made against the credit card held on file provided the following:*
- No accidental damage or loss has occurred to the house or contents, beyond normal wear and tear.
 - Trash and recyclables are properly separated and disposed of in accordance to instructions provided at check-in.
 - All dinnerware is washed and stowed in cabinets where found.
 - All GUESTS have vacated the rental premise on time and the rental premise is left in a "broom swept" condition.
 - The grill, (if any), is left cleaned and the grease trap emptied

- Keys and parking permits, (if applicable) are return to the rental office before 10: AM of your scheduled check-out day. There is a key drop box located at the front door of the office should the office be closed when you depart.
- GUEST complies with all terms contained herein, as well as any specific house or condominium rules that may be provided. The determination of any of the above is at the sole discretion of the Coastal Elite Realty.
- GUEST must report any damage to Coastal Elite Realty at check-in to avoid disputed charges.
- GUEST accepts the above terms and agrees to be held responsible for all breakage or other damage or loss to the PREMISES which may result from occupancy of the PREMISES, except normal wear.

8. Coastal Elite Realty has a strict no cancellation policy. However, in the event of a cancellation where Coastal Elite Realty successfully re-rents the premise you will be refunded to the extent that the property owner and Coastal Elite Realty sustain no loss on the re-rental. In such event a \$300.00 cancellation fee will apply. Coastal Elite Realty strongly recommends that you purchase trip cancellation insurance through a third party insurer.

9. GUEST shall take good care of the PREMISES including appliances, equipment, and furnishings. GUEST takes full responsibility for all conditions caused by the negligent or wrongful act or omission of the GUEST(S) and/or person(s) accompanying LESSEE. GUEST must report any breakages or damages to Coastal Elite Realty at the time of check in. Repairs will be deducted if GUEST are negligent.

10. If GUEST defaults in the performance of any of the obligations contained herein, OWNER shall be entitled to recover all costs and expenses as well as court costs and reasonable attorney's fees.

11. AT THE END OF THE TERM, GUEST IS RESPONSIBLE to vacate on or before the scheduled check- out time. At that time of check-out GUEST is responsible to clean and stow away all kitchen wares in cabinets where found ; remove all food from refrigerator; remove all properly separated and bagged trash and recyclables from the PREMISES as instructed at check-in; make all beds as found; wash any soiled linens and; leave the house in "broom swept" condition GUEST will be responsible for any excessive cleaning charges, if necessitated, at sole discretion of Coastal Elite Realty.

12. At check-in Coastal Elite Realty will provide two sets of all the necessary keys to facilitate access to the building and unit, along with any applicable codes, permits and passes to the GUEST. In event; such keys, permits or passes are lost or; malfunctioning as a result of neglect, the GUEST shall be liable for the full cost of repair or replacement, plus a \$100.00 service fee.

13. No Pets of any kind are allowed in the premise or on the property. In the event that it is agreed upon in writing that GUEST may bring a pet with them, there will be a minimum pet fee of \$200.00 charged to the GUEST reservation at the time of booking.

14. Utilities are included unless otherwise noted.

15. GUEST agrees that no tents, RVs, trailers or overnight campers shall be placed or parked on the PREMISES.

16. GUEST agrees and acknowledges that a) rearranging furniture is not permitted, b) outdoor grilling (if provided for) is limited to the gas grill provided on site; c) NO CHARCOAL GRILLS ARE PERMITTED ON THE PREMISES; d) FIRE WORKS OF ANY KIND ARE PROHIBITED; e) Owner or Coastal Elite Realty is not responsible for any objectionable noise or construction at nearby properties.

17. GUEST acknowledges that the equipment and furnishings at the PREMISES are to the owner's taste and are set up for normal housekeeping. Kitchen equipment, mattress pads, pillows and bedspreads are provided. GUEST SHALL PROVIDE THEIR OWN LINENS, BATH AND BEACH TOWELS, PAPER PRODUCTS (I.E. TOILET TISSUE, PAPER TOWELS, ETC..), CLEANING SUPPLIES AND PERSONAL PRODUCTS. GUEST shall not be entitled to any rebate for faulty appliances, equipment, air conditioners or any other advertised amenity. Upon notice by GUEST of any malfunction, Coastal Elite Realty will make every effort to repair/replace same as soon as possible but, this is not guaranteed.

18. GUEST shall not use, occupy or permit the described premises or any part thereof to be used or occupied for any unlawful, illegal, immoral or hazardous purpose.

19. Loud and unruly behavior will not be tolerated. If neighbors, police officials, or homeowner association notifies Coastal Elite Realty as result of such behavior, GUEST(S) will be evicted immediately and forfeit all money paid.

20. GUEST acknowledges and agrees that use of any and all components and facilities, (i.e. swimming pools, exercise equipment), within and adjacent to the leased premise is done so at GUEST'S election and at GUEST'S own risk. GUEST assumes complete responsibility for any loss or damage occasioned thereby, including bodily injury or death to GUEST, GUEST'S named occupants or invitees. GUEST hereby indemnifies, holds harmless and will defend both OWNER and Coastal Elite Realty against any and all claims of any nature whatsoever arising from GUEST'S use of the rental property and amenities.

21. Coastal Elite Realty has the right and GUEST waives any legal action in the event it is determine, at the sole discretion of Coastal Elite Realty that a hazardous condition exists in the rental premise or on the rental property that poses a threat to the health and welfare of the occupants. In such event, Coastal Elite Realty will refund any unused portion of the rent to the GUEST.

22. In the event that GUEST does not take possession of the PREMISES or make payments as provided herein, it shall be considered a breach of this License and Coastal Elite Realty may re-rent the PREMISES without liability on the part of OWNER or Coastal Elite Realty to the GUEST.

23. AT NO TIME shall the number of persons be in excess of the occupancy limit set forth herein. Exceeding the occupancy limit shall be deemed a breach of the agreement and Coastal Elite Realty reserves the right to terminate the License, evict the GUEST(S) and retain the total rental fee plus any Security Deposit. The hosting of parties anywhere on the PREMISES is not permitted.

24. SMOKING or vaping is not permitted anywhere at rental premise, unless there is a designated area.

25. The PREMISES are not available to "group" type rentals or to any persons under the age of twenty-five (25) unless accompanied by and supervised by a parent or legal guardian. Misrepresentation on the part of the GUEST shall void this License and all monies shall be forfeited.

26. GUEST agrees to the terms of this License, any house rules and instructions as may be provided by Owner and/or the Homeowner's Association in their entirety. GUEST acknowledges and agrees to follow all the Rules as may be provided by Coastal Elite Realty, Owner or Homeowners Association as may be attached, along with any rules as may be posted on the property or in the rental premise.

27. Coastal Elite Realty and /or OWNER shall not be liable to GUEST OR GUEST'S named occupants, guests or invitees for loss or damage to GUEST'S personal property or the personal property belonging to GUEST'S named occupants, guest or invitees, through fire, theft, or any cause whatsoever. GUEST occupies this property at their "own risk. Coastal Elite Realty, OWNER and GUEST agree to indemnify, hold harmless and defend the others from claims of third parties arising from their own negligence.

28. This License shall be governed by and interpreted in accordance with the Laws of the State of New Jersey. Any action relating to this Lease shall be instituted and prosecuted in the Superior Court of New Jersey located in Cape May County.

29. GUEST shall pay reasonable attorney's fees and all costs in the event that GUEST fails to comply with its obligations under this Licence and the matter is referred to an attorney by the OWNER. If any action at law or in equity shall be brought under this License, or for account of any breach of , or to enforce or interpret any of the covenants, terms, or conditions of this License, or for the recovery of possession of the PREMISES, the prevailing party shall be entitled to recover from the other party, reasonable attorneys ' fees and costs, the amount of which shall be fixed by the court and shall be made a part of any judgment or decree rendered.

30. As inducement for the OWNER to enter into this License; except as may be prohibited by law, GUEST hereby knowingly, voluntarily and intentionally waive the right to a trial by jury in respect to any litigation based hereon, or arising out of GUEST'S occupancy of the rental premise.

Tenant Signature _____ Date _____

Reminder: Please email list of names & ages of guest attending with copy of photo ID with lease