

Alex Kazmarck  
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**SHORT TERM LEASE**

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

TENANT:

OWNER: Alex Kazmarck  
PO Box 155  
Ocean City, NJ 08226

Tel. No. \_\_\_\_\_

Cell Tel. No. \_\_\_\_\_

Email: \_\_\_\_\_

RENTAL UNIT: 800 Wesley Avenue, 2, 3, 4 Floors  
This unit has 8 bedrooms and 4 ½ baths

Unit Phone Number: \_\_\_\_\_ WIFI Password: \_\_\_\_\_

Rental From: \_\_\_\_\_

At a rental sum of: \$ \_\_\_\_\_ and \$ \_\_\_\_\_ Security Deposit.

**Rental Breakdown**

Rent: ..... \$ \_\_\_\_\_

Security Deposit ..... \$ \_\_\_\_\_

Payable on or before:

½ due at signing \$ \_\_\_\_\_

½ due 2 months prior to \_\_\_\_\_ (date of arrival \$ \_\_\_\_\_)

Final payment is due at least two (2) months prior to check in date. No personal checks will be accepted after this time. All checks to be made payable to Alex Kazmarck. Check in time is 2pm to 4pm.

**No Smoking:** Absolutely no smoking is permitted inside the property. Smoking is permitted on porches only!

**Repairs:** Appliances, air conditioning and televisions and amenities are not guaranteed and refunds will not be given due to breakdowns. Repairs will be made as soon as reasonably possible based on availability of repairman and contractors. If a telephone is provided in the property, all toll calls must be charged to the tenants home or credit card. If a telephone deposit is paid, it will be refunded sixty days (60) after termination of this lease unless otherwise agreed by Owner in writing.

**Rentability:** If said lease premises is destroyed by fire or act of God so as to be unfit for occupancy, either prior to or during the term of the lease, the Owner shall return 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, inoperable on essential appliances.

**Travel Insurance:** Refunds will not be given for cancellations or occupancy delays due to deaths in the family, medical emergencies, travel cancellations or delays, weather related events or evacuations, or other events considered Act of God or that are out of the control of the landlord. The tenant may purchase travel insurance through an independent insurance agency to cover these events. If the Tenant chooses not to purchase travel insurance, the Tenant may be forfeiting their ability to receive a refund if any of the above events occur. Travel Insurance is a way to protect your vacation investment and should be considered.

The two companies that offer Travel Insurance in NJ are:  
CSA- [www.csatravelprotection.com](http://www.csatravelprotection.com) - 1-800-711-1197 or  
Travel Guard - [www.travelguard.com](http://www.travelguard.com) - 1-800-826-4919

Should you have any questions regarding Travel Insurance, feel free to contact CSA or Travel Guard.

**Subletting:** The Tenant shall not sublet the premises without written consent by the owner.

**Default:** Any default by Tenant under the terms and conditions of the lease including but not limited to unpaid rent, shall result in the terminations of this lease and the premises must be vacated immediately with no refund to the Tenant.

**Amenities:** Tenant shall furnish linens and towels and other personal items. The list of the properties amenities is included as follows, though no warranties are given as to its accuracy.

King Beds	(2)	Washer	(Y)	Parking	(4)
Full Beds	(3)	Dryer	(Y)	Phone Service	(N)
Single Beds	(7)	Dishwasher	(Y)	Outside Shower	(Y)

Sofa Bed	(1)	Cable	(Y)	Vacuum Cleaner	(Y)
Ceiling Fans	(6)	Color TV	(11)	Microwave	(2)
Air Conditioning	(Y)	Coffee Maker	(2)	Non Smoking	(Y)
Heat	(Y)	WIFI	(Y)		

**Pets:** Absolutely NO PETS shall be permitted on the Property. The Tenant shall obey this and all of the Landlord's other rules for the safety and cleanliness of the Property and for the comfort and convenience of other occupants. In the event a pet is discovered in violation of this rental agreement, then the Tenant shall be evicted with no refund forthcoming.

**Occupancy:** The maximum number of persons, including children, is limited to 20.

**Minors:** Signor affirms that he/she is an adult over the age of 25 and the property will not be occupied by minors unless as adult is present.

**Care of Property:** Tenant agrees to return premises to owner, on expiration of this lease, in as clean and good condition as it was at the beginning of the lease term, except for normal wear caused by reasonable use. Tenant is responsible for breakage or damage done by Tenant and/or his Guests. The Security Deposit will be returned upon satisfactory inspection by the owner after termination of this lease. Owner shall have fifteen (15) days after expiration of this lease to advise Tenant in writing of any damages. In the case of dispute it is agreed that all deposit monies will be held by Owner until Owner and Tenant are able to reach an agreement as to the disposition of the funds. (Please note that any monies held by Owner shall be in a non-interest bearing account). The Tenant is required to report to Owner in writing prior to taking possession of the property of any damage to the property at the time of check-in. Reports of damage existing at the Property at time of check-in received at check-out will not be considered valid.

*Ocean City Ordinance requires that plastics, cardboard and newspapers be recycled. Separate containers are provided for recycle material and they are appropriately marked. Recycled material can not be in plastic bags or they will not be picked up. If recycle material is not put out appropriately and we have to sort it we will deduct form the security deposit the amount of \$200.00. Please note that trash is picked up twice per week on Mondays and Thursdays and recycle material is only picked up on Monday's.*

**No Additions:** No fixtures, appliances, or air conditioning shall be installed without written consent of the Owner.

**Access to Property:** The Owner of Agent, shall have access to the Property from 10:00 AM to 5:00 PM to inspect the property, make necessary repairs, alterations or improvements, supply necessary services and sho Property to possible buyers, tenants, contractors, etc.

**Cancellation:** All requests by the Tenant to cancel this lease must be in writing to Owner and are subject to the property being re-rented at full price or the owner's permitting the cancellation. Until either of such events the Tenants shall remain responsible for the full amount of rent due in accordance with the terms of this Lease. Any and all monies which have been received will be retained until the property is re-rented at the same terms and conditions as the within Lease, or the owner agrees to release the Tenant from the terms and conditions of this Lease. If the property is not re-rented at the same terms and conditions as the within Lease, or the owner will not release the Tenant from the terms and conditions of this lease, any damages suffered by the Landlord as a result of the Tenants cancellation will be retained by the Landlord from any monies paid or subject to collection by the Landlord from the Tenant. All cancellations are subject to a 10% handling charge against any amounts paid to the Landlord. The Tenant agrees that all deposits and rental monies shall be held by the owner. Owner is responsible to properly account for all monies received.

**Acceptance:** This Lease must be signed and returned with deposit within ten (10) days of the above date. Reservations cannot be guaranteed until deposit is received and lease is fully executed. This agreement is subject to approval and written acceptance of Owner.

**Keys:** All keys will be issued to Tenants at Check in time (2:00 PM) on the commencement date of this lease. One key fits both back and front doors. At check out time (10:00 AM) we request that the KEYS BE LEFT ON THE KITCHEN COUNTER IN ORDER TO PROVIDE THE CLEANING COMPANY THE TIME TO CLEAN THE PREMISES FOR THE NEXT TENANT. WE REQUIRE THAT YOU VACATE THE PREMISE NO LATER THAN 10:00 AM INCLUDING THE DRIVEWAY. We thank you for your cooperation with this matter.

**Security:** Owner shall have fifteen (15) days from the vcomp-letion of the tenancy to object to the return of the security deposit to the Tenant and one hundred and twenty (120) days from completion of tenancy in which to object to the return of the phone/utility deposit. Failure to object within the time period(s) will result in an automatic return of the security deposit and/or phone/utility deposit to Tenant.

Tenant agrees to return premises to Owner, on expiration of this Lease, in as clean and good condition as it was at the beginning of the lease term and specifically to:

1. Take out all trash and recycle material.
2. Clean and vacuum all floors.
3. Clean kitchen and bathrooms completely.
4. Empty and clean all appliances.
5. If items listed above are not done, Owner will have the right to deduct the cleaning charge in the amount of \$250.00 from the security deposit.

**Counterparts:** This Contract may be executed in any number of counterparts, including counterparts transmitted by email or FAX, any one of which shall constitute an origin of this Contract. When counterparts or facsimile copies have been executed by all Signature parties, they shall have the same effect as if the signatures to each counterpart or copy were upon the same document and copies of such

documents shall be deemed valid as originals. The parties agree that all such signatures may be transferred to a single document upon the request of any party.

**Signatures:**

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Tenant

Date

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Alex Kazmarck, Owner Date