

# Vacation Rental Policies

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All of the properties that Long & Foster offers for rent are privately owned and are rented on behalf of the property owner, subject to the provisions of the Lease Agreement. Each unit is furnished and appointed by the owner to reflect their taste. Although we recommend certain standards and offer insight into the needs of the majority of our Tenants, those needs are never the same from family to family. Therefore, if you have special requirements or a particular quality in mind, we strongly suggest a personal visit to the property prior to committing to the rental. It is unfortunate, but we are unable to make other arrangements for you upon your arrival.

All our rental properties are furnished with basic housekeeping accessories, dishes, cookware, flatware, pots, pans, small appliances, etc. MAID SERVICE, LINENS AND TOWELS are NOT provided (unless specifically offered by a homeowner). These services are offered by local private companies, if desired. Please ask your Agent for a recommendation.

## Reservations

Reservations can be made in person, by phone, or via online. After making a reservation we will send you a Lease Agreement to be signed and returned with deposit immediately. A reservation is not confirmed until a deposit is made, and the Lease Agreement is executed. Generally, a payment schedule is arranged, with payment amounts and due dates indicated on the Lease.

## Furnishings and Equipment

We have done everything possible to assure accuracy of the description; however we CANNOT be held responsible for printing errors, changes in furnishings by owners, or equipment failure. Re-arrangement of furniture is prohibited. All equipment should be in proper working order, but upon check-in you should report anything inoperative. After hours repairs will be limited emergency situations only. All efforts will be made to expedite repairs through the owner and/or their service company but NO REFUNDS CAN BE MADE.

## Occupancy

The occupancy limit of each property is designated in individual unit descriptions (and on the Lease Agreement) as the LIMIT. The bedding accommodations should equal this limit. Only infants/small children who sleep in cribs or similar bedding are not counted in the total occupancy.

Most properties are designated by the owners as family only. Overcrowding, misrepresentation, or subletting is grounds for eviction and forfeiture of all monies paid.

**Cleaning** All rental units are inspected by the property owners or their service before your occupancy. You are required to leave the unit clean when you vacate. Please see Check-Out Cleaning List below. Your trash should be taken to the drop-off area in Sea Isle: beneath the bridge on JFK Blvd on your way out of town – not left for the next tenant. \* If you would like to arrange for a cleaning service at the end of your stay, please ask your Agent for a recommendation. Please be aware, that both you and your cleaning service must vacate the property by 10 AM as per the terms of your Lease.

## CHECK-OUT CLEANING LIST FOR TENANTS

### Kitchen:

- \* Refrigerator cleaned out
- \* Dishwasher emptied
- \* Trash cans emptied
- \* Floor swept

**Bathrooms:**

- \* Toilet, sink and tub rinsed out
- \* Trash can emptied

**Bedrooms:**

- \* Bedspreads and pillows placed on bed
- \* Drawers checked
- \* Floors swept or vacuumed
- \* Trash cans emptied

**General:**

- \* All floors swept or vacuumed
- \* Trash recycled in proper containers
- \* Trash removed and trash liners replaced
- \* Deck swept
- \* All furniture properly arranged
- \* Clean off gas grill when finished using (while hot)

**Return Keys To Agency****Trash Removal**

A city trash & recycling drop-off area is located west of the public works building (under the bridge on JFK Blvd). Open Monday to Friday 7:45am to 2:45pm, and 10:15am—4:45pm on weekends.

**Pets**

Due to the prevalence of allergies, most of our properties DO NOT permit pets in or on the premises. A few rental units will allow pets. These units are designated in the unit descriptions and can be found in the "Pet Friendly" area of the Rental Page on our website. These properties require an additional \$150 Pet Fee. The Sea Isle City ordinance regarding pets is: \* Pets must be always kept on leash.

\* No pets are allowed on the beach during the summer season.

\* Pet owners must collect and properly dispose of pet waste.

**Security Deposit Protection Plan (SDPP):**

The Lease includes a premium for SDPP that insures you for unintentional and accidental damages you or your guests may cause to the rental property during your stay, provided such damage is disclosed and reported to your Rental Agent prior to check out. The Policy will pay a maximum benefit of \$3,000. The Tenant will be responsible for any damages above the policy limit, and for any damages not covered by the SDPP. If during your stay an Insured Person causes any damage covered to real or personal property as a result of inadvertent acts or omissions, the Insurer will reimburse the Insured for the cost of repair and/or replacement of such property up to a maximum benefit of \$3,000. Certain terms and conditions apply. By submitting payment for this plan, you authorize CSA Travel Protection and Insurance to pay directly to Long & Foster any amount payable under the terms and conditions of the SDPP. Long & Foster will then reimburse Landlord for the cost of damages. Please contact Long & Foster if you do NOT wish to participate in this plan. If Tenant does not wish to participate in the SDPP, Tenant MUST notify Long & Foster PRIOR to signing this Lease. Tenant shall then be required to pay a Damage Deposit in the amount of \$1,000. Please refer to the Damage Deposit clause in this Lease for more details.

**Damage Deposit:**

Damage deposit, if applicable, will be held by Long & Foster in a non-interest bearing account and returned to the Tenant in accordance with applicable state law (within 30 days) unless the Landlord notifies Long & Foster within seven (7) days of the Lease termination date, of damages. Please note, Long & Foster will NOT be responsible for resolution of any dispute regarding damages and/or damage deposits

**Check-In and Check-Out**

Most rentals are Saturday to Saturday, with a few Sunday to Sunday rentals. Check-In time is 1:30 PM (NO

EXCEPTIONS) and Check-Out time is 10AM (NO EXCEPTIONS). Please doublecheck your Check-In Time on your specific lease. We must strictly adhere to this time schedule so that the property owner or their service can inspect and clean after each departure. Check-In occurs at our office - 4914 Landis Ave, Sea Isle City. We offer curbside Express Check-In (weather permitting). Our office is open until 5 PM on Saturdays. If you are going to be late, you must notify us beforehand. There is no provision for late arrivals without notification.

Please be sure to return all keys to our office by 10 AM on the date of Check-Out.

**Cable/Internet Access**

Most properties are equipped with cable or steaming services. Most properties are also equipped with Wi-Fi internet access, please refer to your lease.

**Lost And Found**

We cannot be responsible for any personal items left in units. We will attempt to locate lost items for you, but it will be your responsibility to retrieve any item and in a timely manner.

**Cancellation Policy**

If you are forced to cancel an executed Lease Agreement, you will still be responsible for payment of the rent monies unless and until the unit is re-rented at the same rental amount. We will do everything we can to rent the unit for the same amount and return any monies paid. If the unit is not re-rented, there is no refund unless at the discretion of the property owner. In no case will the processing fee be refunded.

**Reservation Requests For Next Year**

If you want to reserve the same unit for the same week(s) for next year, we highly advise doing so prior to departing. All other requests are accepted on a "first come, first serve" basis. It is in your best interest to secure this rental as early as possible.

Our staff of knowledgeable professionals are here to assist you in finding a vacation rental or a vacation home! We pride ourselves in offering superior customer service. Check out our website, call or just stop by. We'll do our best to accommodate your needs.

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