

Sun Beach Condos Rental Contract for Unit # \_\_\_\_\_ Number of guests \_\_\_\_\_  
Located @ 900 Wesley Avenue, Ocean City, NJ (this is not a mailing address see page 2)  
[www.sunbeachcondo.com](http://www.sunbeachcondo.com) Phone 609-306-3730

Check in Date: \_\_\_\_\_ Check out Date: \_\_\_\_\_ Rental Fee \_\_\_\_\_

Check in time is after 3 P.M. EST

Check out time is 10 A.M. EST

#### RESTRICTIONS

1. This is a NON SMOKING unit
2. Pets are not permitted in rental units under any conditions
3. We will not rent to vacationing students or singles under 25 years of age unless accompanied by an adult guardian or parent

#### DAMAGE DEPOSITS

1. A damage deposit of \$50 is required. We must receive the damage deposit when the lease is signed. The deposit is NOT applied toward rent; and, it is fully refundable within (7) days of departure, provided the following provisions are met.
  - A. No damage is done to unit or its contents, beyond normal wear and tear.
  - B. No charges are incurred due to contraband, pets or collection of rents or services rendered during the stay.
  - C. All keys and beach tags are left on the kitchen table and unit is left locked.
  - D. No linens are lost or damaged
  - E. NO early check-in or late check-out or the renter is not evicted.

#### PAYMENTS

1. A deposit of 20% is due to reserve the specific date(s) and will be applied to the total rent payment for the room. All room rent must be paid in full prior to taking possession of the room for the intended rental period.

\*Checks must be received 14 days prior to the rental period.\*

#### CANCELLATIONS

1. A fourteen (14) day notice is required for cancellation. Cancellations that are made more than fourteen (14) days prior to the arrival date will incur no penalty.
2. Cancellations that are made within 14 days of the arrival date, forfeit the full advance payment and damage/reservation deposit. Early departure does not warrant any refund of rent or deposit

#### MAXIMUM OCCUPANCY

1. The maximum number of guests per condominium is limited to four (4) persons.

#### INCLUSIVE FEES

1. Wireless internet, assigned parking.

#### NO DAILY MAID SERVICE

1. Tenant shall furnish blanket, bed linens, and towels. Daily maid service is not included in the rental rate. We suggest you bring beach towels.

#### FALSIFIED RESERVATIONS

1. Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or rental money, and the party will not be permitted to check-in.

#### WRITTEN EXCEPTIONS

1. Any exceptions to the above-mentioned policies must be approved in writing in advance.

#### PARKING PASSES

1. One car per unit, you must park in assigned spot only.

#### HURRICANE OR STORM POLICY

1. No refunds will be given unless:
  - a. The National Weather Service orders mandatory evacuations of the Ocean City, NJ area and/or
  - b. A "mandatory evacuation order" has been given for the Ocean City, NJ area. We will refund:
    1. Any unused portion of rent from a guest currently registered,
    2. Any unused portion of rent from a guest that is scheduled to arrive, and wants to shorten their stay, to come in after the Hurricane Warning is lifted; and
    3. Any advance rents collected or deposited for a reservation that is scheduled to arrive during the "Hurricane Warning" period.

By Signing Below, I agree to all terms and conditions of this agreement

Renters Signature: \_\_\_\_\_ Date \_\_\_\_\_

Renters Name : \_\_\_\_\_ .

Renters Address: \_\_\_\_\_ .

Phone Number: \_\_\_\_\_ .

Email Address: \_\_\_\_\_ .

Owner Signature: \_\_\_\_\_ Date \_\_\_\_\_

#### Mailing Address

Owners Name - Mike Devlin, 210 E 14th St, Ocean City NJ 08226

Owners Email – [sunbeachcondos@gmail.com](mailto:sunbeachcondos@gmail.com)