

2022 RENTAL LISTING AGREEMENT

PROPERTY INFORMATION

1. Address: _____
2. Unit/Floor: _____
3. Unit Telephone Number: _____ Location: _____
4. Minimum Rental Period: _____
5. Term of Listing: _____
6. List existing Brokers: _____
7. Current Commission: _____%
8. May we put a sign on your property? Yes No (max 3 signs per building)

OWNER INFORMATION

1. Owner: _____
2. Make Checks Payable to: _____
3. Social Security/Federal I.D. #: _____
4. Mailing Address: _____
5. Email Address: _____
6. Phone:(H) _____ (W) _____
FAX _____ (C) _____

IN CASE OF EMERGENCY: (Contact the following)

1. Weekend Emergency # _____
2. Appliance Repair: _____ Phone: _____
3. Plumber: _____ Phone: _____
4. Cleaning: _____ Phone: _____
5. A/C Repairs: _____ Phone: _____
6. Electrician: _____ Phone: _____

RENTAL AGENT: _____

Phone: o _____ c _____

Office Email: _____

AMENITIES The amenities shall remain as set forth below unless otherwise advised in writing by Owner.

NUMBER OF BEDROOMS: _____ NUMBER OF BATHS: _____ OCCUPANCY LIMIT: _____

Beds

King Beds _____	Queen Beds _____	Double Beds _____	Single Beds _____
Air Mattress _____	Bunk Beds [S/S] _____	Bunk Beds [D/D] _____	Bunk Beds [S/D] _____
Sofa Beds-Double _____	Sofa Beds-Queen _____	Sofa Beds-Single _____	Sofa Beds-King _____
Trundles _____	Rollaways _____	Cribs _____	Futons _____
Day Beds _____	Portable Cribs _____		

Appliances

Full Size Refrigerator _____	Mini Refrigerator _____	Stove _____	Oven _____
Dishwasher _____	Microwave _____	Toaster _____	Toaster Oven _____
Disposal _____	Coffee Maker _____	Keurig Coffe Maker _____	Blender _____
Food Processor _____	Crock Pot _____	Mixer _____	

Dining

Dishes & Utensils for Kids _____	Dining Capacity (Inside) _____
Dining Capacity (Outside) _____	Dining Table _____

Cooling

Central AC _____ Window AC _____ Wall AC _____
Ceiling Fans _____ # Standard Fans _____

Heat/ Utilities

Utilities Included _____ Utilities NOT Included _____ Utilities Included Off Season _____
Utilities Included In Season _____ Gas Heat _____ Elec. Heat _____
Oil Heat _____ Propane _____ Washer _____
Dryer _____ Iron _____ Ironing Board _____
W/D-Shared _____ W/D are coin-operated _____

Garage and Parking

of Garage Spaces _____ Garage Description _____
Garage Code _____
of Parking Spaces _____ Parking Description _____
Alarm Code _____
Door Code _____

Television

TVs _____ # Smart TVs _____ Cable TV _____ Cable TV (Extended) _____
Satellite TV _____ # DVD Players _____ # Blu-Ray Players _____ Satellite Radio _____
Home Theater _____ TV Streaming Device _____ iPod Dock _____ Smart Speaker _____
Gaming System _____

Internet

WiFi Network ID _____ WiFi Password _____ Wired LAN _____

Additional Features / Other Information

Private Pool _____ Community Pool _____ Pool Is Heated _____ Outdoor Pool _____
Association Pool _____ Private Sauna _____ Private Hot Tub _____ Community Hot Tub _____
Elevator _____ Linens Provided _____ Tenant Brings Own Linens _____ Blankets _____
Furnished _____ Unfurnished _____ Storage Area _____ Balcony _____
Vacuum _____ High Chair _____ Books for Kids _____ Outside Shower _____
Outside Shower Shared _____ Enclosed Outside Shower _____
Wood Fireplace _____ Gas Log Fireplace _____ Number Of Fireplaces _____ Wood stove _____
Game Room _____ Association Tennis _____ Private Exercise Room _____ Comm Exercise Room _____
Bar _____ Wet Bar _____ Number Of Bikes _____ BBQ Charcoal _____
BBQ Gas _____ BBQ Elec _____ Mattress Pads _____ Cleaning Supplies _____
Pillows _____ Pots/Pans _____ Silverware _____ Dinnerware _____
Cooking Utensils _____ Beach Chairs _____ Beach Umbrella _____
Deadbolt Lock _____ Emergency Exit _____ Outdoor Lighting _____

Boating

Boat Dock/Slips _____ # of Boat Dock/Slips _____

Decking/Yard

Sun/Open Deck _____ Rooftop Deck _____ Deck/Outside Furniture _____ # of Decks _____
Lawn Area _____ Fenced Yard _____ Wooded Yard _____ Private Yard _____
Outdoor Play Area _____

Patio/Porch

Open/Covered Porch _____ Screened Porch _____ Three Season Room _____
of Screened Porches _____

Handicap Access

Ramp _____ Elevator to ground _____ Handicap Grab Bars _____

1. Rental Listing Agreement. Owner represents that he/she is the Owner of the Property or is authorized by the Owner of the Property to sign this Rental Listing Agreement and that the Owner has the legal right to lease the Property. In consideration of the services to be performed by **Goldcoast Sotheby's International Realty Inc.**, the Owner does hereby authorize and give **Goldcoast Sotheby's International Realty Inc.** a listing to lease this Property at the prices listed or for any other price for which the Owner may agree. The term of this Rental Listing Agreement is for the period set forth above. If this is a non-exclusive listing and other real estate agencies are authorized to lease this Property on behalf of the Owner, the Owner has supplied the names of the other rental agencies where indicated. Furthermore, the owner authorizes **Goldcoast Sotheby's International Realty** to market/advertise their rental property through various media outlets, including but not limited to, rental marketing websites at the sole expense of the Rental Agent.

2. Rental Payment Collection and Disbursement. Goldcoast Sotheby's International Realty Inc. shall collect on behalf of Owner all payments required. All such funds shall be placed in **Goldcoast Sotheby's International Realty Inc.'s** Trust Checking Account (a non-interest bearing account) prior to disbursement. Owner acknowledges that any payment shall not be disbursed to the Owner until a reasonable time after such funds have cleared the account of **Goldcoast Sotheby's International Realty Inc.** Payments will be mailed to the owner 14 days after receipt of payment.

3. Credit Card Payments and Charge Backs. In the event that a tenant cancels a rent payment they made using a **Credit Card**, known as a "Charge Back", and the credit card company upholds that cancellation and refunds the tenant, then the owner shall return to **Goldcoast Sotheby's international Realty** all monies they received from that payment.

4. Commission. Owner agrees to pay **Goldcoast Sotheby's International Realty Inc.** a commission of 14% or 12% if listing is received by GoldcoastSothebys International Realty before September 30, 2021. All payments are to be collected by **Goldcoast Sotheby's International Realty Inc.** and the commission shall be deducted from each payment of rent received by **Goldcoast Sotheby's International Realty Inc.** In the event **Goldcoast Sotheby's International Realty Inc.** has made a payment to the Owner, which the Tenant withdraws or otherwise cancels such that **Goldcoast Sotheby's International Realty Inc.** never receives the funds, the Owner agrees to reimburse **Goldcoast Sotheby's International Realty Inc.** for any such funds. **Goldcoast Sotheby's International Realty Inc.** may deduct such reimbursement from any funds of Owner held or received by **Goldcoast Sotheby's International Realty Inc.** **Owner understands and agrees that the commission fee is solely for the purpose of securing tenants and does not include Property management services. Goldcoast Sotheby's International Realty Inc. is not a property management company.** Owner is solely responsible for all Property inspections. In addition, in the event a tenant procured by **Goldcoast Sotheby's International Realty Inc.** purchases or leases the Property from the Owner within two (2) years of the date of the lease, the Owner agrees to pay **Goldcoast Sotheby's International Realty Inc.** a commission of 14% for the rental or 6% for the purchase. AS LESSOR AND/OR SELLER, YOU HAVE THE RIGHT TO INDIVIDUALLY REACH AN AGREEMENT ON ANY FEE, COMMISSION OR OTHER VALUABLE CONSIDERATION WITH ANY BROKER. NO FEE, COMMISSION OR OTHER CONSIDERATION HAS BEEN FIXED BY ANY GOVERNMENTAL AUTHORITY OR BY ANY TRADE ASSOCIATION OR MULTIPLE LISTING SERVICE.

5. Vacation Rental Damage Plan (VRDP). All rentals include a \$50 premium that the tenant will pay to **Goldcoast Sotheby's International Realty Inc.** for a VRDP (**provided through Generali Global Assistance**) that insures the tenant for unintentional damages they may cause to your rental property during their stay (up to a maximum of \$1,500), provided such damage is disclosed/reported by the tenant to **Goldcoast Sotheby's International Realty Inc.** prior to check-out. Should the tenant not disclose/report damages and damages are found by the owner or his contractors, owner can still report the damages to **Goldcoast Sotheby's International Realty Inc.** within 3 days of the check-out date. **FOR ALL CLAIMS - THE OWNER MUST SUBMIT TO Goldcoast Sotheby's International Realty Inc. ALL PAID RECEIPTS FOR REPAIRS/REPLACEMENTS THAT THE OWNER HAS PAID FOR. WITHOUT RECEIPTS, Generali Global Assistance WILL DENY THE CLAIM.** Reimbursement checks will be paid directly to **Goldcoast Sotheby's International Realty Inc.** by **Generali Global Assistance** and **Goldcoast Sotheby's International Realty Inc.** will disburse such funds accordingly. Certain terms and conditions apply. Full details of the VRDP are contained in the Certificate of Insurance or Insurance Policy, and can be found on-line at <https://www.goldcoastsir.com>. In the event the tenant chooses to not purchase the VRDP, a standard Security Deposit of \$1,500 or an amount equal to the cost of the full rent, whichever is less, will be charged to the tenant.

Security Deposit. The Owner understands and agrees that if a security deposit is charged it will be automatically refunded to the tenant fourteen (14) days after termination of the lease unless otherwise directed by the Owner to the Rental Agent. The Owner is solely responsible for monitoring the condition of the Property and advising the Rental Agent, in writing, as to the disposition of the security deposit within 7 days of the termination of the lease. In the event of any dispute, the Owner authorizes the release of the Owners address and contact information. Owner hereby authorizes **Goldcoast Sotheby's International Realty Inc.** to release the security deposit to the tenant as set forth in this listing agreement.

6. Non-refundable Tenant Processing Fee. The undersigned Owner understands and agrees that **Goldcoast Sotheby's International Realty Inc.** under this contract may charge a non-refundable tenant processing fee to the tenant under each lease. This fee represents the efforts of **Goldcoast Sotheby's International Realty Inc.** in processing the rental application of the tenant. The undersigned Owner understands that **Goldcoast Sotheby's International Realty Inc.** represents only the Owner in this rental transaction and the commission to **Goldcoast Sotheby's International Realty Inc.** in this agreement as well as the tenant-processing fee represent compensation from both parties for the rental transaction. This fee will be deducted from the first payment made by the tenant.

7. Condition of Property. Owner represents and warrants that the Property is habitable and is in compliance with all Local, County, State and Federal laws and regulations including but not limited to those pertaining to Licensing, Land Use, Health, Housing Code and Fire Safety.

8. Repair or Cleaning Authorization. Owner authorizes Rental Agent to undertake repairs, replacement or cleaning up to a maximum of \$200.00 for each incident. For repair, replacements or cleaning exceeding this sum, Rental Agent must obtain permission of Owner. Rental Agent will endeavor to contact the owner and utilize the services of the above owner's contractors for any such work.

9. Video Surveillance Equipment. **Goldcoast Sotheby's International Realty Inc.** recommends that all video cameras and other surveillance equipment, both inside and outside the property, be removed prior to any tenant occupying the property. **Goldcoast Sotheby's International Realty** suggests that any video cameras and other surveillance equipment at the property while unoccupied be clearly posted that the area is under video or other surveillance. Any video cameras or other surveillance equipment that is going to remain at the property during occupancy must be disclosed to tenants prior to them accepting a lease. Owner agrees to indemnify **Goldcoast Sotheby's International Realty Inc.**, from any violations of State or Federal Privacy Laws, and any other civil or criminal complaint or other legal action that pertains to the use or placement of any video cameras or other surveillance equipment located at the property.

10. Sign Authorization. Owner hereby grants **Goldcoast Sotheby's International Realty Inc.** the authority to erect a rental sign on the Property. The Owner acknowledges that the Owner is aware of the Ocean City, New Jersey municipal ordinances governing real estate signs. The Owner further acknowledges that no other broker has been given the authority to place a real estate sign on the Property, which would result in violation of the Ocean City, New Jersey ordinances governing real estate signs. The Owner is solely responsible for any and all violations of municipal ordinances in regard to the placing of real estate signs on the Property.

11. Owner Indemnification. Owner hereby indemnifies **Goldcoast Sotheby's International Realty Inc.** for any and all claims, losses and expenses, including reasonable attorney's fees, incurred in connection with the rental of the Property, including the holding or release of any security deposit or the placement of real estate signs on the Property. In the event Tenant chooses Security Deposit, not VRDP, Owner hereby authorizes **Goldcoast Sotheby's International Realty Inc.** to release the security deposit to the tenant as set forth in this listing agreement. Owner understands and agrees that **Goldcoast Sotheby's International Realty Inc.** and its Agents are acting as Rental Agents Only and are not property managers.

12. Consumer Information Statement. By signing this Listing Agreement, the Owner acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships. **Goldcoast Sotheby's International Realty Inc.** intends, at this time, to work with you as an Owner/Landlord agent only.

13. Attorney General Memorandum. Owner acknowledges receipt of the Memorandum of the Attorney General of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law. The undersigned acknowledges that they have read all pages of this Listing Agreement and warrant the accuracy of all statements and information contained herein. The undersigned certifies that this agreement is the entire and only agreement between the parties and cancels any previous agreements. This agreement can only be changed by a contract in writing signed by all parties.

Available 2022 (Fill in weekly rates)

01/01/2022		05/14/2022		09/10/2022	
01/08/2022		05/21/2022		09/17/2022	
01/15/2022		05/28/2022		09/24/2022	
01/22/2022		06/04/2022		10/01/2022	
01/29/2022		06/04/2022		10/08/2022	
02/05/2022		06/11/2022		10/15/2022	
02/12/2022		06/18/2022		10/22/2022	
02/19/2022		06/25/2022		10/29/2022	
02/26/2022		07/02/2022		11/05/2022	
03/05/2022		07/09/2022		11/12/2022	
03/12/2022		07/16/2022		11/19/2022	
03/19/2022		07/23/2022		11/26/2022	
03/26/2022		07/30/2022		12/03/2022	
04/02/2022		08/06/2022		12/03/2022	
04/09/2022		08/13/2022		12/10/2022	
04/16/2022		08/20/2022		12/17/2022	
04/23/2022		08/27/2022		12/24/2022	
04/30/2022		09/03/2022			

Long Term Rentals (Fill In)

71. Season 5/22 - 9/04:

72. 1st Half 5/22 - 7/24:

73. 2nd Half 7/24 - 9/04:

74. May:

75. June:

76. July:
77. August:

78. September:

79.

80. Off Season Weekend:

81. Winter:

82. Yearly:

Exclusive Rental Listings only: Nightly Rate

- Off Season Nightly Rate:
- May Nightly Rate:
- June Nightly Rate:
- July Nightly Rate:
- August Nightly Rate:
- September Nightly Rate:

Exclusive Rental Listings only: Nightly Rate (2 Night Minimum)

- Off Season Rate:
- May Rate:
- June Rate:
- July Rate:
- August Rate:
- September Rate:

The undersigned acknowledge that they have read all pages of this Listing Agreement and warrant the accuracy of all statements and information contained herein. The undersigned certifies that this agreement is the entire and only agreement between the parties and cancels any previous agreements. This agreement can only be changed by a contract in writing signed by all parties.

IMPORTANT: PURSUANT TO CONTRACT LAW, WE CANNOT PROCESS ANY LISTING AGREEMENT UNLESS IT IS SIGNED.

Owner	Date	Owner	Date
Rental Agent	Date	Owner	Date

2022 RENTALS

			RENT RECEIVED			Executed Lease
Date	Tenant Name	Agent/Agency	1st Pymt	2nd Pymt	3rd Pymt	
05/14-05/21						
05/21-05/28						
05/28-06/04						
06/04-06/11						
06/11 - 06/18						
06/18-06/25						
06/25-07/02						
07/02- 07/09						
07/09- 07/16						
07/16- 07/23						
07/23 - 07/30						
07/30-08/06						
08/06-08/13						
08/13-08/20						
08/20-08/27						
08/27-09/03						
09/03-09/10						
09/10-09/17						
09/17-09/24						
09/24-10/01						