

2026 RENTAL LISTING AGREEMENT

PROPERTY INFORMATION

1. Address:
2. Unit/Floor:
3. Unit Telephone Number: Location:
4. Minimum Rental Period:
5. Term of Listing: 1 year (refer to para 2)
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) (F) (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
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Laundry

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) _____

Internet

WiFi Network ID _____

WiFi Password _____

Private Pool _____

Association Pool _____

Elevator _____

Furnished _____

Vacuum _____

High Chair _____

Gas Log Fireplace _____

Association Tennis _____

Pots/Pans _____

Pillows _____

Blankets _____

Cooking Utensils _____

Cleaning Supplies _____

Pool Is Heated _____

Private Hot Tub _____

Storage Area _____

Outside Shower _____

Enclosed Outside Shower _____

Outside Shower Shared _____

Number Of Fireplaces _____

Private Exercise Room _____

Number Of Bikes _____

Beach Chairs _____

Beach Umbrella _____

Decking/Patio

of Decks _____

Sun/Open Deck _____

Rooftop Deck _____

Patio _____

Fenced Yard _____

Boat Dock/Slips _____

of Boat Dock/Slips _____

Handicap Access

Ramp _____

Handicap Grab Bars _____

No Pets _____

Pets Considered _____

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, the Owner does hereby authorize and give Goldcoast Sotheby's International Realty a listing to lease this Property at the prices listed or for any other price for which the Owner may agree.

2. Renewal. The term of this Rental Listing Agreement is for the period set forth above. The terms and conditions of this listing agreement will be renewed on December 31st, each year after the execution of this Rental Listing Agreement, unless cancelled in writing by the Owner or Goldcoast Sotheby’s International Realty. The terms and conditions of this Rental Listing Agreement may not be modified or altered unless by the written authorization and agreement of each party.

3. Commission. Owner agrees to pay Goldcoast Sotheby's International Realty a commission of 14%. All payments are to be collected by Goldcoast Sotheby's International Realty and the commission shall be deducted from each payment of rent received by Goldcoast Sotheby's International Realty. In the event Goldcoast Sotheby's International Realty has made a payment to the Owner, which the Tenant withdraws or otherwise cancels such that Goldcoast Sotheby's International Realty never receives the funds, the Owner agrees to reimburse Goldcoast Sotheby's International Realty for any such funds. Goldcoast Sotheby's International Realty may deduct such reimbursement from any funds of Owner held or received by Goldcoast Sotheby's International Realty. 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 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 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 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.

4. Non-Exclusive Listing. 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.

5. Rental Payment Collection and Disbursement. Goldcoast Sotheby's International Realty shall collect on behalf of Owner all payments required. All such funds shall be placed in Goldcoast Sotheby's International Realty'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. Payments will be mailed to the owner 14 days after receipt of payment.

6. 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. By the definition written by the New Jersey Real Estate Commission, a “Charge Back” is the re-crediting of a previously charged payment to the account of a cardholder through the electronic debiting of the account of the broker.

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7. Vacation Rental Damage Plan (VRDP). As part of tenant’s reservation, they may purchase Vacation Rental Damage Protection to cover accidental damage to the rental unit during your stay. Damage must be disclosed to management prior to checkout. If purchased, the Plan will pay a maximum benefit of \$3,000. Tenant will be responsible for any damage that exceeds \$3,000 or is not covered under the Plan. Vacation Rental Damage Protection can be purchased up to, and including at, check-in. Certain terms and conditions apply. By submitting payment for this plan, Tenant authorizes and request Customized Services Administrators, Inc. d/b/a Generali Global Assistance & Insurance Services to pay directly Goldcoast SIR any amount payable under the terms and conditions of the Vacation Rental Damage Protection Plan. Tenant must contact Goldcoast SIR directly if they do not wish to participate in this assignment.

View [Plan Details](#)

The plan cost includes the insurance premium and assistance services fee. Insurance coverages are underwritten by: Generali U.S. Branch, New York, NY; NAIC # 11231, for the operating name used in certain states, and other important information about the Travel Insurance & Assistance Services Plan, please see important disclosures at [Important Disclosures](#)

8. Non-refundable Tenant Processing Fee. The undersigned Owner understands and agrees that Goldcoast Sotheby's International Realty 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 in processing the rental application of the tenant. The undersigned Owner understands that Goldcoast Sotheby's International Realty represents only the Owner in this rental transaction and the commission to Goldcoast Sotheby's International Realty 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.

9. Condition of Property. Owner represents and warrants that the Property is habitable and 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.

10. Repair or Cleaning Authorization. Owner authorizes Rental Agent to undertake repairs, replacement or cleaning up to a maximum of \$200 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.

11. Video Surveillance Equipment. Goldcoast Sotheby's International Realty 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, 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.

12. Sign Authorization. Owner hereby grants Goldcoast Sotheby's International Realty 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.

13. Owner Indemnification. Owner hereby indemnifies Goldcoast Sotheby's International Realty 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 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 and its Agents are acting as Rental Agents Only and are not property managers.

14. Consumer Information Statement and Attorney General Memorandum. By signing this Listing Agreement, the Owner acknowledges receipt of the Consumer Information Statement on New Jersey Real Estate Relationships and the Memorandum of the Attorney General Of New Jersey regarding the New Jersey Law against Discrimination and Federal Fair Housing Law. Goldcoast Sotheby's International Realty intends, at this time, to work with you as an Owner/Landlord agent only.

15. Cancellation Policy. Prior to Receipt of Fully Executed Leases: All requests to cancel a rental reservation must be made in writing, via fax, mail or email to Goldcoast Sotheby’s International Realty. If we receive a request to cancel a rental reservation prior to our receiving the fully executed copy of the lease from the Owner, we will cancel the reservation and return rental monies paid, less the non–refundable Processing Fee.

- a. After Receipt of Fully Executed Leases: If you must cancel your reservation after we have received the fully signed lease from the Owner, you must notify us in writing via fax, mail or email, with your request to cancel. We will attempt to re–rent the property, but no refund will be given and you will continue to be responsible for the full amount of the rental under terms, conditions, and due dates of this agreement, unless and until the property is re–rented at no loss to the Owner. If you have purchased Travel Insurance (see para. 16), please refer to your policy for instructions.
- b. If the Property is re–rented at NO loss to the Owner: then the total of any rent consideration paid to Goldcoast Sotheby's International Realty will be returned to the Tenant, less a 12% cancellation fee, if and when the monies are paid by the Owner to Goldcoast Sotheby's International Realty. Please note that the Processing Fee is non–refundable.

16. Travel Insurance. Travel protection is available for tenant’s reservation. The Plan includes coverage for the loss of tenants prepaid, non-refundable trip costs if tenants trip is canceled or interrupted due to certain unforeseeable events. We offer travel protection as a way for tenant to help protect themselves and their trip investment. Outstanding reservation costs are not eligible for reimbursement at the time of cancellation and the cost of the Plan is not eligible for a full refund outside of the Plan’s free look period. Terms and conditions apply; tenant should read Plan documents carefully and contact Generali Global Assistance with coverage questions.

Tenant may obtain quote or purchase a policy at: <https://shop.vacationrentalinsurance.com/GOLDCOAS>

View complete [Plan Details](#)

The plan cost includes the travel insurance premium and assistance services fee. Travel insurance coverages are underwritten by: Generali U.S. Branch, New York, NY; NAIC # 11231, for the operating name used in certain states, and other important information about the Travel Insurance & Assistance Services Plan, please see important disclosures at [Important Disclosures](#)

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		

Available 2026 (Fill in weekly rates)

2025 Dates	2025 RATES	2026 Dates	2026 RATES
01/04/25 - 01/11/25		01/03/26 - 01/10/26	
01/11/25 - 01/18/25		01/10/26 - 01/17/26	
01/18/25 - 01/25/25		01/17/26 - 01/24/26	
01/25/25 - 02/01/25		01/24/26 - 01/31/26	
02/01/25 - 02/08/25		01/31/26 - 02/07/26	
02/08/25 - 02/15/25		02/07/26 - 02/14/26	
02/15/25 - 02/22/25		02/14/26 - 02/21/26	
02/22/25 - 03/01/25		02/21/26 - 02/28/26	
03/01/25 - 03/08/25		02/28/26 - 03/07/26	
03/08/25 - 03/15/25		03/07/26 - 03/14/26	
03/15/25 - 03/22/25		03/14/26 - 03/21/26	
03/22/25 - 03/29/25		03/21/26 - 03/28/26	
03/29/25 - 04/05/25		03/28/26 - 04/04/26	
04/05/25 - 04/12/25		04/04/26 - 04/11/26	
04/12/25 - 04/19/25		04/11/26 - 04/18/26	
04/19/25 - 04/26/25		04/18/26 - 04/25/26	
04/26/25 - 05/03/25		04/25/26 - 05/02/26	
05/03/25 - 05/10/25		05/02/26 - 05/09/26	
05/10/25 - 05/17/25		05/09/26 - 05/16/26	
05/17/25 - 05/24/25		05/16/26 - 05/23/26	
05/24/25 - 05/31/25		05/23/26 - 05/30/26	
05/31/25 - 06/07/25		05/30/26 - 06/06/26	
06/07/25 - 06/14/25		06/06/26 - 06/13/26	
06/14/25 - 06/21/25		06/13/26 - 06/20/26	
06/21/25 - 06/28/25		06/20/26 - 06/27/26	
06/28/25 - 07/05/25		06/27/26 - 07/04/26	
07/05/25 - 07/12/25		07/04/26 - 07/11/26	
07/12/25 - 07/19/25		07/11/26 - 07/18/26	
07/19/25 - 07/26/25		07/18/26 - 07/25/26	
07/26/25 - 08/02/25		07/25/26 - 08/01/26	
08/02/25 - 08/09/25		08/01/26 - 08/08/26	
08/09/25 - 08/16/25		08/08/26 - 08/15/26	
08/16/25 - 08/23/25		08/15/26 - 08/22/26	
08/23/25 - 08/30/25		08/22/26 - 08/29/26	
08/30/25 - 09/06/25		08/29/26 - 09/05/26	
09/06/25 - 09/13/25		09/05/26 - 09/12/26	
09/13/25 - 09/20/25		09/12/26 - 09/19/26	
09/20/25 - 09/27/25		09/19/26 - 09/26/26	
09/27/25 - 10/04/25		09/26/26 - 10/03/26	
10/04/25 - 10/11/25		10/03/26 - 10/10/26	
10/11/25 - 10/18/25		10/10/26 - 10/17/26	
10/18/25 - 10/25/25		10/17/26 - 10/24/26	
10/25/25 - 11/01/25		10/24/26 - 10/31/26	
11/01/25 - 11/08/25		10/31/26 - 11/07/26	
11/08/25 - 11/15/25		11/07/26 - 11/14/26	
11/15/25 - 11/22/25		11/14/26 - 11/21/26	
11/22/25 - 11/29/25		11/21/26 - 11/28/26	
11/29/25 - 12/06/25		11/28/26 - 12/05/26	
12/06/25 - 12/13/25		12/05/26 - 12/12/26	
12/13/25 - 12/20/25		12/12/26 - 12/19/26	
12/20/25 - 12/27/25		12/19/26 - 12/26/26	

Long Term Rentals (Fill In)

Season 5/24/2025 - 9/6/2025:	3 Day Minimum - Daily:
1st Half 5/24/2025 - 7/19/2025:	Daily:
2nd Half 7/19/2025 - 9/6/2025:	Daily - 2 Night Minimum:
May:	Holiday Weekend - Daily:
June:	Weekend:
July:	Monthly - Winter:
August:	Monthly - Yearly:
September:	2 Week Minimum (Sat-Sat):
	4 Week Minimum (Sat-Sat):