



Better Homes and Gardens Real Estate Murphy & Co.
 1813 Long Beach Blvd. North Beach Haven NJ 08008
 Phone: (609) 207-7297 Fax: (609) 467-7283

2023 SUMMER RENTAL AUTHORIZATION (please review all fields and complete all appropriate selections)
The undersigned Owner authorizes Better Homes and Gardens Real Estate Murphy & Co. (BHGRE Murphy & Co.) to be rental agent for the following Property:

Rental Address: _____ City: _____ Unit: _____
 Owner(s) _____ Email: _____
 Owner Home Address: _____ City: _____ State: _____ Zip Code: _____
 Cell 1: _____ Cell 2: _____ BHGRE Agent: _____
 Make Check Payable to: _____ Payee SS# or Tax #: _____
 VRLBI# _____ VRBO/HOMEAWAY# _____
 Emergency Contact if Owner unreachable: _____ Phone: _____
 Wi-fi Ntwk: _____ Wi-Fi Pass _____ Alarm/Door Code: _____

Additional Owner Information (Required)

If there are any notes you wish to include, please enter them in "OWNER NOTES" box provided below. Please also contact information below for emergency purposes.

- The owner uses the following to service the property (include name and phone number please) :

Cleaning:	_____	Phone:	_____
Plumber:	_____	Phone:	_____
Electrician:	_____	Phone:	_____
Repairs:	_____	Phone:	_____

- Other Brokers authorized to rent your property. If none indicate none.

Type of Property: Single Family Duplex Condo Townhouse

Location: Oceanfront Ocean Block Oceanside
 Bayside Bay Front Lagoon Bay Block

Lodging: #Bedrooms _____ #Full Baths: _____ #Half Baths 1
 #Max Occupancy: _____ 1 Floor Bedroom: _____ #King Beds: _____
 #Queen Beds: _____ #Full/Double Beds: _____ #Single/Twin Beds: _____
 High Chair: _____ Bunks (S over S): _____ Bunks (S over F): _____
 Bunks (F over F): _____ Trundles: _____ Cribs: _____
 #Single Sofa Beds: _____ #Sofa Beds Full: _____ #Sofa Beds Queen: _____
 Other: _____ Other: _____

Security Deposit: Amount _____ Check In Time: _____ Check Out Time: _____

Cleaning Fee \$ _____ Other: _____

Non-Refundable Pet Fee Amount: _____ or refundable Pet/Security Amount: _____

Weekly Rental Run: Fri. to Fri. Sat. to Sat. Sun. to Sun.

Available 2023 (Fill in weekly rates)

May	6-May - 13-May <input type="text"/>	13-May - 20-May <input type="text"/>	20-May - 27-May <input type="text"/>	27-May - 3-Jun <input type="text"/>	
June	3-Jun - 10-Jun <input type="text"/>	10-Jun - 17-Jun <input type="text"/>	17-Jun - 24-Jun <input type="text"/>	24-Jun - 1-Jul <input type="text"/>	
July	1-Jul - 8-Jul <input type="text"/>	8-Jul - 15-Jul <input type="text"/>	15-Jul -22-Jul <input type="text"/>	22-Jul - 29-Jul <input type="text"/>	29-Jul - 5-Aug <input type="text"/>
August	5-Aug - 12-Aug <input type="text"/>	12-Aug - 19-Aug <input type="text"/>	19-Aug - 26-Aug <input type="text"/>	26-Aug - 2-Sep <input type="text"/>	
September	2-Sep - 9-Sep <input type="text"/>	9-Sep - 16-Sep <input type="text"/>	16-Sep - 23-Sep <input type="text"/>	23-Sep - 30-Sep <input type="text"/>	
October	7-Oct - 14-Oct <input type="text"/>	14-Oct - 21-Oct <input type="text"/>	21-Oct - 28-Oct <input type="text"/>	28-Oct - 4-Nov <input type="text"/>	

Amenities:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> No Pets Accepted | <input type="checkbox"/> Pet Free | <input type="checkbox"/> Allow Pets | <input type="checkbox"/> Owner Pets on Premises |
| <input type="checkbox"/> # of Owner Dog(s) | <input type="checkbox"/> # of Owner Cat(s) | <input type="checkbox"/> King Beds | <input type="checkbox"/> Queen Beds |
| <input type="checkbox"/> Double Beds | <input type="checkbox"/> Single Beds | <input type="checkbox"/> Sofa Beds (Double) | <input type="checkbox"/> Smoke Free |
| <input type="checkbox"/> Sofa Beds (Queen) | <input type="checkbox"/> Sofa Beds (Single) | <input type="checkbox"/> Bunk (Double) | <input type="checkbox"/> Sofa Bed (King) |
| <input type="checkbox"/> Bunk (Single) | <input type="checkbox"/> Trundles | <input type="checkbox"/> Rollaways | <input type="checkbox"/> Cribs |
| <input type="checkbox"/> Portable Cribs | <input type="checkbox"/> Futons | <input type="checkbox"/> Day Beds | <input type="checkbox"/> Day Beds Full |
| <input type="checkbox"/> Day Beds Queen | <input type="checkbox"/> Pyramid Beds Full | <input type="checkbox"/> Pyramid Beds Queen | <input type="checkbox"/> Pyramid Beds |
| <input type="checkbox"/> Air Mattress | <input type="checkbox"/> Den | <input type="checkbox"/> Full Size Refrigerator | <input type="checkbox"/> Mini Refrigerator |
| <input type="checkbox"/> Stove | <input type="checkbox"/> Oven | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Microwave |
| <input type="checkbox"/> Toaster | <input type="checkbox"/> Toaster Oven | <input type="checkbox"/> Coffee Maker | <input type="checkbox"/> Blender |
| <input type="checkbox"/> Lobster Pot | <input type="checkbox"/> Food Processor | <input type="checkbox"/> Crock Pot | <input type="checkbox"/> Keurig |
| <input type="checkbox"/> Dining Capacity (Inside) | <input type="checkbox"/> Dining Capacity (Outside) | <input type="checkbox"/> Central A/C | <input type="checkbox"/> Central AC (One Level) |
| <input type="checkbox"/> AC Split System | <input type="checkbox"/> Window A/C | <input type="checkbox"/> Wall AC | <input type="checkbox"/> Ceiling Fans |
| <input type="checkbox"/> Standard Fans | <input type="checkbox"/> # of AC Units | <input type="checkbox"/> # of Ceiling Fans | <input type="checkbox"/> # of Standard Fans |
| <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer | <input type="checkbox"/> W/D (Shared) | <input type="checkbox"/> Iron |
| <input type="checkbox"/> Ironing Board | <input type="checkbox"/> Garage | <input type="checkbox"/> # of Garage Spaces | <input type="checkbox"/> Parking |
| <input type="checkbox"/> # of TVs | <input type="checkbox"/> Cable TV | <input type="checkbox"/> # of Parking Spaces | <input type="checkbox"/> Cable TV (Expanded) |
| <input type="checkbox"/> # of DVDs | <input type="checkbox"/> TV Streaming Device | <input type="checkbox"/> High Speed Internet | <input type="checkbox"/> Wifi |
| <input type="checkbox"/> Wired LAN | <input type="checkbox"/> Private Pool | <input type="checkbox"/> Community Pool | <input type="checkbox"/> Pool is heated |
| <input type="checkbox"/> Outdoor Pool | <input type="checkbox"/> Private Hot Tub | <input type="checkbox"/> Private Whirlpool/Jet Tub | <input type="checkbox"/> PoolTags |
| <input type="checkbox"/> Elevator | <input type="checkbox"/> Linens | <input type="checkbox"/> Tenant Brings Linens | <input type="checkbox"/> Blankets |
| <input type="checkbox"/> Storage Area | <input type="checkbox"/> Balcony | <input type="checkbox"/> Vacuum | <input type="checkbox"/> Vacuum-Central |
| <input type="checkbox"/> Baby Equipment | <input type="checkbox"/> High Chair | <input type="checkbox"/> Outside Shower | <input type="checkbox"/> Outside Shower Shared |
| <input type="checkbox"/> Wood Fireplace | <input type="checkbox"/> Gas Log Fireplace | <input type="checkbox"/> Woodstove | <input type="checkbox"/> Fish Cleaning Table |
| <input type="checkbox"/> Pool Table | <input type="checkbox"/> Ping Pong Table | <input type="checkbox"/> Game Room | <input type="checkbox"/> Private Exercise Room |
| <input type="checkbox"/> Bar | <input type="checkbox"/> Wet Bar | <input type="checkbox"/> # of Bicycles | <input type="checkbox"/> Beach Equipment |
| <input type="checkbox"/> Private Beach Access | <input type="checkbox"/> BBQ Charcoal | <input type="checkbox"/> BBQ Gas | <input type="checkbox"/> BBQ Electric |
| <input type="checkbox"/> Dock | <input type="checkbox"/> Kayak | <input type="checkbox"/> Paddleboat | <input type="checkbox"/> Sun/Open Deck |
| <input type="checkbox"/> Rooftop Deck | <input type="checkbox"/> Deck Furniture | <input type="checkbox"/> # of Sun/Open Deck(s) | <input type="checkbox"/> Lawn Area |
| <input type="checkbox"/> Fenced Yard | <input type="checkbox"/> Private Yard | <input type="checkbox"/> Open/Covered Porch | <input type="checkbox"/> Screened Porch |
| <input type="checkbox"/> Patio | <input type="checkbox"/> Three Season Room | <input type="checkbox"/> Elevator to Ground | <input type="checkbox"/> Main Lvl Bdrm |
| <input type="checkbox"/> Waterfront | <input type="checkbox"/> Mattress Pads | <input type="checkbox"/> Cleaning Supplies | <input type="checkbox"/> Pillows |
| <input type="checkbox"/> Pots Pans | <input type="checkbox"/> Silverware | <input type="checkbox"/> Dinnerware | <input type="checkbox"/> Cooking Utensils |
| <input type="checkbox"/> Bath Towels | <input type="checkbox"/> Beach Towels | <input type="checkbox"/> Beach Chairs | <input type="checkbox"/> # of Dishwasher |
| <input type="checkbox"/> Mixer | <input type="checkbox"/> Dining Table | <input type="checkbox"/> # of Washer | <input type="checkbox"/> # of Dryer |
| <input type="checkbox"/> Smart TV | <input type="checkbox"/> # of SmartTV | <input type="checkbox"/> Smart Speaker | <input type="checkbox"/> Gaming System |
| <input type="checkbox"/> Video Games Provided | <input type="checkbox"/> Free Wifi | <input type="checkbox"/> Fenced Pool | <input type="checkbox"/> Cots |
| <input type="checkbox"/> Outdoor Firepit | <input type="checkbox"/> Play Area | <input type="checkbox"/> Cleaned Disinfectant | <input type="checkbox"/> Smoke Detector |
| <input type="checkbox"/> Carbon Monoxide Detector | <input type="checkbox"/> Fire Extinguisher | <input type="checkbox"/> Satellite TV | <input type="checkbox"/> Association Pool |
| <input type="checkbox"/> Lounges | <input type="checkbox"/> Pillows | <input type="checkbox"/> # of Beach Badges | <input type="checkbox"/> External Security Cameras |
| <input type="checkbox"/> Trash Removal Service | <input type="checkbox"/> Trash Day | <input type="checkbox"/> Recycling Day | <input type="checkbox"/> Use Sanitation Management |
| <input type="checkbox"/> Sanitation Management | <input type="checkbox"/> BBQ Natural Gas | <input type="checkbox"/> Daily Cleaning Hours | <input type="checkbox"/> Hourly Cleaning hours |
| <input type="checkbox"/> King Pillow | <input type="checkbox"/> Standard Pillow | <input type="checkbox"/> # King Pillow | <input type="checkbox"/> # Standard Pillow |
| <input type="checkbox"/> # Twin XL Beds | <input type="checkbox"/> hookup_electric_car | <input type="checkbox"/> streaming_services | <input type="checkbox"/> extra_refrigerator |
| <input type="checkbox"/> deck_awning | <input type="checkbox"/> deck_umbrella | | |

Owner Agrees to:

- Obtain any inspections, permits, and/or certifications required by law prior to tenancy.
- Maintain working smoke detectors in the property.
- Supply pillows, mattress pads, bedspreads plus adequate cooking and dining equipment for at least the maximum number of occupants, including but not limited to pots, pans, dishes, glasses, silverware, utensils, microwave, toaster and coffeemaker.
- Supply adequate cleaning and maintenance supplies and equipment including but not limited to spare light bulbs, cleaners, sponges, mop, vacuum cleaner, broom, waste basket, lidded garbage cans, and recycling cans.
- Supply television cable/satellite and internet service.
- Post in the house key information such as trash schedule, recycle rules, Wifi Code, Etc.
- Keep property in good repair, provide thorough pre-season deep cleaning and cleaning between each tenant.
- Maintain adequate liability insurance.
- Authorize BHGRE Murphy & Co and its representatives to sign leases on Owner's behalf in accordance with the terms and conditions provided herein.
- Check with BHGRE Murphy & Co. before renting or reserving the property her or himself.
- Provide BHGRE Murphy & Co. with 3 keys to the property or the key code along with authorization.
- Notify BHGRE Murphy & Co. and provide alternate phone number if owner will be unavailable for an extended period or during any rental period.
- Hold BHGRE Murphy & Co. harmless from and against any claims, suits, liability, costs, expenses and claims of any kind or nature arising from a tenancy or lease transaction executed by BHGRE Murphy & Co. as Owner's agent.
- Commissions Authorize BHGRE Murphy & Co. to deduct the following commissions in the following circumstances (please check one, two or all three):

_____ A commission of 10 % from rent as it is received in the event BHGRE Murphy & Co. is providing traditional rental services including taking photographs, marketing Owners' property, fielding inquiries and negotiating with prospective tenants, completing the lease, receiving rents and deposits, fielding tenant inquiries and complaints, checking in tenants while providing keys or codes, checking out tenants and returning or withholding security deposits at the discretion of the owner.

_____ A commission of 8% from rent as it is received in the event BHGRE Murphy & Co. is providing traditional rental services to prospective tenants whose contact information is provided to BHGRE Murphy & Co. by Owner or directly from an on line marketing service such as VRLBI, Owner web site, classified ads or otherwise.

_____ A commission of 6% from rent as it is received in the event BHGRE Murphy & Co. is providing limited rental services for tenants whose contact information and full lease details are provided to BHGRE Murphy & Co. by Owner to enable BHGRE Murphy & Co. to execute the rental transaction. Limited services will only include preparing the lease, receiving rents and deposits, checking in tenants while providing keys or codes, checking out tenants and returning or withholding security deposits at the discretion of the owner. Tenant inquires and complaints shall be handled by the owner. There shall be cap of \$500 per lease.

Owner acknowledges receipt of a copy of this agreement with the New Jersey law against discrimination. Declaration of Business Relationship: BHGRE Murphy & Co. intends, at this time, to work with you as a Owner's agent. **Owner authorizes agent to continue rental listing renewals in future years; any price changes the owner will notify realtor in writing.**

CREDIT/DEBIT CARDS. In order to compete with online vacation sites and to meet the overwhelming demand by the public to pay by credit/debit card. BHGRE Murphy & Co. now offers credit/debit card payment options for the tenant at no cost to the Owner. Credit/debit card payments are accepted on short-term rentals of no more than 125 consecutive days with a specific termination date. Tenants pay a 4% fee per transaction for the convenience of paying by credit/debit card. By accepting credit/debit cards, BHGRE Murphy & Co. & the owner assume the risk of a dispute or charge back, provided such dispute or charge back, is not due to Owner's inability/failure to meet its obligations contained herein. We have designed our payment policy to minimize the risk of disputes by requiring payment no later than 62 days prior to check-in and by not accepting AMEX which has a longer than normal time period in which disputes are allowed. In the event of a dispute, any monies or commissions which have been disbursed to BHGRE Murphy & Co. and the owner must be returned and held in a non interest-bearing trust account during the dispute process. If a resolution cannot quickly be made, the week(s) will be put back on the market and the dispute will be handled by BHGRE Murphy & Co. with the bank. In the rare event that a dispute arises after check-out. BHGRE Murphy & Co. and the owner are still required to return the disputed amount where it will then be held in a non interest-bearing trust account during the dispute process. Owners should know that if they adhered to the terms of the lease agreement during the tenancy and provide all requested documents to the bank including proof of a

signed lease agreement With Tenant, they are in a strong position regarding any possible dispute. By initialing, Owner agrees to accept credit/debit cards and to fully cooperate with BHGRE Murphy & Co. In addressing or defending any dispute should it occur.

_____ Initial Here to agree to accept credit/debit cards.

By signing Owner agrees to all terms of this agreement.

Owner _____ **Date** _____

• Owner Notes: Enter any notes for us below:

_____	_____	_____
_____	_____	_____