



**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

**2024 SUMMER RENTAL AGREEMENT**(please review all fields and complete all appropriate sections)

**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 at the end.

- 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 \_\_\_\_\_  
#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 2024 ( Fill in weekly rates)**

<b>May</b>	4-May - 11-May <input type="text"/>	11-May - 18-May <input type="text"/>	18-May - 25-May <input type="text"/>	25-May - 1-Jun <input type="text"/>	
<b>June</b>	1-Jun - 8-Jun <input type="text"/>	8-Jun - 15-Jun <input type="text"/>	15-Jun - 22-Jun <input type="text"/>	22-Jun - 29-Jun <input type="text"/>	29-Jun - 6-Jul <input type="text"/>
<b>July</b>	6-Jul - 13-Jul <input type="text"/>	13-Jul - 20-Jul <input type="text"/>	20-Jul -27-Jul <input type="text"/>	27-Jul - 3-Aug <input type="text"/>	
<b>August</b>	3-Aug - 10-Aug <input type="text"/>	10-Aug - 17-Aug <input type="text"/>	17-Aug - 24-Aug <input type="text"/>	24-Aug - 31-Aug <input type="text"/>	31-Aug - 7-Sep <input type="text"/>
<b>September</b>	7-Sep - 14-Sep <input type="text"/>	14-Sep - 21-Sep <input type="text"/>	21-Sep - 28-Sep <input type="text"/>	28-Sep - 5-Oct <input type="text"/>	
<b>October</b>	5-Oct - 12-Oct <input type="text"/>	12-Oct - 19-Oct <input type="text"/>	19-Oct - 26-Oct <input type="text"/>	26-Oct - 2-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 Bdroom           |
| <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"/> Electric Car Hookup       | <input type="checkbox"/> Streaming Services        | <input type="checkbox"/> Extra Refrigerator        |
| <input type="checkbox"/> Deck Awning              | <input type="checkbox"/> Deck Umbrella             | <input type="checkbox"/> Ring Doorbell             | <input type="checkbox"/> Keys Provided             |
| <input type="checkbox"/> Keyless Entry            | <input type="checkbox"/> First Floor Bathroom      | <input type="checkbox"/> # of Cable Boxes          | <input type="checkbox"/> # of Beach Chairs         |

1. Agreement: The person signing this agreement represents they have the legal authority to offer the property for rent. They have reviewed and signed the **Better Homes and Gardens Murphy & Co. Rental Listing Authorization** and will adhere to all requirements and procedures set forth in such listing authorization. This agreement along with the Rental Listing Authorization shall employ BHGRE Murphy & Co. and its agents to execute, sign leases, and collect monies on Owner’s behalf. Owner agrees to pay BHGRE Murphy & Co. a commission percentage of \_\_\_\_% Exclusive BHGRE Murphy & Co. Broker or \_\_\_\_% Non-Exclusive Broker on gross rents collected and deduct such commission from Owner payments. Owner agrees this payment is strictly for the purpose of securing tenants thru advertisement (as per Rental Listing Authorization) and does NOT INCLUDE PROPERTY MANAGEMENT.

2. Owner affirms the information provided in this Rental Listing Agreement (RLA) is accurate and complete. Leases are written based upon the information given by Owner in this RLA and are binding upon Owner. Owner may add amenities but may not remove. Owner agrees to make inspections after each rental period to insure the property’s safe and sanitary condition. Owner will maintain adequate number of smoke detectors, fire extinguishers and other fire protection equipment, in accordance with New Jersey State and Local Laws. Owner affirms that the property is in good, safe and habitable condition.

3. Owner represents that the property has been fully inspected, carries all adequate liability and property insurance and to indemnify and hold harmless BHGRE Murphy & Co. its agents, servants and employees, from and against any and all actions, claims, loss, liability, cost and expense (including reasonable attorneys and experts fees).

4. Owner will notify Broker immediately should the rental premises become unavailable for any reason. Owner will confirm availability with BHGRE Murphy & Co. prior to reserving or renting property themselves, thru another rental platform or broker. All leases (rentals) of BHGRE Murphy & Co. will take precedence should a double booking arise due to Owner not performing their due diligence in confirming availability with BHGRE Murphy & Co.

5. Owner will follow all security payment guidelines set forth in Rental Listing Authorization and notify Broker within 7 days of tenant checkout of any security issues with proper documentation. If Broker does not receive proper documentation of security fault or has not received clearance for security return to the tenant within 14 days Owner acknowledges the full security deposit being held with BHGRE Murphy & Co. will be returned to the tenant.

6. Owner agrees they have read and accept the terms of BHGRE Murphy & Co. Credit/Debit card authorization and will accept \_\_\_\_\_ will not accept \_\_\_\_\_ credit card payments for short-term leases (defined as those for a period of under 120 days). Owner is aware of the possibility of credit card “charge backs” and accepts that risk.

\_\_\_\_\_  
Owner Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
BHGRE Murphy & CO.

**OWNER NOTES:**

*Please provide any additional notes regarding the property:*