A close up of a sign

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**Better Homes and Gardens Real Estate Murphy & Co.**

1412 Long Beach Blvd. North Beach Haven NJ 08008

Phone: (609) 207-7297 Fax: (609) 467-7283

**2020 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 the rental agent for the following Property:**

**Rental Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Unit: \_\_\_\_\_\_**

**Owner Name(s):\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Home Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_City:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State:\_\_\_\_ Zip code:\_\_\_\_\_\_\_\_\_**

**Cell 1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell 2: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ BHGRE Agent:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**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: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**WEEKLY RENTAL RUN:**

|  |  |  |
| --- | --- | --- |
| Friday to Friday | Saturday to Saturday | Sunday to Sunday |
|  |  |  |

**MINIMUM RENTALS:**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 1 Week | 2 Weeks | Month | ½ Season | Season | Other |
|  |  |  |  |  |  |

**2020 WEEKLY DATES/PRICES** Enter “**Weekly Price**” for each week. If unavailable type “**Owner**”.

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| May | 5/2 – 5/9 | 5/9 – 5/16 | 5/16 – 5/23 | 5/23 – 5/30 |  |
| ------------- |  |  |  |  | ------------- |
| June | 5/30 – 6/6 | 6/6 – 6/13 | 6/13 – 6/20 | 6/20 – 6/27 |  |
| ------------- |  |  |  |  | ------------- |
| July | 6/27 – 7/4 | 7/4 – 7/11 | 7/11 – 7/18 | 7/18 – 7/25 | 7/25 – 8/1 |
| ------------- |  |  |  |  |  |
| August | 8/1 – 8/8 | 8/8 – 8/15 | 8/15 – 8/22 | 8/22 – 8/29 |  |
| ------------- |  |  |  |  | ------------- |
| September | 8/29 – 9/5 | 9/5 – 9/12 | 9/12 – 9/19 | 9/19 – 9/26 |  |
| ------------- |  |  |  |  | ------------- |
| October | 9/26 – 10/3 | 10/3 – 10/10 | 10/10 – 10/17 | 10/17 – 10/24 | 10/24 – 10/31 |
| ------------- |  |  |  |  |  |

**Security Deposit $ \_\_\_\_\_\_\_\_\_\_\_\_ Check-in Time: \_\_\_\_\_\_\_\_\_\_\_ Check-out Time: \_\_\_\_\_\_\_\_\_\_**

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**TYPE OF PROPERTY:**

|  |  |  |  |
| --- | --- | --- | --- |
| Single Family | Duplex | Condo | Townhouse |
|  |  |  |  |

**LOCATION**:

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Oceanfront | Oceanblock | Oceanside | Bayside | Bayblock | Bayfront | Lagoon |
|  |  |  |  |  |  |  |

**LODGING:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| #Bedrooms | #Full Baths | #Half Baths | #Max Occupancy | 1st Floor Bedroom |
|  |  |  |  | Yes |
| #King Beds | #Queen Beds | #Full/Double Beds | #Single/Twin Beds | Highchair |
|  |  |  |  | Yes |
| #Bunks (S Over S) | #Bunks (S Over F) | #Bunks (F Over F) | #Trundles | #Cribs |
|  |  |  |  |  |
| #Sofa Beds Single | #Sofa Beds Full | #Sofa Beds Queen | Other | Other |
|  |  |  |  |  |

**OWNER PROVIDES:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Dishwasher | Microwave | Toaster | Coffee Maker | Blender |
| Keurig | Central A/C | Window A/C | Wall A/C | Ceiling Fan |
| Washer | Dryer | Vacuum | Iron/Board | CD Player |
| Cable TV | DVD Player | Blu-Ray Player | TV Streaming | Wi-fi |
| Satellite TV | Satellite Radio | Home Theater | Private Yard | Linens/Towels |
| Deck | O/S Furniture | Charcoal BBQ | Gas BBQ | Electric BBQ |
| Rooftop Deck | Cleaning Supplies | Garage | Waterfront | Boat Slip |
| Beach Badges | Beach Chairs | Blankets | Pillows | Heat |
| Public Bch Access | Priv. Bch Access | Elevator | Elev. to Ground | Hcap. Ramp |
| Off-Street Parking | Screened Porch | Patio | No Smoking | Smoke Free |
| O/S Shower | Pool | Pool Heated | Hot tub | Jacuzzi Tub |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| #Parking Spots: | #A/C Units: | #Beach Badges: | #Beach Chairs: | #TVs: |
|  |  |  |  |  |

|  |  |  |  |
| --- | --- | --- | --- |
| Pets Allowed | No Pets Allowed | Pets Considered | Pet Free |
|  |  |  |  |

Non-Refundable Pet Fee Amount: \_\_\_\_\_\_\_\_\_\_\_ OR Refundable Pet Security Amount: \_\_\_\_\_\_\_\_\_\_\_

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|  |
| --- |
| **Owner agrees to:**  • Obtain any inspections, permits, and/or certifications required by law prior to tenancy.  • Maintain working smoke detectors in the property and a fire extinguisher.  • Supply pillows, mattress pads, bedspreads plus adequate cooking & dining equipment for at least the max number of  occupants, including but not limited to pots, pans, dishes, glasses, silverware, utensils, microwave, toaster & 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.  • Keep property in good repair, provide thorough pre-season spring 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. with alt. phone # if Owner will be unavailable for 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.** Owner Authorizes 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 security 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 as above 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 security 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 a 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 an Owner’s agent. Owner authorizes agent to continue rental listing renewals in future years; any price changes the Owner will notify realtor in writing. |

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**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 3.5% 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. or the Owner must both 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Additional Owner Information**

If there are any notes you wish to include, please enter them in “OWNER NOTES” box provided below. Please also fill out contact information below if applicable.

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

**Cleaner: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Plumber:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Electrician:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Repairs:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Other Brokers** authorized to rent your property **(\*Required):** If none indicate none.

**OWNER NOTES:** Enter any notes for us below:

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