

Rental Policies

All of the properties that NJ Realty offers for rent are privately owned and are rented on behalf of the property owner, subject to the provisions of the Lease Agreement. Each unit is furnished and appointed by the owner to reflect their taste. Although we recommend certain standards and offer insight into the needs of the majority of our Tenants, those needs are never the same from family to family. Therefore, if you have special requirements or a particular quality in mind, we strongly suggest a personal visit to the property prior to committing to the rental. It is unfortunate, but we are unable to make other arrangements for you upon your arrival.

All of our rental properties are furnished with basic housekeeping accessories, dishes, cookware, flatware, pots, pans, small appliances, etc. MAID SERVICE, LINENS AND TOWELS are NOT provided (unless specifically offered by a homeowner). These services are offered by local private companies, if desired. Please check the Local Business Phone Book on our website or ask your Agent for a recommendation.

Reservations

Reservations can be made in person, by phone, or via the internet (anytime, from anywhere!). After making a reservation we will send you a Lease Agreement to be signed and returned with deposit immediately. A reservation is not confirmed until a deposit is made and the Lease Agreement is executed. Generally a payment schedule is arranged, with payment amounts and due dates indicated on the Lease. All payments must be made in advance. With the exception of special circumstances (pet deposit, etc) the only fees are the rent and damage deposit.

Furnishings and Equipment

We have done everything possible to assure accuracy of the description, however we CANNOT be held responsible for printing errors, changes in furnishings by owners, or equipment failure. Re-arrangement of furniture is prohibited. All equipment should be in proper working order, but upon check-in you should report anything inoperative. After hours repairs will be limited emergency situations only. All efforts will be made to expedite repairs through the owner and/or their service company but NO REFUNDS CAN BE MADE.

Cleaning

All rental units are inspected by the property owners or their service before your occupancy. You are required to leave the unit clean when you vacate.

Also, please remember to empty the refrigerator and remove all personal items (leave beach tags if they were left for you). If you have excess trash or recycling, you can bring them to the drop-off area in Sea Isle: beneath the bridge on JFK Blvd on your way out of town.

* If you would like to arrange for a cleaning service at the end of your stay, please ask your Agent for a recommendation. Please be aware, that both you and your cleaning service must vacate the property by 11 AM as per the terms of your Lease.

Pets

Due to the prevalence of allergies, most of our properties DO NOT permit pets in or on the premises. A few rental units will allow pets. These units are designated in the units description, and can be found in the "Pet Friendly" area of the Rental Page on our website.

These properties may require additional rent or damage deposit monies. The Sea Isle City ordinance regarding pets is:

- Pets must be kept on leash at all times.
- No pets are allowed on the beach during the Summer season.
- Pet owners must collect and properly dispose of pet waste.

Telephone/Cable/Internet Access

Most properties are equipped with telephones and cable television. Telephone service is generally for local calls only and have a "block" to restrict direct dialed long distance calls and dial-up internet access . Use your cell phone, calling card, or a pre-paid phone card for long distance telephone calls. Only designated homes have internet access. NJ Realty offers free internet access in our office, with a PC in the lobby and wireless for your laptop. Internet service can be pre-arranged at your rental location by a local service. Please see our Local Business Phone Book on our website.

Lost And Found

We cannot be responsible for any personal items left in units. We will attempt to locate lost items for you, but it will be your responsibility to retrieve any item and in a timely manner.

Cancellation Policy

If you are forced to cancel an executed Lease Agreement, you will still be responsible for payment of the rent monies unless and until the unit is re-rented at the same rental amount. We will do everything we can to rent the unit for the same amount and return any monies paid. If the unit is not re-rented, there is no refund unless at the discretion of the property owner. Damages/Damage Deposit. All units require a damage deposit, as determined by the property owner. These monies are held by NJ Realty on short term rentals and returned to Tenant within 30 days of check-out, unless damages occur. Tenants will be held liable for any/all damages during their occupancy. Please note, NJ Realty will NOT be responsible for resolution of any dispute regarding damages and/or damage deposits.

Check-In and Check-Out

Most rentals are Saturday to Saturday, with a few Sunday to Sunday rentals. Check-In time is 2 PM (NO EXCEPTIONS) and Check-Out time is 11AM (NO EXCEPTIONS). We must strictly adhere to this time schedule so that the property owner or their service can inspect and clean after each departure. Check-In occurs at our office - 4914 Landis Ave, Sea Isle City. For those that are paid in full, we offer curbside Express Check-In (weather permitting). If a balance is due, you must come in to the office and pay by cash, certified check or money order. Our office is open until 5 PM on Saturdays. If you are going to be late, you must notify us beforehand. There is no provision for late arrivals without notification. Please be sure to return all keys to our office by 11 AM on the date of Check-Out.

Reservation Requests For Next Year

If you want to reserve the same unit for the same week(s) for next year, we highly advise doing so prior to departing. All other requests are accepted on a "first come, first serve" basis. It is in your best interest to secure this rentals early as possible.

Our staff of knowledgeable professionals is here to assist you in finding a vacation rental or a vacation home! We pride ourselves in offering superior customer service. Check out our website, call or just stop by. We'll do our best to accommodate your needs.

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