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| Entered by. \_\_\_\_\_\_\_\_\_ | **Schlosser Real Estate, Inc.** | Listing # \_\_\_\_\_\_\_\_\_\_\_\_\_ |
| Checked by: \_\_\_\_\_\_\_\_ | 600 Grand Central Ave. Lavallette NJ 08735 | Block:\_\_\_\_\_\_Lot:\_\_\_\_\_\_\_ |
|  | PH: 732-793-7755 | FAX: 732-793-1869 | info@sre1.com | Area: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**2020 RENTAL AUTHORIZATION - THIS IS A LEGALLY BINDING CONTRACT, READ CAREFULLY**

**The undersigned authorizes Schlosser Real Estate Inc. to act as rental agent for the following property:**

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

**Owner Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ SS# or EIN#:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Owner Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ City:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State:\_\_\_\_ Zip code:\_\_\_\_\_\_\_\_\_\_**

**Phone 1: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Cell Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone 3: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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

**If Owner cannot be reached in an emergency, contact:**

**Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Other Brokers:**

|  |
| --- |
|[ ]  **CLEANING INCLUDED FOR A FEE.** Landlord will provide cleaning upon check-out for a fee. Tenant will not have to hire a cleaner but must leave home neat & remove all food/garbage. No commission is charged on cleaning fee. **Enter Cleaning Fee Amount $** \_\_\_\_\_\_\_\_\_ |
|[ ]  **CLEANING INCLUDED IN RENT.** Landlord will provide cleaning upon check-out. It will be included in the Price. Tenant will not have to hire a cleaner but must leave home neat & remove all food/garbage. Commission is charged on full rent amount including cleaning fee. Price accordingly. |
|[ ]  **CLEANING NOT INCLUDED.** Tenantmust clean themselves or hire a cleaner & be done by check-out. |

**Who checks between tenants?** [ ] Owner [ ] Cleaner Other: **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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

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

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

**Handyman:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Smart Thermostat or Security Cameras?** Ie: Nest, Ecobee, Honeywell, Sensi, ADT, Brinks etc.

**We highly recommend NOT to remotely control a tenant’s temperature. It is also illegal to monitor or record a tenant on video cameras. Cameras MUST be removed or disabled during tenant’s stay.**

Smart A/C? Yes [ ]  Temp Schedule? Yes [ ]  Can Tenant Control Temp? Yes [ ]  Security Cameras? Yes [ ]

**Keyless Entry Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Alarm Code: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Wi-fi Network: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Wi-fi Pass: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Landlord Authorized Maintenance Amount:**

***Please enter a dollar amount below to authorize us to make purchases on your behalf, if needed.*** For example: new toaster, new blender, new microwave etc. or for other issues. We will buy what is needed to remedy the situation and bill you. Anything over this amount below, we will contact you. If left blank, we will contact you for every issue. $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Landlords normally choose between $150-500.)

**2020 WEEKLY DATES/PRICES**

Enter “Prices” for available weeks. Enter “Rented” for any weeks not available. Weeks marked 100% are prime weeks and command the highest rents. Non-prime weeks are marked by a suggested %.

Minimum Rental Period in Days: \_\_\_\_\_\_\_\_ Check-in Time: \_\_\_\_\_\_\_\_ Check-out Time: \_\_\_\_\_\_\_\_

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Week** | **Rate** | **%** | **Week** | **Rate** | **%** | **Week** | **Rate** | **%** |
| 5/23-5/30 |  | 50% | 7/4-7/11 |  | 100% | 8/15-8/22 |  | 100% |
| 5/30-6/6 |  | 50% | 7/11-7/18 |  | 100% | 8/22-8/29 |  | 100% |
| 6/6 - 6/13 |  | 60% | 7/18-7/25 |  | 100% | 8/29-9/5 |  | 90% |
| 6/13-6/20 |  | 75% | 7/25-8/1 |  | 100% | 9/5-9/12 |  | 75% |
| 6/20-6/27 |  | 90% | 8/1-8/8 |  | 100% | 9/12-9/19 |  | 60% |
| 6/27-7/4 |  | 100% | 8/8-8/15 |  | 100% | 9/19-9/26 |  | 50% |

**2020 SEASON DATES/PRICE**

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| --- | --- | --- |
| FROM | TO | PRICE |
|  |  |  |

**Features**

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| --- | --- | --- | --- | --- |
| #Bedrooms | #Full Baths | #Half Baths | #Max Sleeps | Security Deposit |
|  |  |  |  |  |

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| --- | --- | --- | --- | --- |
| #King Beds | #Queen Beds | #Full Beds | #Single Beds | 1st Floor Bedroom |
|  |  |  |  | Yes [ ]  |
| #Trundles | #Futons | #Cots | #Rollaways | #Daybeds |
|  |  |  |  |  |
| #Cribs | Highchair | #Bunks (S Over S) | #Bunks (S Over F) | #Bunks (F Over F) |
|  | Yes [ ]  |  |  |  |
| #Sofa Beds Single | #Sofa Beds Full | #Sofa Beds Queen | #Sofa Beds King | #Air Mattress |
|  |  |  |  |  |

**Pets**

Select all that apply and enter a Security OR Fee Amount if you charge one. It is important to check off if pets are ever present in the home (including landlord’s pets), as we must disclose this for those with allergies.

[ ] No Pets [ ] Pets OK [ ] Pets Considered Non-Refundable Pet Fee: \_\_\_\_\_\_\_ OR Refundable Pet Security: \_\_\_\_\_\_\_\_\_

Are Pets ever present in the home including landlord’s pets? [ ] Yes [ ] No

**Amenities**

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| --- | --- | --- | --- | --- |
| [ ]  Dishwasher | [ ]  Microwave | [ ]  Toaster | [ ]  Coffee Maker | [ ]  Blender |
| [ ]  Keurig | [ ]  Central AC | [ ]  Window AC | [ ]  Wall AC | [ ]  Ceiling Fans |
| [ ]  Washer | [ ]  Dryer | [ ]  Vacuum | [ ]  Iron/Board | [ ]  Garage |
| [ ]  Cable TV | [ ]  DVD Player | [ ]  Blu-Ray Player | [ ]  TV Streaming | [ ]  Internet/Wi-fi |
| [ ]  Boat Slip | [ ]  Outdoor Pool | [ ]  Outdoor Shower | [ ]  Hot tub | [ ]  Jacuzzi/Jet Tub |
| [ ]  Deck | [ ]  Deck Furniture | [ ]  Charcoal BBQ | [ ]  Gas BBQ | [ ]  Electric BBQ |
| [ ]  Private Yard | [ ]  Waterview | [ ]  Oceanview | [ ]  Bayview | [ ]  Beach Badges |
| [ ]  Cook Utensils | [ ]  Dinnerware | [ ]  Pots/Pans | [ ]  Silverware | [ ]  Cleaning Supplies |
| [ ]  Beach Towels | [ ]  Blankets | [ ]  Mattress Pads | [ ]  Pillows | [ ]  Bath Towels |

#AC Units: \_\_\_\_\_ #Off-street Parking: \_\_\_\_\_\_ #Beach Badges: \_\_\_\_\_\_ #Beach Chairs: \_\_\_\_\_\_ #Bikes: \_\_\_\_\_\_

Outdoor Shower: [ ]  Enclosed[ ]  Hot/Cold[ ]  Shared [ ]  Cold Only [ ]  Rinse Station Only [ ]

#TVs: \_\_\_\_\_ Roku [ ]  Fire TV [ ]  Hulu [ ]  Apple TV [ ]  Google TV[ ]  Netflix [ ]  HBO [ ]  Showtime [ ]

Other TV or Streaming Channels/Devices: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Terms**

Security deposits will be held in a trust account by Schlosser Real Estate. It is the landlord’s responsibility to maintain & check premises for damage before and after each tenant. If there is a problem, please call our office immediately so we can send someone over to verify the damage. No security deposit will be held for normal cleaning. Security is held for damages only and will be automatically returned unless otherwise instructed, within 5 days of lease termination. If security deposit is to be retained, landlord agrees to supply required receipts, a detailed list and photos of damages within 30 days of lease termination, otherwise security will be returned in full. The landlord authorizes the above-named broker to rent the property for the period and rates as stated. A commission of 12% of the gross rental shall be deducted from the first rental payment and the balance sent to the landlord upon receipt of the cleared deposited payment for the reservation and lease execution by the tenant and landlord. Landlord further agrees to:

1. Check availability with the broker prior to making any rentals. In the event the landlord rents the property after it has been reserved by the broker, the landlord must honor the Schlosser reservation. In the event the landlord refuses to accept the broker’s reservation, landlord shall pay the applicable commission to the broker plus a $250 relocation fee to the tenant per reservation.
2. Inquire with broker and have agreement with broker prior to making any changes to listing.
3. Provide adequate liability insurance, hold Schlosser Real Estate Inc. harmless against any potential litigation and conform to and acknowledge receipt of Schlosser’s Rental Procedure (Enclosed).
4. Landlord has or will obtain, prior to occupancy by tenant, any and all inspections/certifications/permits, that are required by any governmental authority for renting subject premises. The landlord acknowledges that the sole responsibility for securing such inspections, certifications or permits is that of the landlord of the property and the renting agency has no responsibility to secure such items, nor is the renting agency to be held liable for the failure of the landlord of the property to comply.
5. Pay a rental commission of 12% on the total rental price should the tenant re-lease the property within one year or any consecutive year.
6. Pay a sales commission of 5 % on the selling price should the tenant or any person, family member or business entity associated with the tenant from which Schlosser Real Estate was the procuring cause of the sale, purchase the property within one year of the expiration of any lease, or continuation thereof.
7. Acknowledge receipt of Attorney General Memorandum. (Enclosed).
8. Check or have someone check that premises were cleaned after check-out.
9. Schlosser Real Estate is acting as a transaction broker.
10. **CANCELLATIONS**. In the event a tenant wishes to cancel a rental, the tenant must send us written notice to cancel before we can re-offer the property. The tenant’s deposit is returned only when the property is re-rented unless you direct us otherwise. The original tenant can be held liable for the total rent unless a new tenant is found. We do charge a cancellation fee to the tenant.
11. **ACCIDENTAL DAMAGE PROTECTION**. Schlosser Real Estate now offers tenant’s the choice to purchase Accidental Damage Protection or ADP in lieu of paying the security deposit. Please read enclosed addendum explaining terms of the ADP that tenant will choose to accept or decline. If tenant declines ADP, the normal security deposit will be collected. By signing, Landlord agrees to the terms of the ADP and to the payment schedule and notification timeframes of that agreement.
12. **RENTALS BY LANDLORD.** RENTALS BY LANDLORD ARE PERMITTED WITH THE UNDERSTANDING THAT IF A LANDLORD’S RENTAL CONFLICTS WITH OUR RESERVATION THAT SCHLOSSER REAL ESTATE’S RESERVATION WILL BE HONORED. SCHLOSSER REAL ESTATE RESPECTS THE RIGHT OF A LANDLORD TO RENT ON THEIR OWN. WE EXPECT THE LANDLORD TO HAVE RESPECT FOR OUR OFFICE AND TENANTS BY REALIZING THE PUBLIC MUST BE ABLE TO RELY ON THE ACCURACY OF THE STATED AVAILABILITY MINUTE BY MINUTE. OUR RENTAL AUTHORIZATION CLEARLY STATES THE LANDLORD WILL “INQUIRE WITH BROKER PRIOR TO MAKING ANY RENTALS”. WE ARE OPEN 7 DAYS A WEEK. IF A LANDLORD FAILS TO CHECK WITH SCHLOSSER REAL ESTATE PRIOR TO COMMITTING TO A RENTAL, THEN LANDLORD AGREES TO HONOR SCHLOSSER REAL ESTATE’S RESERVATION AND RENTAL. IT IS IMPORTANT TO CALL AND SPEAK WITH AN AGENT TO VERIFY IF A RENTAL HAS BEEN INITIATED IN OUR SYSTEM BEFORE RESERVING.

**INITIAL HERE** \_\_\_\_\_\_\_ (\*Required)

1. **CREDIT CARD PAYMENTS.** Schlosser Real Estate now offers credit card payment options for tenants on short-term rentals of no more than 125 consecutive days and with a specific termination date. There is NO COST to the landlord. The tenant must pay a 3.6% (+0.15) fee per transaction. By initialing below, the landlord understands & agrees that by Schlosser Real Estate accepting credit cards, there is the small risk of a charge-back, however unlikely it may be and provided that such a dispute is not due to the failure of the landlord to adhere to all terms of the lease agreement. Our payment policy is designed specifically to minimize such risk by prohibiting credit card payments within 61 days of check-in and requiring the full balance of rent be paid at time of credit card payment. In the rare event that there is a charge-back prior to check-in or at any time, the Real Estate Commission rules require the landlord and Schlosser Real Estate immediately return any money received where it will then be stored in a non-interest-bearing trust account during the dispute process. If there is a dispute that arises, the landlord is expected to provide all requested documents to Schlosser Real Estate or the Bank in a timely manner and work to help resolve the dispute. If a dispute occurs prior to check-in, Schlosser Real Estate will put the week or weeks back on the market while also disputing the charge-back for the landlord in the event the week or weeks don’t get re-rented. If the property gets re-rented, the money will be returned to the tenant who disputed the charge and Schlosser Real Estate will send the landlord funds from the new rental, less the commission.

**INITIAL HERE** \_\_\_\_\_\_\_ (\*Required)

**Special Instructions:**

**By signing and Initialing, Landlord agrees to all terms of this agreement.**

**Landlord \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**EXCLUSIVELY RENTED PROPERTIES.** Becoming exclusive means that you agree to rent only through Schlosser Real Estate for 2020 & no other company. By becoming exclusive, you will benefit from additional media added to your listing such as a Video Walk-through, Floorplan Layout & Aerial Views. You will also be featured on our Exclusive Rental page. You are still permitted to rent the property yourself. We are in the process of upgrading all our current exclusives to the new format. If you are currently Exclusive or would like to become Exclusive, initial below.

**INITIAL HERE** \_\_\_\_\_\_\_ (\*Optional)

**NOTES:** Enter any notes below:

**THE SRE RENTAL PROCESS**

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| **Schlosser Real Estate receives Rental Authorization**Landlord fills out & signs an online Digital Rental Authorization via Docusign or paper copy in office. Landlord provides keys or door/alarm codes. IT Director photographs the home. If landlord selected “Exclusive”, then video, floor plan and aerial views are also taken. Rental is added to our rental software & website. It is recommended that the landlord then check over all the information online to make sure it is accurate and notify us if any issues. The property is then further marketed on our Website, Rental Hot Sheet and on our Facebook/Instagram. It is also emailed to all our Agents and to our large list of clients.  |

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| **Property is Rented Prior to 1/1**Upon receipt of a small deposit, the rental is reserved. Leases are sent to tenant/landlord to sign.1st payment for ½ the rent is due by 1/31. The initial small deposit is applied to 1st payment. Once cleared, money is forwarded to landlord including deposit less commission. Final payment of ½ rent + security deposit or ADP is due 60 days prior to check-in. Final rent payment is forwarded to landlord once cleared. Security is held by Schlosser. | **Property is Rented after 1/1**1st payment for ½ rent is due to reserve property. If tenant is not present at time of reservation, we allow 5 business days to receive payment or it is put back on market. Lease is signed by tenant in office or emailed to tenant/landlord to sign. When lease has been signed by both, a check less commission is sent to landlord. Final payment of ½ rent + security deposit or ADP is due by 60 days prior to check-in. Final rent payment is forwarded to landlord once cleared. Security is held by Schlosser. |

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| **Save/Print Your Copy of Lease**Once the landlord digitally signs the lease, a fully executed copy is automatically sent to the tenant, landlord & Schlosser Real Estate. We can then pay the landlord once we have a binding agreement. If either party does not do email, the process takes much longer as we must mail paper copies to one or the other and we must wait to receive them back. **If a landlord chooses not to sign leases by email, it will delay the time it takes to receive their money on all their rentals.** We do not recommend this. |

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| **Tenant Checks In**Tenant obtains keys or code from Schlosser. Keys are not given unless balance is paid in full/leases signed. | **Tenant Checks Out**Tenant returns keys to Schlosser Office. |

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| **Landlord inspects dwelling**The landlord or landlord’s representative are responsible to check property upon check-out & report any damage to Schlosser Real Estate immediately but also in writing no later than 4 days after check-out. |

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| **Security Returned**Schlosser Real Estate automatically returns the security on the 5th day after expiration of lease. Rental is now complete. If any security issues exist and you decide to hold security, you must notify Schlosser Real Estate immediately but also in writing no later than 4 days after expiration of lease. Landlord must provide a detailed list and photos of any damages. As a 2nd verification, we will send one of our representatives to inspect & verify the damage. However, if tenant disputes the claims and notifies us in writing, we will provide the tenant with your contact info and vice versa and the dispute will be handled between landlord and tenant. In the interim, Schlosser Real Estate will hold the security deposit in escrow until both parties agree or until a legal resolution directs Schlosser Real Estate how to disburse the security deposit. If both parties are unable to resolve any security deposit disputes and no legal action has been taken by the tenant within 45 days of expiration of lease, the security deposit will be disbursed as per the landlord’s direction.In the State of New Jersey, Landlord/Tenant law favors the tenant. If the tenant can prove the taking of the security was not justified, the Court has the option of awarding up to triple damages to the tenant. For example, if something breaks due to normal wear and tear or is damaged due to an act of god and not tenant’s negligence, security should not be retained. Additionally, security should not be held for normal cleaning, it should only be held for damages. |

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| **ACCIDENTAL DAMAGE PROTECTION TERMS:** Tenant has choice to pay security or pay for Accidental Damage Protection or ADP. Below is example of the form tenant signs and the amounts they can choose.**Tenant chooses one of two amounts:**1. **$50.00 fee.** Coversaccidental damages and repairs up to a maximum amount of $500.00.
2. **$100.00 Fee.** Coversaccidental damages and repairs up to a maximum amount of $1,000.00.

In lieu of a traditional Security Deposit, Schlosser Real Estate offers Accidental Damage Protection for Weekly Rentals. **THE ACCIDENTAL DAMAGE PROTECTION (REFERRED TO HEREIN AS “ADP”) IS OPTIONAL AND MAY BE DECLINED. IF TENANT DOES NOT WISH TO PURCHASE THE ADP, A SECURITY DEPOSIT WILL BE REQUIRED (SECURITY DEPOSIT TERMS AS CONTAINED IN THE LEASE). THE ADP IS NOT INSURANCE, NOR IS IT A WARRANTY.** The ADP is designed to cover unintentional damages to the Rental Property that occurs during the Guest’s stay. The ADP is a non-refundable fee paid by Guests that cover the Guest and the Landlord for accidental damages and repairs up to a maximum amount of either $500.00 ($50.00 non-refundable ADP fee) or $1,000.00 ($100.00 non-refundable ADP fee) depending on the particular protection program the Guest chooses. In the case of a condominium or townhouse, the ADP additionally covers accidental damage to the common areas. The cost of damages that exceed the foregoing limitation amounts is not covered by the ADP. Guests are still required to surrender the Rental Property at the end of the Guest’s Stay in good and broom-clean condition by the date and time specified in the Agreement – normal wear and tear excepted. In the event the damage caused is over and above the maximum damage amount of either $500.00 or $1,000.00 depending on the choice made by the Guest, the Guest agrees to pay for excess damage costs or be willfully sued by the Landlord and in such event, the Guest shall be liable to the Landlord for the excess damage costs and costs paid by the Landlord to bring the action against the Guest, including court costs and attorneys’ fees.The ADP shall be void if the Guest does not immediately report any accidental damages to Schlosser Real Estate in a timely manner (within 24 hours of the incident or prior to the end of the Guest’s Stay, whichever occurs first. To ensure the Guest is not charged for any accidental damages under the ADP, the Guest must report accidental damages to Schlosser Real Estate prior to the end of the Guest’s Stay. If damage is discovered after the end of the Guest’s Stay, the Landlord must report the accidental damage to Schlosser Real Estate in writing within three (3) days of the end of the Guest’s Stay in order for the damage to be covered under the ADP. Further, the Landlord must within seven (7) days of the initial report to Schlosser Real Estate provide Schlosser Real Estate a detailed list of the damages along with documented photos of same.Schlosser Real Estate and its agents have the ultimate administrative authority to determine the scope and extent of the damages to be covered under the ADP. The Landlord is responsible to make the repairs for any damage that occurs at the Rental Property. Once Schlosser Real Estate investigates the claim and has made a decision that reimbursement is due to the Landlord for any damage covered under the ADP, reimbursement will be paid to the Landlord upon Schlosser Real Estate’s receipt of invoices from the Landlord for the repaired damage.CONDITIONS: The ADP has certain conditions and exclusions. The ADP will not include liability for damage or theft resulting from:1. Intentional acts or acts of negligence or under the impairment of drugs or alcohol of the Guest.
2. Any damage that occurs if the Guest is in violation of the Rental Agreement or the Landlord’s Rules and Regulations.
3. Criminal acts or acts of concealment or fraud.
4. Theft of Landlord’s items without a valid police report.
5. Damage caused by any pet or other animal brought to the Property by the Guest.
6. Theft or damage to any items, belongings or property owned by the Guest. Protection is limited to Landlord’s items and property only.
7. Damage resulting from any motorized vehicle or watercraft operated by the Guest.
8. Damages related to glass tabletops are excluded and will be the Guest’s responsibility.
9. Damages resulting from a natural disaster.
10. Seasonal and Annual leases are exempt from this protection program.

Should any of the above occur, the Guest is responsible for the entire cost to repair said damage. Schlosser Real Estate and/or the Landlord reserve the right to file a claim against the Guest with venue being located in Ocean County, New Jersey.ADDITIONAL TERMS/DEFINITIONS:1. The ADP takes effect upon check-in per this Rental Agreement to the Rental Property together with receipt of all payments due under the Rental Agreement.
2. The ADP will become void if any term of this Rental Agreement be violated by the Guest.
3. All coverage shall terminate upon check-out per the terms of this Rental Agreement or the departure of the Guest, whichever occurs first.
4. Guest means a person or person(s) who are registered or listed as a tenant per the terms of this Rental Agreement.
5. Natural disaster means flood, fire, hurricane, tornado, earthquake, blizzard due to natural causes.
6. Stay means the duration of time from the date the Guest checks-in at the Rental Property to the date the Guest checks-out of the Rental Property.

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