

PROPERTY RENTAL LEASE AGREEMENT

THE TENANT(S) AND/OR TRAVELLER(S) AGREES TO LEASE 4013 2nd Floor OCEAN AVENUE, BRIGANTINE, NJ. FOR THE AMOUNT OF \$_____ FROM ___/___/___ TO ___/___/___ CHECK IN IS AT 3PM, CHECKOUT IS 10:00AM

\$ **250.00** REFUNDABLE SECURITY DEPOSIT

+\$_____ RENTAL AMOUNT

=_____ TOTAL AMOUNT DUE- (50% OF RENT +SEC DEP DUE ON SIGNING,BAL DUE 60 DAYS BEFORE MOVE IN)

SECURITY WILL BE RETURNED TO THE TENANT WITHIN 30 DAYS OF EXPIRATION OF THIS LEASE PROVIDING THE PREMISE IS LEFT IN A CLEAN AND HABITABLE CONDITION WITH ALL SYSTEMS OPERABLE. TENANT IS ADVISED TO REPORT ANY AND ALL DEFECTS TO THE LANDLORD WITHIN 24 HOURS OF OCCUPANCY IN WRITING OR TENANTS SECURITY DEPOSIT MAY BE WITHHELD BY LANDLORD TO CORRECT SAID DEFECTS. ANY MISSING ITEMS FROM THE PREMISE OR DAMAGES TO THE PREMISE WILL BE CHARGED TO THE TENANTS SECURITY DEPOSIT AND OR DAMAGE INSURANCE IF APPLICABLE. THE PREMISES IS LEASED TO TENAT(S) IN "AS IS" CONDITION. LANDLORD OR HIS AGENT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER INTO PREMISES AT ALL REASONABLE HOURS, TO INSPECT OR SHOW THE PREMISES FOR RENTAL OR REPAIR. OWNER AGREES NOT EXERCISE SAID RIGHT IN SUCH A WAY AS TO UNREASONABLE INTERFERE WITH THE QUIET ENJOYMENT OF THE TENANT(S).

TENANT IS ADVISED TO REMOVE ANY AND ALL TRASH AS PER THE CITY OF BRIGANTINE'S ORDINANCES. ANY FINES INCURRED BY THE LANDLORD BECAUSE OF IMPROPER DISPOSAL OF TRASH BY THE TENANT WILL BE CHARGED TO THE TENANT'S SECURITY DEPOSIT. ANY FAILURE OF ANY OF THE SYSTEMS OF THIS PREMISE MUST BE REPORTED TO THE LANDLORD IMMEDIATELY FOR REPAIR. LANDLORD WILL MAKE GOOD FAITH EFFORT TO REPAIR WITHIN REASONABLE TIME PERIOD. LANDLORD IS NOT RESPONSIBLE FOR ANY STOPPAGE OR REDUCTION IN SERVICES BEYOND LANDLORD'S CONTROL. NO ADJUSTMENT IN RENT WILL BE MADE FOR STOPPAGE OR REDUCTION IN SERVICES. LANDLORD IS NOT RESPONSIBLE FOR DELAYS CREATED BY CLEANING CREWS.

PETS ARE NOT PERMITTED AT ANY TIME IN THE PREMISES OR ON THE GROUNDS. SMOKING IS NOT PERMITTED IN THE PREMISES. FEES INCURRED TO REMOVE ANY TRACE OF SMOKING ODORS WILL BE CHARGED TO SECURITY DEPOSIT. HANGING TOWELS-CLOTHES-BATHING SUITS ON DECK RAILINGS IS NOT PERMITTED. UNDERAGE DRINKING OR POSSESSION/USE OF ILLEGAL SUBSTANCES IS CAUSE FOR EVICTION.

RENTAL PAYMENT AND RENTAL INSURANCE PREMIUM IS NON-REFUNDABLE. LEASE IS NON-CANCELLABLE.

FAILURE TO PROPERLY DISPOSE OF ALL GARBAGE AND RECYCLABLES WILL RESULT IN \$95.00 REMOVAL CHARGE. (ANY REMAINING REFUSE & RECYCLABLES MUST BE TAKEN TO 38TH STREET DISPOSAL CENTER.)

THIS PREMISE IS LIMITED TO 8 OCCUPANTS INCLUDING CHILDREN. EXCEEDING THE OCCUPANCY LIMITS IS CAUSE FOR EVICTION. ANY FINES LEVIED ON THE LANDLORD BY THE CITY OF BRIGANTINE WILL BE CHARGED TO THE SECURITY DEPOSIT OF THE TENANT. UNDUE NOISE OR DISTURBANCE TO NEIGHBORS BY TENANTS IS CAUSE FOR EVICTION. TENANT AGREES NOT TO SUBLET OR ASSIGN THE LEASE. THE PROPERTY IS PRIVATELY OWNED. THE LANDLORD IS NOT RESPONSIBLE FOR ANY INJURIES, ACCIDENTS, OR ILLNESSES THAT OCCUR TO THE RENTER(S), OR ANY GUESTS OR VISITORS WHILE IN THE UNIT, ON THE PREMISES, OR WHILE USING ANY COMMUNITY FACILITIES. BY SIGNING THIS RENTAL LEASE AGREEMENT, IT IS AGREED THAT ALL GUESTS ARE EXPRESSLY ASSUMING THE RISK OF ANY HARM ARISING FROM THEIR USE OF THE PREMISES OR OF ANY HARM TO OTHERS WHOM THEY INVITE TO USE THE PREMISES. TENANT(S) AGREES TO INDEMNIFY AND HOLD HARMLESS LANDLORD FROM ANY AND ALL CLAIMS, DAMAGES, OR LAWSUITS (INCLUDING REASONABLE ATTORNEY'S FEES) ARISING OUT OF ACTIONS, NEGLIGENCE, OR MALFEASANCE OF TENANT(S), GUESTS AND VISITORS. LANDLORD DOES NOT SUPPLY LINENS, TOWELS, SHEETS, BLANKETS, PILLOW CASES.

TENANT AGREES TO VACATE THE PREMISE ON THE TIME SO STATED: 10:00 AM Failure to do so will result in fine of \$25 for every 15 minutes beyond 10am deadline. (delays our cleaning crew, which delays move in for next tenant.)

TENANT (S) _____ EMAIL _____

HOME ADDRESS _____ CITY _____ STATE _____ ZIP _____

HOME PHONE# _____ BUSINESS PHONE# _____ CELL PHONE# _____

BY SIGNING BELOW, TENANT(S) AND/OR TRAVELLER(S) AGREES TO THE TERMS AND CONDITIONS SET FORTH ABOVE.

TENANT(S) SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____

EMAIL ORIGINAL SIGNED LEASE WITH CHECK TO: KEN BUREN 14 AUTUMN DR, SCOTCH PLAINS NJ 07076 OR SCAN LEASE AND EMAIL TO: KBUREN@COMCAST.NET SEND PAYPAL PAYMENTS TO:KBUREN@COMCAST.NET