



NEW JERSEY REALTORS® STANDARD FORM OF SEASONAL RESIDENTIAL LEASE

(FOR USE WITH A TERM OF LESS THAN 125 DAYS IN LENGTH AND PROVIDED THE TENANT HAS A PERMANENT RESIDENCE ELSEWHERE)

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SUMMARY OF BASIC TERMS AND DEFINITIONS

LANDLORD'S INFORMATION					
Vincent Cane, Sr.					
LANDLORD			LANDLORD'S PHONE #		LANDLORD'S FAX #
819 N Park Ave., Norristown, PA 19403			vcane1961@gmail.com		
LANDLORD'S MAILING ADDRESS			LANDLORD'S E-MAIL		
TENANT'S INFORMATION					
Jessica Kloss					
TENANT(S)			TENANT'S PHONE #		TENANT'S FAX #
268 BARNHILL RD, Perkasi, PA 18944			jkloss@alliancehp.com		
TENANT'S MAILING ADDRESS			TENANT'S E-MAIL		
PROPERTY INFORMATION					
3624-44 Atlantic Brigantine Blvd, Brigantine, NJ 08203			14		
ADDRESS OF LEASED PROPERTY (THE "PROPERTY")			UNIT # (IF ANY)		PROPERTY PHONE #
3			MAXIMUM NUMBER OF OCCUPANTS PERMITTED IN THE PROPERTY, INCLUDING CHILDREN		
<input type="checkbox"/> IF CHECKED, THE PROPERTY IS SUBJECT TO A CONDOMINIUM OR HOMEOWNERS' ASSOCIATION. THE NAME OF THE CONDOMINIUM OR HOMEOWNERS' ASSOCIATION IS _____ (THE "ASSOCIATION")					
LEASE INFORMATION					
LEASE TERM			RENT		
June 1, 2023		COMMENCEMENT DATE	\$6,000.00		TOTAL RENT ("RENT")
September 1, 2023		END DATE	\$		RENT ALREADY PAID
			\$6,000.00		RENT BALANCE DUE
SECURITY DEPOSIT			ADDITIONAL FEES (THE "ADDITIONAL FEES")		
\$1,000.00		TOTAL SECURITY DEPOSIT ("SECURITY DEPOSIT")	\$		TELEPHONE DEPOSIT
\$		SECURITY DEPOSIT ALREADY PAID	\$150.00		OTHER: Processing Fee
\$1,000.00		SECURITY DEPOSIT BALANCE DUE	\$		OTHER:
PETS			SMOKING		
<input checked="" type="checkbox"/> PETS ARE PROHIBITED			<input type="checkbox"/> SMOKING IS PROHIBITED ANYWHERE ON THE PROPERTY		
<input type="checkbox"/> PETS ARE PERMITTED AS FOLLOWS: _____			<input checked="" type="checkbox"/> SMOKING IS PROHIBITED INDOORS ONLY		
			<input type="checkbox"/> SMOKING IS PERMITTED		
CHECK-IN / CHECK-OUT TIME ("CHECK-IN TIME") / ("CHECK-OUT TIME")			CHECK-IN/CHECK-OUT LOCATION ("CHECK-IN LOCATION") / ("CHECK-OUT LOCATION")		
CHECK-IN TIME:		3:00	<input type="checkbox"/> A.M. / <input checked="" type="checkbox"/> P.M.		<input type="checkbox"/> THE PROPERTY
CHECK-OUT TIME:		10:00	<input checked="" type="checkbox"/> A.M. / <input type="checkbox"/> P.M.		<input type="checkbox"/> LISTING BROKER'S OFFICE
			<input checked="" type="checkbox"/> OTHER: 1012 W Brigantine Ave.		
BROKER INFORMATION					
Maria Sacco Handle			(609)264-5543		rentals@shorehouseteam.com
LISTING BROKER			PHONE #		E-MAIL
1012 W Brigantine Ave, Brigantine, NJ 08203					
LISTING BROKER'S OFFICE ADDRESS					
Maria Sacco Handle					
COOPERATING BROKER			PHONE #		E-MAIL
COOPERATING BROKER'S OFFICE ADDRESS					



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SEASONAL RESIDENTIAL LEASE AGREEMENT

1. **LEASE OF PROPERTY:** Tenant agrees to lease from Landlord and Landlord agrees to lease to Tenant the Property on the terms and conditions set forth in this Lease.
2. **TERM:** The term of this Lease will begin on the Commencement Date and end on the End Date (the "**Term**").
3. **RENT & ADDITIONAL FEES:** Tenant agrees to pay Landlord the Rent for the Term of this Lease. At the time this Lease was signed by Tenant, Tenant paid the amount indicated in the Summary of Basic Terms and Definitions on page 1 of this Lease (the "**Summary**") as pre-payment to be applied to the Rent. The balance of the Rent, as well as all Additional Fees, if any, will be paid in full by no later than 10 days (if left blank, then thirty (30) days) prior to the Commencement Date (the "**Final Payment Date**").
4. **SECURITY DEPOSIT:** At the time this Lease was signed by Tenant, Tenant paid the amount indicated in the Summary as pre-payment to be applied to the Security Deposit. The balance of the Security Deposit, if any, will be paid in full by no later than the Final Payment Date. Landlord may deposit the Security Deposit in a non-interest-bearing bank account. The purpose of the Security Deposit is to ensure that Tenant performs all of Tenant's obligations under this Lease. Landlord will inspect the Property after Tenant vacates at the end of the Term. Within fourteen (14) days of the later of the End Date and date on which Tenant vacates the Property, Landlord will return the Security Deposit, without interest, less (i) any charges expended by Landlord for damages to the Property resulting from Tenant's occupancy, and (ii) any and all fees, additional rent, and other charges due to Landlord. The deductions will be itemized in a statement by Landlord and will be forwarded to Tenant with the balance of the Security Deposit, if any, by personal delivery, overnight courier, or registered or certified mail.
5. **TELEPHONE DEPOSIT:** If Landlord requires a Telephone Deposit as indicated in the Summary, then the Telephone Deposit will be paid prior to the Final Payment Date. Within fourteen (14) days of the later of the End Date and the date on which Tenant vacates the Property, Landlord will return the Telephone Deposit less any charges or fees incurred by Landlord related to Tenant's use of the Property's telephone service. The deductions will be itemized in a statement by Landlord and will be forwarded to Tenant with the balance of the Telephone Deposit, if any, by personal delivery, overnight courier, or registered or certified mail.
6. **PAYMENT METHODS:** All payments due under this Lease will be made payable to ☐ Landlord ☒ Listing Broker (if no box is checked, then the Listing Broker) by personal check, cashier's check, money order, wire transfer, or electronic payment if permitted by Landlord. Unless payment is made by wire transfer or electronic payment, any payment will be made to Landlord or Listing Broker in person, by mail, or by overnight courier. If payment is sent by mail or overnight courier, the payment must be received by Landlord or Listing Broker by the due date set forth in this Lease for such payment. If Tenant issues a personal check that is returned for insufficient funds, then Tenant will pay Landlord a **\$50.00** fee (if left blank, then \$35.00) and Tenant will replace such check with certified funds within 2 days (if left blank, then two (2) days).
7. **FAILURE TO TIMELY PAY RENT, ADDITIONAL FEES OR SECURITY DEPOSIT; CANCELLATION BY LANDLORD:** If Tenant fails to timely pay all Rent, Additional Fees, or the Security Deposit by the due date set forth in this Lease, then Landlord may cancel this Lease by giving notice to Tenant. In such event, any Security Deposit paid by Tenant to Landlord will be returned to Tenant. Regardless of whether or not the Lease is cancelled by Landlord, any Rent or Additional Fees paid by Tenant will belong to and may be retained by Landlord. If the Lease is not cancelled by Landlord or cancelled by Tenant pursuant to Paragraph 8, the Lease will continue in full force and effect and Tenant will be liable to Landlord for all Rent and Additional Fees owed.
8. **CANCELLATION BY TENANT:** If Tenant desires to cancel this Lease prior to the Commencement Date, Tenant will make a written request to Landlord and all Brokers. If Landlord is able to secure a replacement tenant for the Term at a rent agreeable to Landlord, then this Lease will be cancelled and Landlord will return to Tenant the full amount of any Security Deposit paid and any Rent paid less a cancellation fee of **10.000%** of the Total Rent (if left blank, then ten percent (10%) of the Total Rent). If Landlord is unable to secure a replacement tenant for the Term at a rent agreeable to Landlord, then this Lease will not be cancelled and will remain in full force and effect.

- 48 9. **DELIVERY OF POSSESSION:** Landlord will give possession of the Property to Tenant for the Term of this Lease. If Landlord is
 49 unable or otherwise fails for reasons beyond Landlord's control to provide possession of the Property to Tenant by the Commencement
 50 Date, then Tenant's sole remedy will be to cancel this Lease by giving written notice to Landlord. In such event, all Rent, Additional
 51 Fees and Security Deposit paid by Tenant to Landlord will be returned to Tenant and Landlord will not be liable for any consequential
 52 or other damages.
 53
- 54 10. **ACCEPTANCE OF PROPERTY:** Opinions as to the condition of property vary from individual to individual and are subjective.
 55 Neither Landlord nor any Broker make any representations regarding the condition of the Property, except as stated in this Lease.
 56 The Property is rented "as is". Tenant may not rely on any opinion expressed by a third party, including Landlord or any Broker, with
 57 respect to the condition of the Property. Tenant acknowledges that prior to signing this Lease, Tenant had an opportunity to inspect
 58 the Property. Tenant bears the sole risk of renting the Property even if Tenant entered into this Lease sight unseen and is not satisfied
 59 with the condition of the Property at the time of check-in. Tenant will have no basis not to accept the Property if Tenant is not satisfied
 60 with the condition of the Property at the time of check-in.
 61
- 62 11. **CHECK-IN:** Tenant can check-in and obtain keys to the Property on the Commencement Date beginning at the Check-In Time at
 63 the Check-In Location set forth in the Summary. Check-in will not be permitted earlier than the Check-In Time but may take place
 64 any time thereafter until 5:00 p.m. (if left blank, then 5:00 p.m.). If Tenant is unable to check-in and obtain keys to the Property
 65 within this time frame, Tenant will pay a late check-in fee as additional rent to Landlord in the amount of \$50.00 (if left blank,
 66 then \$100.00).
 67
- 68 12. **CHECK-OUT:** Tenant will vacate the Property and return all keys to the Property to Landlord or Landlord's agent by no later than
 69 the Check-Out Time. For the purposes of this paragraph, "vacate the Property" means that Tenant and all other occupants have
 70 vacated the Property and the Property is left in a good, clean and orderly condition. If Tenant is unable to fully vacate by the Check-
 71 Out Time, then Tenant will pay a late check-out fee as additional rent to Landlord in the amount of \$50.00 (if left blank,
 72 then \$100.00) per hour until such time that Tenant has fully vacated the Property, rounded up to the next hour. Tenant will pay an
 73 additional fee of \$25.00 as additional rent (if left blank, then \$25.00) for each key lost and/or if the keys are not returned by
 74 the Check-Out Time. Landlord shall not be responsible for any personal property that is left in or on the Property by Tenant after
 75 Tenant has checked out.
 76
- 77 13. **USE OF PROPERTY:** Tenant will occupy the Property only as a private residence and will not use the Property for any business,
 78 trade or profession. Tenant will not store any flammable, dangerous or hazardous materials at the Property, other than ordinary
 79 household cleaning materials.
 80
- 81 14. **OCCUPANCY:** Tenant agrees that at no time during Tenant's possession of the Property will Tenant permit any children under the
 82 age of fourteen (14) to be alone in or on the Property without the presence of an adult. Further, Tenant agrees that at no point will
 83 Tenant permit more than the number of occupants set forth in the Summary to occupy the Property during Tenant's possession of
 84 the Property.
 85
- 86 15. **PROPERTY DAMAGE:** Tenant will be responsible to report any and all defective conditions to the Property upon arrival to the
 87 Property. Tenant will be financially responsible for all damage to the Property during Tenant's possession of the Property. For the
 88 purpose of this paragraph, "damage" means lost household items, including but not limited to furniture, dishes, cookware, silverware,
 89 linens, and other items at the Property when Tenant took possession, failure to maintain the Property in a neat, clean and sanitary
 90 condition, or physical damage to the Property or any of the furnishings, equipment or systems at, in, on or servicing the Property.
 91
- 92 16. **MAINTENANCE:** Landlord agrees to deliver possession of the Property to Tenant with all appliances, equipment, and systems of
 93 the Property in good working order. Tenant understands and acknowledges that from time to time such appliances, equipment, and
 94 systems fail and require repair. Tenant will notify Landlord of any failure to an appliance, piece of equipment, or system in or on the
 95 Property. Upon reasonable notice to Tenant, Landlord, Landlord's agent(s), and Landlord's contractors and repair technicians, as
 96 applicable, will be permitted access to the Property to inspect and, if necessary, make repairs at Landlord's expense unless the damage
 97 was caused by Tenant's willful conduct or negligence. Tenant will not be entitled to any compensation or refund for any period of
 98 time during which any appliances, equipment, or systems of the Property are not operational or during which any utility services are
 99 disrupted in any manner.
 100
- 101 17. **CONDOMINIUM OR HOMEOWNERS' ASSOCIATION:** If the Property is subject to a condominium association or
 102 homeowners' association as indicated in the Summary, then Tenant acknowledges receipt from Landlord of all applicable rules and
 103 regulations of the Association and agrees to comply with such rules and regulations during Tenant's possession of the Property.
 104
- 105 18. **PETS:** If the Summary indicates that pets are prohibited, then under no circumstances may Tenant keep or bring onto or into
 106 the Property any pet or any other unauthorized animal. Tenant agrees to be responsible for any and all damage caused by any pets
 107 brought onto or into the Property even if the Summary indicates that pets are permitted.

19. **BEACH BADGES:** Tenant will be responsible to account for all beach badges provided to Tenant by Landlord and to return all beach badges to Landlord or Landlord's agent by no later than the Check-Out Time. Tenant will pay a fee of \$40.00 as additional rent (if left blank, then \$45.00) for each beach badge lost and/or not returned by the Check-Out Time.
20. **UTILITIES:** This Lease includes the cost of utilities set forth in the Summary, as well as water, electrical and gas (if available) utility services. Just as with any permanent residence, weather events or other circumstances out of the control of Landlord can cause temporary disruption or intermittent service of such utilities to the Property. Landlord will not be responsible for any such disruptions. Landlord further provides no assurances as to the quality and speed of any cable, telephone, or internet service provided to the Property.
21. **TRAVEL INSURANCE/WEATHER PROTECTION:** Tenant acknowledges that Landlord has strongly recommended that Tenant purchase travel insurance and/or weather protection. This Lease may not be terminated due to poor or inclement weather, regardless of whether such weather event results in the closure of local recreational or entertainment establishments or venues or frustrates the purpose of this Lease.
22. **STORM MANAGEMENT:** Tenant will not prevent or otherwise interfere with the Landlord, Landlord's agent, or Listing Broker securing the Property in preparation for a storm, including but not limited to the boarding of windows.
23. **FIRE OR CASUALTY:** Should the Property be substantially destroyed or damaged by fire, hurricane or other casualty so as to be unfit for occupancy or use, then this Lease may be terminated by either Landlord or Tenant and Landlord will return to Tenant a pro-rated portion of the Rent for the period of the Term that is cancelled unless the damage was caused by Tenant, or Tenant's guests or invitees.
24. **MANDATORY EVACUATION:** If a governmental entity orders a mandatory evacuation of the area in which the Property is located, Tenant will vacate the Property and evacuate the area in accordance with the evacuation order. In such event, Landlord will return a pro-rated portion of the Rent to the Tenant for the period of time that the evacuation order mandated that Tenant vacate the Property.
25. **ASSIGNMENTS AND SUBLETTING PROHIBITED:** Tenant may not assign this Lease, sublet all or any part of the Property, or permit any other person to use or occupy the Property, except as provided in the Summary.
26. **BROKERS' COMMISSION:** The Listing Broker and Cooperating Broker, if any, listed in the Summary (collectively, the "Brokers"), are entitled to a commission (the "Brokers' Commission") as provided in a listing agreement between Landlord and Listing Broker.
27. **BROKERS' DISCLAIMER:** Tenant agrees that it has voluntarily entered into this Lease and had the right to view the Property prior to entering into this Lease or has waived that right. Tenant acknowledges and agrees that Brokers are not licensed inspectors and do not have any specialized training as inspectors and that Tenant is not relying upon any representation or omission from Brokers regarding the condition of the Property. Tenant agrees that it will not hold Brokers named in the Summary, or their agents, officers, brokers, independent contractors or employees, responsible for any photographs, videos, or written or verbal description of the Property provided or advertised by Brokers which may be perceived differently than the actual conditions of the Property.
28. **LANDLORD'S AGENTS:** In all instances in which Landlord may exercise rights or perform obligations under this Lease, Landlord, at Landlord's option, may exercise any and all such rights and perform any and all of such obligations through its authorized agents, contractors, employees and representatives.
29. **DECLARATION OF LICENSEE BUSINESS RELATIONSHIP(S):**
 A. Soleil Sotheby's International Realty, (name of firm)
 AND Maria Sacco Handle (name(s) of licensee(s))
 AS ITS AUTHORIZED REPRESENTATIVE(S) ARE WORKING IN THIS TRANSACTION AS (choose one)
☐ LANDLORD'S AGENTS ☐ TENANT'S AGENTS ☒ DISCLOSED DUAL AGENTS ☐ TRANSACTION BROKERS.
- B. INFORMATION SUPPLIED BY Soleil Sotheby's International Realty (name of other firm)
 HAS INDICATED THAT IT IS OPERATING IN THIS TRANSACTION AS A (choose one)
☐ LANDLORD'S AGENT ONLY ☐ TENANT'S AGENT ONLY ☒ DISCLOSED DUAL AGENT ☐ TRANSACTION BROKER.
30. **VIOLATION, EVICTION AND RE-ENTRY:** Landlord reserves the right of re-entry. This means that, if Tenant violates the terms of this Lease, Landlord may terminate this Lease and regain possession of the Property.
31. **DAMAGES:** Tenant is liable for all Landlord's damages caused by Tenant's breach of this Lease. Such damages include but are not limited to loss of rent, the cost of preparing the Property for re-renting and a brokerage commission incurred finding a new tenant

as a result of Tenant's eviction or if Tenant moves out prior to the end of the Term. This paragraph will survive expiration or earlier cancellation of this Lease.

32. **ACCESS TO THE PROPERTY:** Landlord and Broker will have access to the Property on reasonable notice to Tenant in order to (a) inspect the interior and exterior of the Property, (b) make necessary repairs, alterations, or improvements, (c) supply services, and (d) show it to prospective buyers, tenants, appraisers, contractors or insurers. Landlord may enter the Property without prior notice in the event of an emergency.
33. **NO ALTERATIONS OR INSTALLATION OF EQUIPMENT:** Tenant may not alter or change the Property in any manner whatsoever and may not install or uninstall any equipment without first obtaining Landlord's written consent.
34. **LIABILITY OF LANDLORD AND TENANT:** Landlord is not legally responsible for any loss, injury or damage to any person or property unless such loss, injury or damage is directly caused by Landlord's negligence or omissions. Landlord represents that, as required by N.J.S.A. 40A:10A-1, effective November 3, 2022, Landlord has liability insurance in an amount no less than \$500,000.00 for combined property damage and bodily injury to or death of one (1) or more persons in any one (1) incident or occurrence, and that, effective February 1, 2023, if Property is a multifamily home that is four (4) or fewer units, one of which is occupied by Landlord, then the liability insurance is in an amount no less than \$300,000.00. Tenant is legally responsible for any loss, injury or damage to any person or property caused by a breach of this Lease by Tenant or the negligence of Tenant or Tenant's family members, domestic employees, guests or visitors. Any fine levied by a governmental body or by the Association, if applicable, against Landlord for the acts or omissions of Tenant or Tenant's family members, domestic employees, guests or visitors will be Tenant's sole responsibility. Tenant is responsible for insuring its own personal property. Tenant agrees to hold Landlord harmless from and indemnify Landlord for (i) any loss, damage, or claim by third parties, including but not limited to reasonable attorneys' fees and court costs, arising from any negligence or intentional conduct by Tenant or Tenant's family members, domestic employees, guests or visitors, and (ii) any breach of this Lease by Tenant. This paragraph will survive expiration or earlier cancellation of this Lease.
35. **NOTICES:** All notices given under this Lease must be in writing in order to be effective. Delivery of notices may not be refused. If any notice is refused, it will be considered to have been effectively given. Notices will be given by (a) personal delivery, (b) certified mail, return receipt requested, (c) overnight courier, (d) fax, or (e) e-mail, unless applicable law requires a different means of notice. Notice sent by regular mail will be deemed delivered three (3) days after being sent. Notices to Landlord will be at the Landlord's address set forth in the Summary and to Tenant at the Property during the Term of this Lease and at Tenant's address set forth in the Summary before the Commencement Date and after the End Date.
36. **NO WAIVER:** Landlord's failure to enforce any obligation of Tenant in this Lease in any one instance will not prevent Landlord from enforcing that obligation or any other obligation at a later time.
37. **SEVERABILITY:** If any term or condition of this Lease is contrary to law, the remainder of the Lease will be unaffected and will continue to be binding upon the parties.
38. **BINDING EFFECT:** This Lease is binding on and inures to the benefit of Landlord and Tenant and all parties who lawfully succeed to their rights and responsibilities.
39. **ENTIRE AGREEMENT:** This Lease contains the entire agreement of Landlord and Tenant. No representations have been made by Landlord or its Broker or agents, except as set forth in this Lease. This Lease can only be changed in writing by an agreement signed by both Landlord and Tenant.
40. **COUNTERPARTS:** This Lease may be executed in two (2) or more counterparts, each of which together will be deemed an original, but all of which together will constitute one and the same instrument. If any signature is delivered by fax transmission, e-mail delivery, or a ".pdf" or similar format data file, such signature will create a valid and binding obligation of the party executing it (or on whose behalf such signature is executed) with the same force and effect as if such fax or data file signature page were an original.
41. **MEGAN'S LAW STATEMENT:**
UNDER NEW JERSEY LAW, THE COUNTY PROSECUTOR DETERMINES WHETHER AND HOW TO PROVIDE NOTICE OF THE PRESENCE OF CONVICTED SEX OFFENDERS IN AN AREA. IN THEIR PROFESSIONAL CAPACITY, REAL ESTATE LICENSEES ARE NOT ENTITLED TO NOTIFICATION BY THE COUNTY PROSECUTOR UNDER MEGAN'S LAW AND ARE UNABLE TO OBTAIN SUCH INFORMATION FOR YOU. UPON CLOSING, THE COUNTY PROSECUTOR MAY BE CONTACTED FOR SUCH FURTHER INFORMATION AS MAY BE DISCLOSABLE TO YOU.
42. **MEGAN'S LAW REGISTRY:** Tenant is notified that New Jersey law establishes an Internet Registry of Sex Offenders that may be accessed at www.njsp.org.
43. **PRIVATE WELL TESTING:** (This section is applicable if the Property's potable water supply is provided by a private well for which testing of the water is not required by any State law other than the Private Well Testing Act (the "Act" - N.J.S.A. 58:12A-26 to 37)). By March 14, 2004, and at least once every five years thereafter, Landlord is required to test the portable

water supply for the Property in accordance with the Act. Landlord will either post the most recent test results in a readily visible location inside of the Property or provide a written copy to Tenant. Tenant acknowledges receipt of the most recent test results from Landlord or, if it has not received the test results, acknowledges the posting thereof inside of the Property in accordance with the Act.

44. **ACKNOWLEDGEMENT OF TRUTH IN RENTING STATEMENT: (Applies if the Term is at least one (1) month in residences with more than two (2) dwelling units or more than three (3) dwelling units if Landlord occupies one (1) unit).** By signing below, Tenant acknowledges receipt of the booklet, "Truth in Renting - A guide to the rights and responsibilities of residential tenants and landlords in New Jersey".

45. **SMOKE DETECTORS, CARBON MONOXIDE ALARM AND PORTABLE FIRE EXTINGUISHER COMPLIANCE:** The issuance of a certificate of smoke detectors, carbon monoxide alarm and portable fire extinguisher compliance (CSDCMAPFEC), as required by law, will be the responsibility of Landlord.

46. **LEAD-BASED PAINT DOCUMENT ACKNOWLEDGEMENT: (Applies to dwellings built before 1978).** Tenant acknowledges receipt of the EPA pamphlet, "Protect Your Family From Lead In Your Home." Moreover, a copy of the document entitled "Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards" has been fully completed, signed by Tenant, Landlord and Broker(s) and is appended to and made a part of this Agreement.

47. **FLOOD ZONE NOTIFICATION:** If this box ☒ is checked, Tenant is hereby notified that the Property is located in a flood zone or area.

48. **AMENITIES:** The amenities generally included at the Property are as follows:

- | | |
|--|--|
| <input type="checkbox"/> Beach Badges: _____ | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Cable Television | <input type="checkbox"/> Porch Furniture |
| <input type="checkbox"/> Internet | <input type="checkbox"/> Garage |
| <input type="checkbox"/> Telephone | <input type="checkbox"/> Grill |
| <input type="checkbox"/> Washer | <input type="checkbox"/> Outside Shower |
| <input type="checkbox"/> Dryer | <input type="checkbox"/> Coffee Pot |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Microwave |
| <input type="checkbox"/> Vacuum | <input type="checkbox"/> Jacuzzi |
| <input type="checkbox"/> Iron & Board | <input type="checkbox"/> If Box is checked, see additional sheet |

49. **EXCLUSIONS:** If this box ☐ is checked, Tenant acknowledges being provided a list of items not included in the Property which Tenant must supply (the "Excluded Items List"). The items set forth on the Excluded Items List will not be provided to Tenant and may or may not include linens, pillows, towels, blankets, bathroom amenities, laundry detergent, dishwashing soap, and/or grill charcoal.

50. **PROHIBITED ITEMS:** The following items are prohibited in or on the Property:

- | | |
|---|---|
| <input type="checkbox"/> Air Conditioning Units | <input type="checkbox"/> Recreational Vehicles or Motor Homes |
| <input checked="" type="checkbox"/> Grills, Barbecues and Smokers | <input type="checkbox"/> Trailers |
| <input checked="" type="checkbox"/> Portable Swimming or Wading Pools | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Propane Tanks | |

51. **OTHER LEASE PROVISIONS, IF ANY:**

Tenant is responsible for the electric and cable / internet. Tenant is responsible for their own window air conditioning unit.

Landlord is responsible for water and sewer.

Property is being rented unfurnished.

Payment of \$6,150.00 must be paid in full upfront in order to save the dates via check or cashier check made out to Soleil Sothebys, 1012 W Brigantine Ave. Brigantine, NJ 08203.

Security Deposit of \$1,000 made out to Cane Management LLC.

CONTINUED, OTHER LEASE PROVISIONS, IF ANY:

WITNESS:

Vincent Cane, Sr.

DocuSigned by:

 Vincent Cane, Sr.
 Landlord

5/7/2023

Date

Landlord

Date

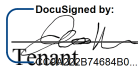
Landlord

Date

Landlord

Date

Jessica Kloss

DocuSigned by:

 Jessica Kloss
 Tenant

5/5/2023

Date

Tenant

Date

Tenant

Date

Tenant

Date



WIRE FRAUD NOTICE

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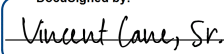
PROTECT YOURSELF FROM BECOMING A VICTIM OF WIRE FRAUD. Wire fraud has become very common. It typically involves a criminal hacker sending fraudulent wire transfer instructions in an e-mail to an unsuspecting buyer/tenant or seller/landlord in a real estate transaction that appears as though it is from a trusted source, such as the victim's broker, attorney, appraiser, home inspector or title agent. The e-mail may look exactly like other e-mails that the victim received in the past from such individuals, including having the same or a similar e-mail address, accurate loan and other financial information, and the logo of one of those individuals. If the hacker is successful, the victim will follow the bogus instructions to wire money, such as deposit money or payment of an invoice, to the hacker's account. Once this money has been wired, it may not be possible to recover it.

We strongly recommend that, **before** you wire funds to any party, including your own attorney, real estate broker or title agent, you **personally call** them to confirm the account number and other wire instructions. You only should call them at a number that you have obtained on your own (e.g., from the sales contract, their website, etc.) and should **not** use any phone number that is in any e-mail - **even if the e-mail appears to be from someone you know**.

If you have any reason to believe that your money was sent to a hacker, you must immediately contact your bank and your local office of the Federal Bureau of Investigation, who can work with other agencies to try to recover your money, to advise them where and when the money was sent. You also should promptly file a complaint with the Internet Crime Center at bec.ic3.gov.

Finally, since much of the information included in such fraudulent e-mails is obtained from e-mail accounts that are not secure, we strongly recommend that you not provide any sensitive personal or financial information in an e-mail or an attachment to an e-mail. Whenever possible, such information, including Social Security numbers, bank account and credit card numbers and wiring instructions, should be sent by more secure means, such as by hand delivery, over the phone, or through secure mail or overnight services.

By signing below, you indicate that you have read and understand the contents of this Notice:

Seller/Landlord: DocuSigned by:

 Vincent Cane, Sr. CC40921B029C40A...

Date: 5/7/2023

Seller/Landlord: _____

Date: _____

Buyer/Tenant: DocuSigned by:

 Jessica Kloss CC9A222B74684B0...

Date: 5/5/2023

Buyer/Tenant: _____

Date: _____

