

CENTRAL VICTORIAN HOUSE RULES



CHECK IN AND OUT-----

CHECK IN: 4pm – 9pm. Door code will be active after 4pm.

CHECK OUT: 10am SHARP. No late check-out allowed, due to extensive COVID cleaning required. Please text us upon check-out. *Late check-out fees per hour apply. (See chart below)

NO RESIDENCY: Your reservation for this short-term rental does not establish residency, regardless of the length of your stay. You are considered a guest until the end of your reservation; at which time you will turn over possession of the property. The New Jersey Anti-Eviction Act does not apply to this rental.

- NO SMOKING / VAPING in house or on porch..
- NO PETS, not even 'visiting' ones.
- NO PARTIES / LOUD NOISE
- NO DRUGS / WEAPONS

INSPECT THE HOUSE-----

REPORT YOUR CONCERNS: If you have any concerns with the house upon check-in, you should let us know ASAP via the cell phone provided. We reserve the 'right to enter' the house to correct or repair any highlighted issues after you call us. Unreported concerns or concerns that were corrected in a timely manner will not be considered for partial or full refund after your stay is completed.

RENTAL REQUIREMENTS-----

PRIMARY RENTER: Primary renter must be 25 years of age, a part of your group and supply us with a valid ID and cell phone number. *Guest may need to complete a separate short-term rental lease in addition to any platform booking they have made. (No renting specifically for unqualified, younger guest groups.)

SECURITY DEPOSIT REQUIRED: Your booking will require a refundable \$1500 security deposit. Platform bookings will need to send the \$1500 through the resolution center, no less than 5 days prior to their check-in. Deposits will be returned 3 business days after check-out, minus costs for any applicable damages or lost badges/passes that have incurred. For direct bookings, this deposit will be a security hold on your credit card. This hold will be placed 5 days prior to the start of your booking date.

If the security deposit is not received or successfully held on your card, then your booking dates and lease will be cancelled within 24 hours of the notification.

CANCELLATION POLICY: Due to the nature of our seasonal beach house rentals, it is often difficult to rebook stays that are cancelled close to the check-in date. We recommend confirming your dates before booking as well as purchasing travel insurance, which will cover any expenses caused by unforeseen circumstances.

- Cancellations occurring at least 30 days before check-in will receive 100% refund.
- Cancellations that occur between 15 and 30 days before check-in, will receive 50% back for all nights.
- Cancellations that occur less than 7 days before check-in, will receive no refund back.

MAXIMUM GUESTS: The fire code restricts the maximum number of guests, including children, allowed in residence to 8. All guests must be declared to the host, prior to your stay.

NO LARGE GROUPS / NO PARTIES: Undeclared guests, guests not on the reservation, are not allowed to stay overnight. All guests need to be a part of your original reservation and declared to the host for security purposes. There is an 'additional guest fee' of \$75 for every undeclared guest that violates the fire code.

BE COURTEOUS: All guests should be respectful of our neighbors.

THINGS TO REMEMBER DURING YOUR STAY-----

LINENS: We provide linens and towels for your convenience. Do not dye your hair or use spray-tan with our linens. Please do not hang towels, bathing suits or clothes on railings of deck or porch. Hooks are available near outdoor shower area. There is a \$40 per charge assessed for missing or damaged blankets/linens.

FLUSH TOILET PAPER ONLY: Do not flush tampons, sanitary products, flushable wipes, paper towels, cottons balls, tissues, your soul, etc. down the toilet. Only use the provided toilet paper or one rated as 'safe for septic systems.' Please throw all other items in the trash. If a plumbing service is required due to misuse, you will be responsible for the cost of service.

TRASH REMOVAL: Please put the trash out ON SUNDAY AND WEDNESDAY NIGHTS. Recycling goes out Tuesday night. Cans need to be returned promptly to the front of the garage the next morning. Keep lids on the trash as we have a neighborhood cat, racoon, and opossum. If there is excessive trash left on property at the end of your stay, you will be assessed a haul fee. (See below)

PARKING: We have room for 3 medium sized cars, or 2 SUVs, on the right side of our driveway. The left side is reserved for our property manager, who requires the spot to access our storage garage daily, at the back of the property. Guest(s) shall be responsible for replacing lost/unreturned on-street overnight parking passes at \$120 per pass at check-out.

BEACH BADGES: Badges are provided May 15 – Sept 15, during the summer season. 8 Beach badges need to be left in the unit on the hook in the laundry room prior to check-out. Guest(s) shall be responsible for replacing lost/unreturned badges at \$120 per badge at check-out.

BIKE USE: To prevent theft, use the bike locks provided to secure the bikes when you park them off property and when you store them back on our bike rack. Always use the bike helmets when riding. We are not responsible for any injuries caused by use of the bikes. Use bikes at your own risk.

CHILD SAFETY: We do provide outlet covers, child windows locks, baby gate for the staircase, and a child safety latch for cabinet that contains cleaners. If you need a crib or a high-chair for babies, please bring those with you. We do not have those at the property.

RESTRICTIONS-----

NOISE ORDINANCE: No loud noise between 10pm - 8am as per our local noise ordinance. The police will issue tickets for noise violations to both the guests AND the property owner, which will result in immediate termination of your reservation.

TERMINATION OF RESERVATION: If your group breaks our House Rules, holds a party, disrupts the neighbors, continuously disrupts the other guests in the duplex, becomes violent, or if your group's behavior results in a police visit or ticketing, then your reservation will be terminated, without a refund, and you will be expected to leave the property immediately. (If you do not comply with that request to leave, then you may be removed by the police for trespassing.)

NO FIREWORKS, NO WEAPONS, NO DRUGS, NO CANDLES OR INCENSE: These are not allowed in or on the property.

DON'T TOUCH EQUIPMENT: Do unplug or remove any of the smoke detectors, decibel monitors, routers, modems, or any electronics located in the laundry closet. Do not unplug the range extenders from the outlets. Unplugging or

interfering with this equipment could disable the WiFi, streaming TV service or safety features. If the internet goes down, please alert the Host ASAP via cell number provided.

NO ROUGH HOUSING: No horseplay on the stairs or porches. No children should be left unattended on the property.

BEFORE YOU LEAVE-----

CHECK-OUT INSPECTION: Guests are responsible to leave the property in a clean and orderly condition. Photos / video of the home and an inventory of contents and beach gear are taken prior to check-in and again after check-out to document cleanliness, any loss or damages. Upon check-out, we will perform an inspection and notify you within 72 hours if we have discovered any missing items, damage or issues that might have occurred to the property during your stay, requiring funds in addition to your original cleaning fee. (See fee list below).

Additional replacement fees-----

*Late check-out fee:	\$75 after 10:15 am. (After 12pm \$250 per hour charged)
Unauthorized pets on property:	\$150 /per pet
Unregistered guests:	\$75 / person
Lost parking pass:	\$120 / pass
Lost beach badge:	\$120 / badge
Trash Haul fee	\$50
Cigarette smoke remediation:	\$200 cleaning fee
Missing/Damaged towels, blankets or linens:	\$40 per item
BBQ cleaning fee:	\$50
Dirty Oven cleaning:	\$50
TV remote replacement	\$15
Beach bike replacement:	\$125
Bike Helmet replacement:	\$20
Beach wagon replacement:	\$50
Beach chair replacement:	\$20
Beach umbrella replacement:	\$20
Plumbing service:	Guest responsible for any fees incurred.
Towing fee:	Guest responsible for any fees incurred.
Security damage deposit:	\$1500 and up, depending on damages.

YOU MUST ALSO ACKNOWLEDGE-----

> **POTENTIAL FOR NOISE:** House is close to the beach and hub of town and bars. There will be some tourist noise from the street and 'average living noise' from the neighbors.

> **TERMINATION OF RESERVATION:** If you are disruptive to the neighbors or the police are called to address your behavior, your reservation will be terminated, WITHOUT REFUND, and you will be removed from the unit immediately.

> **EXTERNAL SECURITY CAMERAS:** Outdoor, (24/7) motion triggered video/audio security cameras on property cover driveway, & alley with bike rack & AC equipment for security / anti-theft purposes. Porches, decks, doorways, and front sidewalk are NOT INCLUDED in surveillance. Cameras not actively monitored. Neighbors may have outdoor security cameras that overlap property lines.

> **STAIRS:** There are 5 steps at the front/back porches as well as flights of stairs to access each floor.

> **DEPOSIT:** If you damage the home, you may be charged \$1500 or more for repairs. This includes, but is not limited to cigarette smoke remediation, damage from unauthorized pets, BBQ cleaning charges, and missing items. See chart provided above.

By signing below, you acknowledge that you have read the supplied House Rules for Central Victorian and agree to follow them during your stay at this property.

Guest name (Print)

Guest signature

Date