

HOUSE RULES
OCEAN BLUE DUPLEX



CHECK IN AND OUT-----

CHECK IN: 3pm – 9pm. Door code will be active after 3pm.

CHECK OUT: **11am SHARP.** No late check-out allowed, due to extensive COVID cleaning required. Please text us upon check-out. *Late check-out fee per hour applied. (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, on porch or deck.
- NO PETS ALLOWED, not even 'visiting' ones.
- NO PARTIES/LOUD NOISE

INSPECT YOUR UNIT-----

REPORT YOUR CONCERNS: If you have any concerns with your unit upon check-in, you should let us know ASAP via the cell number provided. We reserve the 'right to enter' the unit 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: Must be 25 years of age, a part of your group, and provide a valid ID and cell phone number. Guest will need to complete a separate short-term rental lease in addition to any platform booking. (No renting specifically for unqualified, younger guest groups.) Town ordinance requires landlord to collect name, permanent address, and phone number of all guests group and submit them prior to your arrival.

SECURITY DEPOSIT REQUIRED: Your booking will require a refundable \$500 security deposit. Platform bookings will need to send the \$500 through the resolution center, no less than 5 days prior to their check-in. Platform refundable 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. For realtor bookings, refundable deposits are taken in advance by check or credit card.

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.

* If you booked through an online platform, then the posted cancellation policy at the time of booking is used.

MAXIMUM GUESTS: The fire code restricts the maximum number of guests, including children, allowed in residence to 5. All guests (18 and older) must declare their names and permanent addresses to the Host, prior to your stay. This information may be submitted to the borough upon their request.

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

BE COURTEOUS: All Guests should be respectful of the neighbors and other duplex guests. (Unit 2 guests should be mindful that there are guests staying in Unit 1, especially when using the staircase.)

THINGS TO REMEMBER DURING YOUR STAY-----

LINENS: The property includes bed linens and towels for your convenience. Do not use hair dye or spray-tan products with our linens or towels. Please do not hang towels, bathing suits, or clothes on the railings of the deck or porch. Hooks are available near the outdoor shower area. And additional charge of \$40 per will be assessed for missing or damaged blankets, towels, or linens.

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

TRASH REMOVAL: Please put the trash out daily. In the summer (May 15 – Sept 15), cans go to the front curb Monday -Sunday nights after 7:00 p.m., and recycles go out Tuesday nights after 7:00 p.m. In the winter (beginning in September 16), cans go to the curb Sunday and Wednesday nights after 7:00 p.m., and recycling goes out Tuesday nights after 7:00 p.m. Cans need to be returned promptly to the side bin the next morning.

PARKING: Units come with one parking spot each (fits a sedan to a mid-size SUV) in the back of the duplex, accessed via the small alleyway. Larger vehicles such as Expeditions, Tahoes, F-150s, Excursions and x7s will not fit in the back lot or be able to be maneuvered in between the houses and must be parked on the street. Unit 1 guests park on the right, which is indicated by signage. Unit 2 guests park on the left. Please allow room for the other unit's guest parking and pull all the way up to wooden line. DO NOT park more than 1 car. DO NOT park on the paver sidewalk. DO NOT block other guest cars by parking in a T formation or park outside of the grey gravel lot. Blocking the lane or parking on sidewalks will get your car towed at your expense. At time of check-out, GUEST shall be responsible for replacing lost/non-returned overnight on-street parking passes at \$120 per pass.

BEACH BADGES: Badges are provided May 15 – Sept 15, during the summer season. The 4 beach badges need to be left in the unit, on the hook in the laundry room, prior to check-out. At time of check-out, GUEST shall be responsible for replacing lost/non-returned badges at \$120 per badge.

BIKE USE: To prevent theft, use the bike locks provided to secure the bikes when you park them off property and returning them back to the bike rack. Always use the bike helmets when riding. We are not responsible for any injuries caused while using the bikes. GUESTS agree to use bikes at their own risk and shall hold the Owner harmless in accordance with this Agreement.

BEACH SHOWER: Our outdoor beach shower is shared between both units of the duplex. The shower area is oversized, so that parents can step into the space and assist children with the door CLOSED. Please make sure to keep the door closed while shower is in use to maintain privacy. The shower is located within a shared, open parking lot space that is visible from the beach lane and neighboring properties. Please keep the shower area tidy for the next guest.

CHILD SAFETY: Do not leave children unattended on the property. We do provide outlet covers, child safety window locks, a baby gate for the second-floor unit staircase, and a high mounted, chain lock for the second-floor unit balcony door. There is no crib or highchair on the property.

RESTRICTIONS-----

NOISE ORDINANCE: No loud noise between 10:00 p.m. and 8:00 a.m. as per the local noise ordinance. The police will issue tickets for noise violations to both the GUEST and the OWNER. A police force visit or ticketing will result in immediate termination of your reservation, without refund and removal from the property.

TERMINATION OF RESERVATION: If your group breaks the House Rules, holds a party, disrupts the neighbors or other guests in the duplex, becomes violent, or if your group’s behavior results in a police force 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 the request to leave, then you may be removed under TRESPASS.)

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

NO DRUGS: No drugs allowed on property. If we suspect you have brought drugs onto the property or are actively using them on the property, we will notify the police.

DON’T TOUCH EQUIPMENT: Do not unplug any of the smoke detectors, decibel monitors, routers, modems, or any electronic devices 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 the cell number provided.

NO ROUGH HOUSING: No horseplay on the decks, the stairs, or porches.

BEFORE YOU LEAVE-----

CHECK-OUT INSPECTION: Guests are responsible to leave the property in a clean and orderly condition. Photos / video of the unit 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 fees-----

The following additional fees may apply for late check-out, unauthorized guests, or pets, and missing / damaged items:

Late check-out penalty (after 11:15 a.m.)	\$75 (After 12:00pm charge is additional \$250 per hour)
Unauthorized pets on property	\$150 /per pet
Unregistered guests/Over-capacity guests	\$75/person
Lost parking pass	\$200/pass
Lost beach badge	\$130/badge
Cigarette/smoke remediation	\$200
Missing or damaged towels, blankets, linens	\$40/item
BBQ cleaning fee	\$50
Oven cleaning fee	\$50
TV remote replacement	\$15
Beach bike replacement	\$125
Beach wagon replacement:	\$50
Bike helmet replacement	\$20
Trash Haul	\$40
General damages to property	\$500 or more
Plumbing service	Guest responsible for any fees incurred
Towing fee	Guest responsible for any fees incurred

YOU MUST ALSO ACKNOWLEDGE-----

> POTENTIAL FOR NOISE: House is a duplex, 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 other unit.

> TERMINATION OF RESERVATION: If your group breaks the House Rules, holds a party, disrupts the neighbors or other guests in the duplex, becomes violent, or if your group’s behavior results in a visit or ticketing by police, 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 the request to leave, then you may be removed under TRESPASS.)

> NOISE LEVEL MONITORING: Noise level/decibel monitoring device is present in the unit, outside the kitchen area. It doesn’t record speech or sound but will monitor if the decibels of sound increase past noise ordinance levels.

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

> STAIRS: There are 2 steps at the front/back porches to access the 1st floor. The 2nd floor unit has 2 steps to the front door and a steep staircase to access that unit.

> SECURITY DEPOSIT: If you damage the home, you may be charged \$500 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 our Ocean Blue Duplex and agree to follow them during your stay at this property.

Guest name (Print)

Guest signature

Date