

HOUSE RULES

For Seaside Cottage



CHECK IN AND OUT-----

CHECK IN: 3pm – 8pm. Door code will be active after 3pm.

Due to the extensive cleaning and inventory needed for your cottage, we cannot offer early check-in, early access to the beach badges or early parking prior to your check-in.

CHECK OUT: 10am SHARP. No late check-out allowed. Please text us after you check-out.

*Late check-out fee per hour applied. (See chart below.) If you are staying in the area, you must move your car off property at check-out.

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 seasonal rental.

- NO OVERCROWDING PROPERTY - \$1500 fines from Borough for exceeding capacity*

- NO PARTIES/LOUD NOISE

- NO SMOKING/VAPING in house, on porch or IN backyard.

- NO PETS ALLOWED, not even 'visiting' ones.

INSPECT YOUR UNIT-----

REPORT YOUR CONCERNS: If you have any concerns with the cottage upon check-in, you should let us know ASAP via the cell number provided. We reserve the 'right to enter' the cottage 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: The person booking must:

- Be at least 25 years old
- **Be part of the group staying at the property**
- Provide a valid photo ID and cell phone number
- Provide information for each guest

The Primary Renter **may not rent** this property for guests under 25 and then hand the property over to them. If you're not staying at the home during the reservation, your

booking will be canceled. The Borough of Seaside Heights can also issue a \$1,500 fine, for leaving the property to unqualified guests, which is a violation of Borough Code, Chapter §179.

All guest names, ages and primary residences must be disclosed and submitted to the landlord, who will register your group with the Borough of Seaside Heights prior to your stay dates, as per Borough Code, Chapter §179.

MAXIMUM GUESTS: The fire code restricts the maximum number of guests, including children, allowed in residence to three (3). Please see the listing info.

***NO OVERCROWDING THE PROPERTY / NO PARTIES:** Undeclared guests, guests not on the reservation, are not allowed to stay. All guests need to be part of your original reservation and declared by the owner to the town as per local ordinance. The Borough of Seaside Heights has established a \$1500 fine for each unregistered person over the occupancy limits, per day. (Ordinance No. 2025-17, Borough Code §179-14) Guests exceeding occupancy must leave the property immediately.

SECURITY DEPOSIT: If you damage the home or lose beach badges/parking passes, you may be charged \$500 or more for repairs/replacements. See chart below.

CANCELLATION POLICY: Due to the nature of our seasonal beach house rentals, it is often difficult to re-book 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.

SLEEP SPACES: The cottage's rental certification has approved the sleep spaces with the number of beds provided in the listing. Guests are not allowed to bring in unauthorized furniture, mattresses, or air mattresses to create additional sleep spaces in the bedrooms, living rooms or hallways. Doing so violates the borough's rental certification, fire code and occupancy limits. This will result in the termination of your booking/lease without refund. If you move unauthorized mattresses into the cottage, you will also be charged a \$150 fee for fumigation of the cottage to prevent a bed bug infestation.

BE COURTEOUS: All Guests should be respectful of the neighbors.

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 porch. 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: SUMMER: The trash is picked up on Monday, Wednesday & Friday, recycles are on Tuesday in the summer (3rd Sat in June – Labor Day). Take cans out to the front curb on Sunday, Tuesday & Thursday nights after 7:00 p.m., and recycles go out Monday nights after 7:00 p.m. **WINTER:** Trash is picked up on Monday and Friday in the winter (Tuesday after Labor Day to third Friday in June). Take cans out to the front curb on Sunday and Thursday nights after 7:00 p.m., and recycling goes out Monday nights after 7:00 p.m. Cans need to be returned promptly to the side of the home the next morning. *If you do not put out the trash during your stay, you may be assessed a trash removal fee after check-out.

PARKING: The cottage has a narrow driveway at the right side of the home. The driveway is only wide enough to fit regular cars or mid-sized SUVs. We suggest backing your car in so that your doors can clear the side of the home. **DO NOT** park on pavers to the right side of driveway, as that is the neighbors' property line.

*** Big SUVs and trucks (Expeditions, Tahoes, F-150s, Excursions, X5, X7s, etc.) will not fit in the driveway due to the width and **MUST** park on the street. Please let us know ahead of your stay if you are bringing an SUV. We may have an on-street pass available for use. The permit is good for all day/evening parking in any numbered/pay spot outside of Ocean Terrace. Street parking pass must be returned at check-out or replacement fee is \$300.

DO NOT park on the sidewalk, front walkway, or front lawn space, or on the pavers on the right side of the driveway (indicates the neighbor's property.)

BEACH BADGES: Badges are provided only during the summer season (May 15 – Labor Day). The 4 beach badges need to be left in the cottage, on the hook near the door, prior to check-out. At time of check-out, GUEST shall be responsible for replacing lost/non-returned badges at \$100 per seasonal badge.

CHILD SAFETY: Do not leave children unattended on the property. We do provide outlet covers, cordless blinds, and lower cabinet locks. 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, violates the listed occupancy, 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 on the property. Do not unplug the range extenders from the outlets. Unplugging or interfering with this equipment could disable the WiFi, streaming TV service, or fire safety features. *If the Internet goes down, please alert the Host ASAP via the cell number provided.

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

NO UNDERAGE DRINKING ALLOWED: No underage drinking allowed on property.

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 10:15 am - \$75

After 10:30am - \$250 per hour

Unauthorized Pets

on Property..... \$150 /per pet, with immediate removal from property

Over Occupancy Penalty..... \$1500/per person/per night with immediate removal of guests
over occupancy from property

Lost/missing parking pass... \$300/per pass

Lost /missing beach badge...\$100/per badge

Cigarette/smoke

Remediation..... \$200 cleaning fee

Missing or damaged

towels, blankets, linens..... \$40/per item

BBQ cleaning fee

(Excessively dirty) \$50

Oven cleaning fee

(Excessively dirty)..... \$50

Beach wagon

Replacement..... \$120

Trash Haul fee

(Excessive trash).....\$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:** The cottage is three houses from the boardwalk and main beach avenue. There will be tourist noise from the street and boardwalk as well as average living noise from neighboring houses.

> **TERMINATION OF RESERVATION:** If your group breaks the House Rules, holds a party, disrupts the neighbors, violates the listed occupancy, 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 peacefully, then you may be removed under TRESPASS.)

> **NOISE LEVEL MONITORING:** Noise level/decibel monitoring device is present in the cottage, outside the kitchen area. It doesn't record speech or sound but will monitor if the decibels of sound increase past posted noise ordinance levels set by the Borough of Seaside Heights.

> **EXTERNAL SECURITY CAMERAS:** Outdoor, (24/7) motion triggered video/audio security cameras on property cover driveway, front walkway, and front porch for security / anti-theft purposes. Cameras not actively monitored. *Neighbors may have outdoor security cameras that overlap property lines.

> **STAIRS:** There are 4 steps at the front/side porches to access the cottage. There is a step up to access the back patio.

> **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 excessive cleaning charges, excessive trash left on property, and missing items. See fee chart provided above.

Check out our other properties at www.NJBeachRentals.info

Contact us at NJBeachrentalsPPB@gmail.com to save your travel dates.

Text us any questions or concerns at (732) 908-7802.