

HOUSE RULES
Seaside Cottage



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 IN backyard.
- NO PETS ALLOWED, not even 'visiting' ones.
- NO PARTIES/LOUD NOISE

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: 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, 18 years or younger guest groups.) All guest names, ages and primary residences must be disclosed as per town ordinance.

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 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, your deposit will be collected in advance via credit card or check.

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 restrictions the maximum number of guests, including children, allowed in residence to 3. 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 at 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.

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 bin the next morning.

*If you do not put out the trash during your stay, you may be assessed a trash out 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 sedans. Pull your car all the way back to the garage, so that you can open your door or park towards the front of the driveway where you can open your door. DO NOT park on pavers to the right side of driveway, as that is the neighbors' property line.

*** **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 if you are bringing an SUV and we will supply an on-street parking permit, which must be left in cottage at time at check out. The permit is good for all day/evening parking in any numbered/pay spot outside of Ocean Terrace.

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.) At time of check-out, GUEST shall be responsible for replacing lost/non-returned on-street parking permit at \$275.

BEACH BADGES: Badges are provided during the summer season (May 1 – Labor Day). The 4 beach badges need to be left in the cottage, 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 \$70 per badge.

CHILD SAFETY: Do not leave children unattended on the property. We do provide outlet covers, child safety window 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 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 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 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 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	\$275/pass
Lost beach badge	\$70/badge
Cigarette/smoke remediation	\$200
Missing or damaged towels, blankets, linens	\$40/item
BBQ cleaning fee	\$50
Oven cleaning fee	\$50
Beach wagon replacement:	\$50
Trash Haul fee	\$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 four 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, 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 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.

> EXTERNAL SECURITY CAMERAS: Outdoor, (24/7) motion triggered video/audio security cameras on property cover driveway, front yard & AC equipment for security / anti-theft purposes. Porch, doorways, and backyard are NOT INCLUDED in our 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 to access the cottage.

> 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 fee chart provided above.

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

Guest name (Print)

Guest signature

Date