

BIRCHLER REALTORS

1503 Grand Central Avenue
Lavallette, NJ 08735
Phone : (732)793-3333 Fax (732)793-3007
1901 Route 35 North #4
Ortley Beach, NJ 08751
Phone : (732)793-3339 Fax (732)793-3355

2017 RENTAL AUTHORIZATION

The undersigned authorizes Birchler Realtors to act as rental agent for the following property.

Rental Address : _____ Unit : _____

Owner : _____

Home Address : _____

Res. Phone : _____

Bus. Phone : _____ Social Sec. # : _____

If owner cannot be reached in emergency contact _____

Important : The information you provide is passed on to our tenants exactly as you put it down on this authorization. Please check all items carefully.

- Washer Dryer Dishwasher Microwave Coffee Maker Outdoor Table/Chairs
- Umbrella Gas Grill Char Grill Pets Color TV Vcr
- DVD Stereo CD Player Cable Iron/Board Silverware
- Ceiling Fan Pillows Blankets Vacuum O/S Shower Jacuzzi
- Deck Deck Furn Dock Garage Pool Toaster
- Heat Boat Slip Central A/C Blender Sheets/Towels High Speed Inet
- WiFi

Window/Wall A/C : _____ # Beach Badges : _____ # Off Street Parking : _____ # Pool Tags : _____

Phone Service : _____ Phone # : _____

If No: Phone jack for tenant service : _____ Max occupancy : _____ # Bedrooms : _____ # Bathrooms : _____

King : _____ Queen : _____ Full : _____ Single : _____ Bunk : _____ Sofa Bed Size : _____

Plumber : _____ Electrician : _____

Cleaning service (name & number) : _____

Other brokers (if any) :

Please do not list with other agencies without notifying us.

Min # of Rental Weeks : _____ Security Deposit : \$ _____ Season Price : \$ _____

Special Conditions :

Please indicate the weeks you wish to rent by indicating price : Weeks Marked 100% are prime weeks which command the highest rents. If you are interested in renting other weeks we recommend the appropriate percentage listed. For example, if you rent for \$1000.00 per week in season and you would like to rent 5/31-6/7, we recommend \$500.00.

5/24-5/31	\$	50%	7/5-7/12	\$	100%	8/16-8/23	\$	100%
5/31-6/7	\$	50%	7/12-7/19	\$	100%	8/23-8/30	\$	90%
6/7-6/14	\$	60%	7/19-7/26	\$	100%	8/30-9/6	\$	75%
6/14-6/21	\$	75%	7/26-8/2	\$	100%	9/6-9/13	\$	60%
6/21-6/28	\$	90%	8/2-8/9	\$	100%	9/13-9/20	\$	50%
6/28-7/5	\$	100%	8/9-8/16	\$	100%	9/20-9/27	\$	50%

Security deposits will be held in a trust account by Birchler Realtors. Owner is responsible for checking rental unit and reporting any damage in writing to Birchler Realtors at 1503 Grand Central Avenue, Lavallette NJ 08735 or Fax (732)793-3007. Security deposits will automatically be returned to tenant if written confirmation is not received within 72 hours from tenants vacating the premises.

Owner authorizes the above named broker to rent the above property for the period and rates stated. A commission of 12 % of the gross rental shall be deducted from the deposit and the balance sent to owner upon execution of the lease agreement. This agreement will automatically be renewed unless cancelled in writing.

Owner further agrees to :

- Inquire with the broker *prior* to making any rentals or changes to the listing. In the event the broker rents the property after it has been rented by the owner without written notice to the broker, the owner will pay the applicable commission to the broker. Rentals made by Birchler Realtors shall have priority over any other rental.
- Provide adequate liability insurance, hold Birchler Realtors harmless against any potential litigation and conform to Birchler Realtors "Rental Procedure."
- Have property inspected as required by government authority.
- Pay a rental commission of 12 % should the tenant re-lease or pay a sales commission of 6 % should the tenant purchase the property within one year of lease period. (See Reverse Side)
- Take precaution to see that the property is left clean for tenant.

Owner's Signature _____ Date _____

Are you interested in selling?