

**FREDA REAL ESTATE
AGENCY**

6216 Landis Ave
Sea Isle City, NJ.
800-394-4689 Fax # 609-263-6856
Www.Callfreda.Com

OWNER INFORMATION

Name _____
Address _____
City, State, Zip. _____
S.S. # _____
Home Number _____
Work Number _____
Cell Number _____
Other Number _____
E-Mail Address _____

Property Address

Address _____
Unit # _____ Key # _____
Unit Phone # _____
Other Agencies: _____

Date		Wk	2018 Weekly	
			Rate	Booking
April/May	28-5	1		
May	5-12	2		
May	12-19	3		
May	19-26	4		
May/June	26-2	5		
June	2-9	6		
June	9-16	7		
June	16-23	8		
June	23-30	9		
June/July	30-7	10		
July	7-14	11		
July	14-21	12		

July	21-28	13		
July/Aug	28-4	14		
Aug	4-11	15		
Aug	11-18	16		
Aug	18-25	17		
Aug/Sept	25-1	18		
Sept	1-8	19		
Sept	8-15	20		
Sept	15-22	21		
Sept/Oct	22-29	22		
Sept/Oct	29-6	23		
Oct	6-13	24		
Oct	13-20	25		

Occupancy: _____ Pets: _____ Smoking: _____ Bedrooms: _____ Full Baths: _____ Half Baths: _____

Security Deposit: _____

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Smoke Free | <input type="checkbox"/> Allow Pets | <input type="checkbox"/> No Pets Accepted | <input type="checkbox"/> Pet Free | <input type="checkbox"/> Rent to Either |
| <input type="checkbox"/> King Beds | <input type="checkbox"/> Queen Beds | <input type="checkbox"/> Double Beds | <input type="checkbox"/> Single Beds | <input type="checkbox"/> Sofa Beds (Double) |
| <input type="checkbox"/> Sofa Beds (Queen) | <input type="checkbox"/> Sofa Beds (Single) | <input type="checkbox"/> Bunks | <input type="checkbox"/> Trundles | <input type="checkbox"/> Rollaways |
| <input type="checkbox"/> Cribs | <input type="checkbox"/> Futons | <input type="checkbox"/> Day Beds | <input type="checkbox"/> Pyramid Beds | <input type="checkbox"/> Portable Cribs |
| <input type="checkbox"/> Cots | <input type="checkbox"/> Full Size Refrigerator | <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Microwave | <input type="checkbox"/> Disposal |
| <input type="checkbox"/> Coffee Maker | <input type="checkbox"/> Toaster | <input type="checkbox"/> Toaster Oven | <input type="checkbox"/> Blender | <input type="checkbox"/> Lobster Pot |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Sanyo A/C | <input type="checkbox"/> # of AC Units | <input type="checkbox"/> Window A/C | <input type="checkbox"/> Wall AC |
| <input type="checkbox"/> # of Ceiling Fans | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Phone Activated | <input type="checkbox"/> Washer | <input type="checkbox"/> Dryer |
| <input type="checkbox"/> Iron | <input type="checkbox"/> Ironing Board | <input type="checkbox"/> Garage | <input type="checkbox"/> # of Garage Spaces | <input type="checkbox"/> Parking |
| <input type="checkbox"/> # of Parking Spaces | <input type="checkbox"/> Television | <input type="checkbox"/> # of TVs | <input type="checkbox"/> Cable TV | <input type="checkbox"/> VCR |
| <input type="checkbox"/> # of VCRs | <input type="checkbox"/> CD Player | <input type="checkbox"/> DVD | <input type="checkbox"/> # of DVDs | <input type="checkbox"/> High Speed Internet |
| <input type="checkbox"/> Wifi | <input type="checkbox"/> Wired LAN | <input type="checkbox"/> Community Pool | <input type="checkbox"/> Outside Shower | <input type="checkbox"/> Outdoor Pool |
| <input type="checkbox"/> Private Whirlpool/Jet Tub | <input type="checkbox"/> Gas Log Fireplace | <input type="checkbox"/> BBQ Charcoal | <input type="checkbox"/> BBQ Gas | <input type="checkbox"/> BBQ Electric |
| <input type="checkbox"/> Vacuum | <input type="checkbox"/> Elevator | <input type="checkbox"/> Linens Provided | <input type="checkbox"/> Game Room | <input type="checkbox"/> Den |
| <input type="checkbox"/> Enclosed Outside Shower | <input type="checkbox"/> Pets Considered | <input type="checkbox"/> Air Mattress | <input type="checkbox"/> Tenant Brings Linens | <input type="checkbox"/> Handicap Grab Bars |
| <input type="checkbox"/> Walk in Shower | <input type="checkbox"/> Beach Badges | <input type="checkbox"/> # of Bicycles | <input type="checkbox"/> Boat Dock/Slips | <input type="checkbox"/> # of Boat Dock/Slips |
| <input type="checkbox"/> Sun/Open Deck | <input type="checkbox"/> Deck Furniture | <input type="checkbox"/> # of Sun/Open Deck(s) | <input type="checkbox"/> Fenced Yard | <input type="checkbox"/> Open/Covered Porch |
| <input type="checkbox"/> Screened Porch | <input type="checkbox"/> Patio | <input type="checkbox"/> Handicap Access | <input type="checkbox"/> Elevator to Ground | <input type="checkbox"/> Handicap Interior |
| <input type="checkbox"/> 1st Floor Bedroom | | | | |

1. In consideration of the services of **FREDA REAL ESTATE**, OWNER hereby lists with said Broker the following described for the **2018 season** for the purpose of obtaining rental leases at the prices marked by the OWNER herein. If OWNER in subsequent years provides further rates, this agreement shall remain in effect for the term of the rates provided unless changed in writing.
2. BROKER agrees to use its best efforts to obtain tenants to lease the above-described property at the price and terms set forth herein.
3. **OWNER agrees to pay BROKER a commission of 10% of the gross rental amount of each lease obtained by BROKER. The rental commission shall be deemed to be fully earned upon the full execution of a lease agreement by OWNER and TENANT. Broker shall deduct its commission from rental monies received by it prior to disbursement to OWNER. As landlord, you have a right to individually reach an agreement on any fee, commission or other valuable consideration with any broker. No fee, commission or other consideration has been fixed by any government authority or by any trade association or multiple listing service. This is a non-exclusive listing. Owner may rent this unit on his own with no commission due to Freda Real Estate. The owner agrees, however, to confirm with Freda Real Estate the rental status of the unit prior to entering into any direct rentals. If Freda Real Estate has already secured a rental for this period, the owner shall honor Freda Real Estate's rental.**
4. BROKER shall collect on behalf of OWNER all rental payments and security or other deposits required pursuant to OWNER'S directions. All such funds made payable to BROKER shall be placed in BROKER'S "non-interest bearing" trust checking account prior to Disbursement. Payment schedule and security deposit guidelines shall be noted on the lease. Owner agrees to notify broker both in writing and by phone, within 7 days of the lease expiration, of any claim to a security deposit. Absent such notice, broker shall be authorized to return the security deposit to the tenant.
5. Upon a lease being fully executed all rental payments received shall be disbursed to the owner in a timely manner or within three weeks of receipt of funds except as follows: a. Unless otherwise requested rent shall be disbursed during the year of the rental, b: Rent received during the months of June, July, August and September may be disbursed one week after check-in. **Landlord agrees to permit Freda Real Estate Agency to accept rental payment on behalf of the landlord by way of credit or debit cards. This notice is also intended to advise the landlord that credit card payments have a potential "charge back" by the tenant or a recrediting of a previously charged payment to the account of the cardholder through the electronic debiting of an account of the broker. Freda Real Estate's lease will call for a three-day limitation after a fully executed lease is received by the tenant as to a permitted cancellation by the cardholder. This cancellation policy shall be clearly stated on the lease.**
6. OWNER will be solely responsible to comply with all governmental and municipal ordinances and regulations including, but not limited to, any yearly rental fee imposed by municipal government and smoke detector compliance. OWNER must procure a certificate of smoke detector compliance once a year if the property is rented seasonally and every time there is a tenant change in a yearly tenancy.
7. OWNER authorizes BROKER to obtain any repairs and services for the property and furnishings deemed necessary by BROKER to comply with OWNER'S obligations under the lease. This authorization shall be limited to a total expenditure of \$200.00 per lease period. BROKER shall use its best efforts to contact OWNER prior to any such expenditure but shall not be required to. .
8. The OWNER shall personally or through a named representative other than the BROKER, check the rental unit prior to the occupancy of ANY TENANT and ensure that all appliances, heating and cooling components are in good working order, the unit is clean, there are sufficient cleaning supplies, trash cans for garbage and recycling, kitchen utensils, glasses and flatware, clean bedspreads or comforters, mattress pads and shower curtain liners. . OWNER hereby agrees to hold BROKER harmless for any and all actions of tenants during any rental secured pursuant to this agreement, including, but not limited to, damages, security Deposit disputes, breach of lease terms, failure to pay any rental amounts when due or tenant claims of non-habitability. BROKER is not responsible to enforce lease terms or to evict tenants in the event of their breach of the rental agreement.
9. OWNER agrees to permit the advertisement of his/her unit in various media, including the Internet. Owner permits Freda Real Estate Agency to allow prospective tenants the key to the unit, allowing the tenants to inspect the unit without an accompanying agent.
10. This contract is the entire and only contract between the OWNER and BROKER. This contract may be changed only in writing signed by both OWNER and BROKER.
11. LANDLORD(s) acknowledges that he has received Consumer Information Statement on New Jersey Real Estate Relationships. All licensees with FREDA REAL ESTATE AGENCY, as authorized representatives of FREDA REAL ESTATE, intend, as of this time, to work with you as a Transaction Broker. By the Landlord's/Owner's signature they also acknowledge that they have read, retained, and agree to the provisions of LAD.

The rules of the New Jersey Real Estate Commission require every licensed broker or salesperson with whom you are listing your property for sale or for rent to give you a copy of this legal memorandum. The purpose of this memorandum is to help you comply with the New Jersey Law Against Discrimination ("LAD") and federal laws that prohibit discrimination in the sale or rental of real property. Together, the LAD and the federal Fair Housing Amendments Act of 1988 prohibit you from discriminating against a prospective buyer or tenant because of his/her race, creed, color, national origin, sex, gender identity or expression, marital status, civil union status, affectional or sexual orientation, familial status, actual or perceived physical or mental disability, ancestry, nationality, and domestic partner status. (Note: "Familial status" refers to families with a child or children under 18 years old and/or pregnant women. "Disability" includes persons afflicted with AIDS or HIV or perceived to be afflicted with AIDS.) The LAD also prohibits housing discrimination based on the source of lawful income or source of lawful rent or mortgage payment a tenant or purchaser uses. This means, for example, that **a landlord cannot deny the lawful recipient of a Section 8 HUD voucher the right to rent an apartment because of that source of lawful rent payment on which that person relies.**

The following are some of the requirements that apply to the sale or rental of real property:

1. All persons, regardless of their membership in one of the protected classes stated above or source of lawful income used for rent or mortgage payments, are entitled to equal treatment in the terms, conditions or privileges of the sale or rental of any real property (e.g., it is illegal to deny that housing is available for inspection, sale, or rent when it really is available);
2. No discriminatory advertising of any kind relating to the proposed sale or rental of real property is permitted;
3. A broker or salesperson with whom you list your property must refuse the listing if you indicate any intention of discriminating on any of the aforesaid bases;
4. The broker or salesperson with whom you list your property must transmit to you every written offer he/she receives on your property;
5. Any provision in any lease or rental agreement prohibiting maintenance of a pet or pets on the premises is not applicable to a service or guide dog owned by a tenant who is disabled, blind, deaf or has another qualified disability;
6. A landlord may not charge a tenant with a disability an extra fee for keeping a service or guide dog; and
7. As landlord, you must permit a tenant with a disability, at that tenant's own expense, to make reasonable modifications to the existing premises if such modifications are necessary to afford such person full enjoyment of the premises.

The sale or rental of all property including open land, whether for business or residential purposes, is covered by the LAD, with the following exceptions:

1. The rental of a single apartment or flat in a two-family dwelling, the other occupancy unit of which is occupied by the owner as his/her residence at the time of such rentals;
2. The rental of a room or rooms to a person or persons by the owner or occupant of a one-family dwelling occupied by him/her as his/her residence at the time of rental;
3. In the sale, lease, or rental of real property, preference given to persons of the same religion by a religious organization; and
4. The prohibition against discrimination on the basis of familial status does not apply to housing for older persons (as defined in the LAD at N.J.S.A. 10:5-5mm).

Note: The first two exceptions do **not** apply if the dwelling was built or substantially rebuilt with the use of public funds, or financed in whole or in part by a loan, or a commitment for a loan, guaranteed or insured by any agency of the federal government. The term "any agency of the federal government" includes, but is not limited to, the Federal Housing Administration ("FHA") and the Veterans Administration ("VA"), which are most commonly used in such matters. Furthermore, discrimination in connection with some of the transactions covered by the above-described exceptions may nevertheless be prohibited under the Federal Civil Rights Act of 1866 (42 U.S.C. 1981, 1982).

Please also note that the Division takes the position that the following may also violate the LAD and/or federal civil rights housing laws:

1. The application of "minimum income" rental requirements that are not sufficiently tailored to take proper and proportional account of rent subsidies, housing vouchers, rental assistance, or other similar sources of lawful income specifically designed to alleviate some or all of a tenant's rental cost;
2. The application of inflexible or no-exception policies that effectively exclude housing opportunities for persons with conviction or arrest records, except those specifically permitted under federal law;
3. The application of inflexible or no-exception rental policies placing restrictions on the maximum number of occupants greater than those required by federal, state, and/or local laws, which may unreasonably limit or exclude housing opportunities for certain families with children; and
4. The selective inquiry about, or request for information and/or documentation of, a prospective tenant's or buyer's immigration status, based on the person's national origin, race, or any other protected status.

Brokers and salespersons are licensed by the New Jersey Real Estate Commission. Their activities are subject to the general real estate laws of the State and the Commission's own rules and regulations. The New Jersey Law Against Discrimination applies to all people in the State and is enforced by the New Jersey Division on Civil Rights, Office of the Attorney General, the Department of Law and Public Safety. Under the LAD, Respondents who violate the law are subject to a penalty of up to \$10,000 for a first violation, up to \$25,000 for a second violation within the last 5 years, and up to \$50,000 for two or more violations within the last seven years. Should you require additional information or have any questions, including how to report a complaint, please review the Division's website at www.NJCivilRights.gov or contact the Division's **Housing Hotline at (866) 405-3050**. Please contact the Division if you would like to secure the services of a Division trainer on the subject of housing discrimination.

The Owner Acknowledges That He Has Read and Approved Both Sides of This Agreement.

Owners Signature: _____ Date: _____ Agent for Broker: _____ Date: _____