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2010 RENTAL AUTHORIZATION

Owner Name: _____

Home Address: _____

City, State, Zip: _____

Home Phone: () _____ Bus Phone: () _____ Cell Phone: () _____

REQUIRED: SSN or Tax Id: _____ E-Mail: _____

PROPERTY ADDRESS: _____

SLEEPING FACILITIES: Limited to: _____
 Number of Bedrooms: _____
 No. of Beds: Single ___ Double ___ Queen ___ King ___
 Sofa Beds: Single ___ Double ___ Queen ___ King ___
 Studio Couch _____ Cribs _____ Bunks _____
 Den _____ Family Room _____ Dormitory _____
 Number of Baths: _____ Powder Rooms _____

APPLIANCES: *[See Note]
 Range/Oven: Gas: _____ Electric: _____
 Clothes Washer _____ Dryer: Gas _____ Elect _____
 Microwave _____ Dishwasher _____ Disposal _____
 Iron _____ Ironing Board _____ Coffee Maker _____
 Toaster _____ Vacuum _____ Blankets _____
 Owner must provide dishes, pots & pans, glasses, tableware (silverware), cooking utensils, & cleaning equipment.

AMENITIES:
 Air Conditioning (Central) _____
 Air Conditioning (Number of Units) _____
 T.V. Sets _____ VCR _____ DVD _____ Blu-Ray _____
 Internet: Dial-up _____ High-Spd _____ High-Spd-WiFi _____
 Deck _____ Porch _____ Screened Porch _____
 OS Furniture: _____ OS Shower: Hot _____ Cold _____
 Beach Chairs _____ Beach Umbrella _____
 Outdoor Grill: Gas _____ Charcoal _____ Electric _____
 Dock _____ Boat Slip _____ Pool _____
 Non-Smoking _____
 Elevator _____ Handicap Accessible _____
 Is a GARAGE included? _____

Plumber: _____ Electrician: _____

Pool Maintenance: _____ Repairman: _____

Appliance Repair: _____ Heating/Air Conditioning Service: _____

Property Phone # _____ Phone Service Provider _____

Will you permit groups? [] No [] Yes Pet Deposit \$ _____ included in security deposit.
 Pet Charge \$ _____ included in the rent.

Who will inspect between tenants? _____ Phone _____ Cell # _____

Name of Cleaner _____ Phone _____ Cell # _____

If cleaning is included, Diller & Fisher, Realtors **will not hold a tenant's security deposit for additional/excessive cleaning.** Owner will provide at the house a list of instructions explaining to the tenant what their responsibilities are before vacating premises.

NOTE: Please identify (on a separate sheet) any appliances under Warranty or Service Contract giving Manufacturer's name and contract number.

COMMISSION SCHEDULE
 Exclusive Listing - Only Diller & Fisher = 12%
 Diller & Fisher plus one or two Agencies = 14%
 Diller & Fisher plus three Agencies = 15%

Name of Other Agencies? _____

When you add additional Agencies, the commission automatically defaults to the higher rate of 14% or 15%.

OWNER:

PROPERTY:

2010 MINIMUM RENTAL PERIODS <input type="checkbox"/> ONE WEEK <input type="checkbox"/> TWO WEEKS <input type="checkbox"/> FOUR WEEKS <input type="checkbox"/> SEASONAL Please rent my property only: FROM: _____ TO: _____ Security Deposit Required \$ _____	2010 WEEKLY SCHEDULE			
	DATES	RATES	DATES	RATES
	05/01/10		07/24/10	
	05/08/10		07/31/10	
	05/15/10		08/07/10	
	05/22/10		08/14/10	
	05/29/10		08/21/10	
	06/05/10		08/28/10	
	06/12/10		09/04/10	
	06/19/10		09/11/10	
	06/26/10		09/18/10	
	07/03/10		09/25/10	
	07/10/10		10/02/10	
07/17/10		Seasonal		

NOTE: Security deposits are to be held for damage only, not cleaning. If there is a claim against a tenant Security deposit, owner agrees to notify Diller & Fisher in writing within 6 days and provide original bills within 21 days of tenant's departure. Otherwise the security deposit will be returned in full to the tenant within 30 days of their departure.

MY DILLER & FISHER REPRESENTATIVE IS: _____

ADDITIONAL INFORMATION: _____

I HEREBY AUTHORIZE AND APPOINT DILLER & FISHER, Realtors as my agent to enter my property into the rental program and to complete rental agreements and execute leases on my behalf for the herein described property and agree to pay a percentage of the rental fee to DILLER & FISHER, Realtors based on the commission schedule shown on page 1 of this agreement. The property shall be considered for rent for the listed time periods as identified in the schedule above unless written notice to the contrary is provided to DILLER & FISHER, Realtors prior to the execution of any leases. In the event that I fail to notify DILLER & FISHER, Realtors of a change in the availability of the property the lease prepared and executed by DILLER & FISHER, Realtors shall take priority over a lease entered into by me.

I further agree and understand that DILLER & FISHER, Realtors is charging the tenant a \$50.00 non-refundable processing fee upon completion of a fully executed lease.

I further understand and agree that I have a responsibility to review each lease copy sent to me within 7 days to avoid any duplication of rental periods. I will promptly notify DILLER & FISHER, Realtors of any conflict and to return any deposit monies accepted in error because of a double rental or refusal of rental by me.

I further authorize DILLER & FISHER, Realtors to hold \$300.00 in escrow from the property rental account to make emergency repairs, provide cleaning services, and pay any necessary bills in the absence of the owner. DILLER & FISHER, Realtors is further authorized to replenish these funds from the next rental check in order to maintain the above balance. The balance of this account will be returned by the end of the year. IT IS THE OWNER'S RESPONSIBILITY TO DELIVER THE PROPERTY CLEAN AND READY FOR THE INCOMING TENANT.

I hereby affirm that I have had, or will cause to have my property inspected, registered and licensed by the Appropriate Municipality. In the event that I the owner, or representative, fail to obtain any necessary license or permits from the Appropriate Municipality, I agree to hold DILLER & FISHER, Realtors harmless and agree to indemnify DILLER & FISHER, Realtors for all costs incurred as a result of that failure. It is further understood that DILLER & FISHER, Realtors, its agents and representatives can in no way be held liable for the actions of any tenants, or guests of the tenants, who are parties to any lease executed for me by DILLER & FISHER, Realtors and that DILLER & FISHER, Realtors, its agents or representatives are not acting as 'Managing Agent' as set forth in any ordinance or regulation of the Appropriate Municipality.

Business Relationship: The Owner/Landlord acknowledges that he/she has received the Consumer Information Statement on New Jersey Real Estate Relationships, and that the authorized representatives of Diller & Fisher, Realtors intend, as of this time, to work with you as a Disclosed Dual Agent.

BY AFFIXING MY SIGNATURE BELOW I agree to the terms and conditions of this agreement and I affirm that I am the person authorized to sign this form and to be responsible for its terms and conditions.

AUTHORIZATION SIGNATURE

DATE SIGNED

(PLEASE PRINT THE AUTHORIZED NAME CLEARLY)

AGENT SIGNATURE

_____ I authorize DILLER & FISHER, Realtors to provide an inspector to make inspections of my property **PRIOR** to any tenant's arrival. A fee in the amount of \$30.00 will be made for each inspection. The inspector will arrange for any cleaning and/or repairs as needed but will not be responsible for their completion.

Initial and Date