

In Astick Realty's 23 years of business, 2011 was our busiest summer rental season to date! The number of summer rental tenant's has been steadily climbing each year. The number of tenants that check in to our rental properties in 2011 was up 10% from 2010 and up 17% compared to five years prior (2007). In addition to our 23 years of listing and selling properties in Brigantine, we are proud to be Brigantine's undisputed summer rental leader.

Astick Realty has the only real estate website at the Jersey Shore that allows property owners to add or delete photos as well as control their booking calendar. We have the most viewed real estate web site in Brigantine and come up FIRST on most search engines including Google.

60% of our summer rental tenants are repeat customers. We accomplish this with our over and beyond customer service and consistent follow up. We are in constant contact with our tenants via postcards, letters and e-mails all year long.

For our 2012 forms, go to www.ShoreHomes.com and click PDF Files at the bottom of the home page. Fill out the forms and e-mail, fax or mail back to us. Please be sure all information is accurate.

Astick Realty **does not** do Property Management under terms of this agreement.

- . It is the responsibility of the owner(s) to inspect the property, prior to the rental season and in between each weekly tenant to insure the unit is in good condition, and all appliances, air conditioners, and utilities are in working order.

We recommend you obtain a cleaning service before each tenant checks in, to insure your property is in good condition.

At your request Astick Realty will advertise your rental on www.ShoreHomes.com at no additional cost. Homeowner is responsible for providing digital photos.

Astick Realty shall not be held liable to the Landlord or Tenant for the fulfillment or non-fulfillment of any of the terms or conditions of our leases or for any action or proceedings taken by the Landlord against the Tenant or by the Tenant against the Landlord.

Your property must be registered and inspected with the City. We are not permitted to rent any property that is not registered and inspected. Please call the Bureau of Fire Prevention at 609-266-3102 for explanation and forms.

Please feel free to call us if you have any questions.

Sincerely,

Astick Realty Inc.
1205 W. Brigantine Ave
Brigantine, NJ 08203
(609) 266-2911 office
(609) 266-2884 fax
www.ShoreHomes.com

Please complete this form and the rental information form (front & back) and return both to Astick Realty.

- Please review our agreement before signing.
- Please review the schedule, place an "X" over the weeks you have rented or wish to keep for yourself. **Please keep us updated so we do not double book your unit.**
- If you do different prices weekly, there is a line to specify weekly price on the rental agreement sheet.

Commission: 15% of the total rental amount

Web site Information:

If you want your property advertised free on our website, **we do require that no other Realtor signs be placed on the property.**

_____ I want my property advertised on Astick Realty website

_____ I do not want my property advertised on Astick Realty website

Tenant Security Deposit: 20% of total rental amount.

Check-in & Check-out Time: Check-out – Saturday – 11:00 AM

Check-in - Saturday – 2:00 PM

I (Owner) _____ do hereby constitute and appoint Astick Realty, Inc. of Brigantine, NJ my true and lawful attorney, for me and in my name by signing this listing. Owner agrees that Astick Realty, Inc. will retain a 15% rental commission on rentals received.

(1) To make, execute and deliver any lease or other instrument necessary for the rental of my property listed at _____
Brigantine, New Jersey 08203.

(2) To collect any and all rents in my behalf for said property.

(3) To make emergency repairs in the event I can not be reached.

Owners Signature _____

Homeowners must have the following items and supplies in their rental unit and have all in working order.

1. Blankets and pillows for the amount of people the unit sleeps.
2. Lights in every room and outside the unit in working order and extra bulbs in unit.
3. Working Vacuum Cleaner
4. Mop and broom.
5. Cable TV: (at least the basic channels)
6. Coffee pots, pots and pans, cooking utensils and large pots, etc.
7. Dishes, plates, cups, glasses, silverware, corkscrew, enough for the amount of people that the unit sleeps.
8. All properties listed **must** have an up-to-date certificate of habitability from the Brigantine Fire Department.

Recommended items to increase bookings:

- high speed internet
- upgraded cable package
- beach chairs
- DVD player
- TV's in all bedrooms
- outside shower
- grill
- Air Condition

EVERY HOMEOWNER MUST DO A FULL SPRING CLEANING.

This means: cabinets (inside & out), windows, underneath all furniture, cob webs, check rugs for shampooing, check all appliances (they **must** be working properly), comforters, window curtains and mini blinds **must** be washed.

IMPORTANT

Owners to supply us with 3 sets of working keys to their unit(s). 2 sets to be given to tenant upon move in and 1 set to be kept in the office in case of emergency.