

OXMEAD PROPERTIES

The NJ Shore at its BEST

Rental Policies

Phone (609) 261-6670

[E-Mail: oxmeadprop@comcast.net](mailto:oxmeadprop@comcast.net)

Rental Policies

- This Property is privately owned. **ALL** furnishings, appliances and linens are the property of and are provided by the owner. The owner assumes no responsibility for providing additional furnishings. No substitutions or refunds will be made upon arrival. Renters are responsible for damaged or missing property or furnishings.
- Upon entering the property, any damages or excessive "wear and tear" should be noted and the owner notified immediately. Renters are responsible for any damages excessive "wear and tear" during occupancy (normal "wear and tear" is excluded from this provision). All equipment, appliances and fixtures are assumed to be in working order unless owners are notified otherwise. Should anything become inoperable, please notify the owner immediately. All service requests will be handled within 36 hours. **Emergencies only after hours please.** No rebates, reductions, or refunds will be considered unless it is an essential emergency (i.e., natural disaster) and or a vital repair (i.e., heating, air, water, etc.) which cannot be corrected within 36 hours.
- Please adhere to the posted rules and regulations of the property. No pets are allowed. Grills of any type are not to be operated within 15 feet of the house and/or decking. No house parties. Quiet hours between 11:00 p.m. and 8:00 a.m. are enforced by a local ordinance.
- Use or possession of illegal substances is prohibited. If a guest or any occupant of the premises during guest's stay violates any rules or conditions of the contract, the owner is entitled to terminate the rental agreement, **WITHOUT REFUND.**
- Local telephone calls are FREE. Long distance and directory assistance can be made using a credit card, calling card or other "toll free" service. **Emergencies Dial 911.**
- Lost key replacement charge is \$25 per set. After hours charge is \$50.
- Pre-payments of rent is required within 30 days of reservation. Installments are accepted upon written agreement with the owners. **Check-in time is 3:00 p.m. and Check-out time is 12:00 noon.** All check-ins must be prepaid in full prior to arrival, *no exceptions.*
- Security deposits are required: \$500 for weekly, \$1000 for monthly and \$1500 for seasonal. Security deposits will be refunded within 30 days, subject to final inspection and disclosure of damages and/or excessive "wear and tear".
- **Cancellations:** No cancellations will be allowed within 60 days of arrival date. Reservation deposits and prepaid amounts will be forfeited on all cancellations within 60 days of date of arrival, unless the property is re-rented at the going market rates. An administrative fee of \$50 will be charged on all cancellations. No refunds for bad weather or early departures.
- Prior to departure renters are required to clean the Premises as well as all used dishes and linens (including bedding), remove trash, and check for any personal items. We are not responsible for any personal items left behind. There will be a \$15 charge, plus shipping for any items which renters request to have returned.
- **We do not accept credit cards for payment.** Payments are acceptable in the form of cash, travelers checks or personal check with satisfactory identification. **No** third party checks will be accepted.