

Monihan Realty
3201 Central Avenue, Ocean City, NJ 08226 800-255-0998
717 Battersea Road, Ocean City, NJ 08226 800-255-1311

Your complete guide to renting at the shore
www.monihan.com

Welcome to Ocean City, New Jersey, "America's Greatest Family Resort." Since 1947, Monihan Realty has helped vacationers find the perfect accommodations for a fun-filled summer getaway. We are glad that you have trusted us with your family vacation. Thank you for being a part of our tradition.

Listed below are important tips to consider when renting in Ocean City.

Before you rent

CANCELLATION POLICY

In the case of cancellation, transfer, or change in your reservation, NO REFUND WILL BE MADE UNLESS THE PROPERTY IS RE-RENTED for the cancellation period. Refunds are made totally at the discretion of the owner. Consult your lease for this information.

CHECK-IN/CHECK-OUT

Check-in time is Saturday between 2 p.m. and 5 p.m. We are sorry but early check-ins are not available. We close at 5 p.m. Please contact us in advance if you anticipate arriving after this time. Check-out time is Saturday at 10 a.m. All keys are to be returned to the same Monihan office as your check in.

RESERVATIONS AND DEPOSITS

Reservations may be made daily between 9 a.m. and 5 p.m. and on Sunday between 10 a.m. and 4 p.m. You may reserve your property by phone, internet, mail, or in person at either of our offices. A deposit of 1/3 is normally required. Reservations can only be guaranteed by a fully executed lease. The balance of the rental is due 30 days prior to arrival.

SEASON/OFF-SEASON

Ocean City's summer season begins on Memorial Day weekend and ends gradually from Labor Day through the end of September. Peak season is from July 4th until Labor Day. Discounted rates are available both before and after this time period. Various properties are available for off-season and winter weekends from \$400 to \$1,500. During April and May, as well as October through the end of November, most boardwalk merchants, all of the downtown area, and the numerous restaurants are open for "business as usual."

INFORMATION

We have made every effort to insure that the information provided is accurate. However, we are not responsible for printing errors or omissions. All rental units are privately owned. The condition and furnishings will vary according to the owner's taste. We recommend that you inspect your rental property prior to making a reservation.

EQUIPMENT

All rentals are furnished for light housekeeping with dishes, cookware, silverware, glassware, pillows, and bedspreads. Bed and bath linens are normally **NOT** included. Toasters, coffee makers, TVs, microwaves, and other small appliances are usually included. Most owners do not supply telephone service. With the growing usage of cell phones, an individual unit phone may not be provided. Please be sure to bring your cell phone along for emergency purposes. We also recommend that you supply Monihan Realty with this number. Some owners supply internet service. Cable TV is basic service only. Please check with your agent.

MAINTENANCE

The property and all equipment therein should be clean and in good working order upon your arrival. Please report any problems to your agent promptly. Monihan Realty, Inc. cannot be held responsible for any mechanical failure with any appliances prior to or during the rental period due to inability to get replacement parts or service. No refunds will be given. We will make every effort to correct any problems. Tenants will be held responsible for damages or losses that occur during their stay.

1st AND 2nd FLOORS

Please note that most of the first floor properties have steps. If you are looking for limited or no steps please contact one of our rental agents.

NON SMOKING UNITS

If a property is marked as a non smoking unit we rely on the cooperation and integrity of our renters, visiting guests, and owners to adhere to this rule. Although it is an extremely rare instance, we cannot guarantee a non smoking unit.

OCCUPANCY LIMIT

Your rental has an occupancy limit; this number represents the maximum number of people, including children, allowed to stay in the property.

PETS

Pets are not allowed unless approved by the owner. Dogs are not permitted on the beach or boardwalk during the season.

WHAT TO BRING

Sheets, pillowcases, pool/beach towels, bath towels, laundry detergent, dish detergent, toilet paper, trash bags, soap, paper plates and napkins. Please review your inventory of supplied bedding to ensure you adequately size your sheets.

What to expect while you are here

Please notify Monihan Realty IMMEDIATELY if the property is not clean, if appliances, air conditioning, etc. are not working or if there is any damage. You are required to leave the property in a clean condition. Complaints of damage and improper cleaning registered at checkout will not be considered valid; and, in addition, the owner may hold you responsible. Your vacation home is, in actuality, the owner's home. We ask that you treat it with care as you would your own. Please respect any locked closets.

Our suggestions

Air Conditioning—Keep doors and windows closed to properly cool. We want you to enjoy the air conditioning but ask that you respect the need to conserve. Do not adjust the temperature lower than 68 when initially turned on, or 65 degrees after that. This may cause the unit to freeze and break. REMEMBER: Central air unit can only cool 20 lower than the outside temperature (95 degrees outside means it is expected to only cool at most to 75 degrees)

Washers and Dryers—Remove all sand from towels and clothing before washing and drying. Keep lint traps in dryers clean.

Garbage Disposal—keep the following out of the disposal: bottle caps, rags, corn husks, fruit pits and seeds, and can tops.

Barbeque Grills—Do not place grills on decks- FIRE HAZZARD.

Some owners provide grills. The condition cannot be guaranteed. (Including propane) The use of grills, charcoal or gas may not be used on decks and must be placed at least 15 ft from building. Some property owners strictly prohibit the use of grills, please check with your agent first.

Check the Circuit Breaker First— If any appliance or utility in your unit appears not to work. If the box is not in plain view it is usually behind a door; check bathrooms and bedrooms and the laundry area or behind a picture or wall hanging.

Refrigerator

Turning the refrigerator or freezer to coldest setting will cause it to “freeze up” and not cool at all. Normally the middle setting on the refrigerator/freezer will be the most efficient. Do not overload refrigerators. Containers placed too close to refrigerator fans will hamper the cooling

ability and cause icing.

Trash / Recycling

Please be sure to put trash containers out to the alley the night before a scheduled pickup.

You must recycle and not cause litter. Failure to follow procedures, you may be subject to a fine.

CHECK OUTS

All properties must be vacated by 10:00 a.m. on checkout day (unless otherwise stated).

BEFORE YOU LEAVE PLEASE BE SURE YOU HAVE TAKEN CARE OF THE FOLLOWING ITEMS:

- Empty all of the trash containers throughout the property and take trash to outside containers.
- Remove leftover food from the refrigerator and wipe clean.
- Wash all dishes, pots and pans and put away as found.
- Empty dishwasher.
- Remove all soaps, shampoos, and personal toiletries from the bathroom.
- Furniture straightened and all beds made.
- Sweep or vacuum.
- Secure all windows and doors.
- Be certain to double check all drawers, closets and under beds for any items left in the property.

BEACH ACCESS

Beach tags are required from mid-June through Labor Day and are usually NOT included with summer rentals. They may be purchased on the beach upon arrival or at several locations in town. Discounts are available for season tags if purchased before Memorial Day. Please use beach paths. Do not walk on or damage fragile dune grass.