

Stanton Realty - 2021 Owner's Rental Contract

Property Name _____	Address _____
Your Name(s) _____	Social Security # _____
Mailing Address _____	
Home #: _____	Cell#: _____ Business#: _____
Email Address _____	
Alternate Contact Name: _____	Contact # _____

CLEANING and TRASH PICK UP

Do you want Stanton Realty to arrange cleaning of your property between rentals: **YES NO**

If you circled yes, you will be charged a fee. SR will arrange a quote.

If no, you or your representative are responsible to clean and inspect for damages between rentals. Cleaning contact info:

Cleaner Name _____ Phone: _____

The trash from Non MFD properties needs to be picked up on **Saturdays**.

Trash Company Name: _____ Phone Number: _____

REPAIRS

If you have your own repair people, please list the name and numbers that apply. (During business hours we will make every effort to utilize your preferred service technician, but this may not be possible in an emergency or after hours).

Plumber Name: _____ Phone: _____

Repairman Name: _____ Phone: _____

Propane Co.: _____ Phone _____

Other: _____

FINANCIAL ARRANGEMENTS

Owners **compensation checks** will be mailed out Bi-weekly for the prior completed rented weeks. Checks will be mailed to address on contract unless otherwise specified. _____

SR Commission Rates:

A. 12% commission – Rentals with no required security deposit and a minimum of 5 Prime rental weeks available to rent.

B. 15% commission – A required security deposit and/or less than 5 Prime weeks available to rent and/or initiated rentals after April 29th.

Are you charging a Security Deposit (\$500)? YES ____ NO ____.

Owner's Initials _____

Agent's Initials _____

PROPERTY DESCRIPTION: Please be as accurate as possible. This information will be included in the online rental portion of our website.

of Vehicles Allowed _____ # of Bedrooms _____ # of Bathrooms _____ Maximum # of overnight guests _____

Specific areas where there is NO parking on property _____

Bedroom Info	Floor Level	# of King's	# of Queen's	# of Double's	# of Twin's	# of Bunks
Bedroom #1						
Bedroom #2						
Bedroom #3						
Bedroom #4						
Bedroom #5						
Bedroom # 6						

If your property has additional sleeping area(s), please elaborate. (i.e. sunporch, living room, loft, pullout sofa. What size/ type of bedding. (Note additional sleeping area cannot be included with the number of Bedrooms).

Describe: _____

Bathroom Info	Floor Level	Tub	Shower	1/2 Bath	Additional Info.
Bathroom #1					
Bathroom #2					
Bathroom #3					

Outside shower? _____ w/ Hot & Cold Water? _____ Enclosed? _____

REQUIRED ITEMS FOR THE NUMBER OF PEOPLE THE PROPERTY ACCOMMODATES

Stove	Pots/pans/utensils	Cable TV/WI-FI	Wifi:
Full Refrigerator	Dishes & Glassware	Smoke Detectors	Network:
Microwave	Mop	Fire Extinguisher	Password:
Toaster	Broom/dustpan	Propane Grill	
Coffeemaker type _____	Portable fans (Non-AC)	Two Full Propane Tanks	

WHAT AMENITIES YOU ARE PROVIDING (check all that apply)

Dishwasher	# of Ceiling Fan(s)	A/C is highly recommended and most requested. You would be able to increase weekly rate. Do you have Air Conditioning? YES _____ NO _____ Number of A/C's _____ Type of A/C: Central _____ Window A/C _____ Mini Split _____ Window Location(s) _____ Mini Split Location(s) _____
Washer	Patio	
Dryer	Deck	
Blender	Porch	
Toaster Oven	Enclosed Porch	
Clothesline	Ocean View	
Table Games	Salt Pond View	

PETS (\$100.00 non-refundable pet fee would be charged): YES or NO Limitations: _____

BEACH PASS: Do you want Stanton Realty to purchase your Beach Pass? YES ___ NO ___

Owner's Initials _____

Agent's Initials _____

RENTAL AVAILABILITY CALENDAR:

Please Block Off Dates you **DO NOT** want Stanton Realty to Rent. We call these owner weeks.

Stanton Realty requires at least 5 of the 10 prime weeks.

MAY 2021							JUNE 2021						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
						1			1	2	3	4	5
2	3	4	5	6	7	8	6	7	8	9	10	11	12
9	10	11	12	13	14	15	13	14	15	16	17	18	19
16	17	18	19	20	21	22	20	21	22	23	24	25	26
23	24	25	26	27	28	29	27	28	29	30			
30	31												
JULY 2021							AUGUST 2021						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
				1	2	3	1	2	3	4	5	6	7
4	5	6	7	8	9	10	8	9	10	11	12	13	14
11	12	13	14	15	16	17	15	16	17	18	19	20	21
18	19	20	21	22	23	24	22	23	24	25	26	27	28
25	26	27	28	29	30	31	29	30	31				
SEPTEMBER 2021							OCTOBER 2021						
S	M	T	W	Th	F	S	S	M	T	W	Th	F	S
			1	2	3	4						1	2
5	6	7	8	9	10	11	3	4	5	6	7	8	9
12	13	14	15	16	17	18	10	11	12	13	14	15	16
19	20	21	22	23	24	25	17	18	19	20	21	22	23
26	27	28	29	30			24	25	26	27	28	29	30
							31						

2021 Prime Season - June 26 – September 4. Prime Season Weekly Rate \$_____

2021 Off Seasons - May 22– June 25 & September 11 to October 2. Low Season Weekly Rate \$_____
 (75% of Prime Rate.)

Partial week stays have a 3-night minimum and/or a \$1,000.00 minimum plus cleaning fee to be paid by renter

OFF/OFF Season:

Would you like your property to be available monthly from October – May? Yes___ No___ Winter tenants will be “screened” and security deposit is mandatory. This is a great source of income for houses that are winterized.

By signing this contract, I agree to its terms and conditions.

Owner’s signature:_____

Date:_____

