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2017 RENTAL AUTHORIZATION

Owner Name: _____

Home Address: _____

City, State, Zip: _____

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

E-MAIL ADDRESS REQUIRED: _____

PROPERTY ADDRESS: _____

<p>Occupancy Limited to: _____ Number of Bedrooms: _____</p> <p>No. of Beds: Single _____ Double _____ Queen _____ King _____</p> <p>Sofa Beds: Single _____ Double _____ Queen _____ King _____</p> <p>Studio Couch _____ Cribs _____ Bunks _____</p> <p>Den _____ Family Room _____ Other _____</p> <p>Number of Baths: _____ Powder Rooms _____</p> <hr/> <p>Range/Oven: Gas: _____ Electric: _____</p> <p>Clothes Washer _____ Dryer: _____</p> <p>Microwave _____ Dishwasher _____ Disposal _____</p> <p>Iron _____ Ironing Board _____ Coffee Maker _____</p> <p>Keurig _____ Toaster _____ Vacuum _____ Blankets _____</p> <p>Owner must provide dishes, pots & pans, glasses, tableware (silverware), cooking utensils, & cleaning equipment for at least the number of occupants.</p>	<p>Air Conditioning (Central) _____</p> <p>Air Conditioning (Number of Units) _____</p> <p>T.V. Sets _____ VCR _____ DVD _____ Blu-Ray _____</p> <p>Internet: _____ (Yes/No) WiFi _____ (Yes/No)</p> <p>Deck _____ Porch _____ Screened Porch _____</p> <p>OS Furniture: _____ OS Shower: Hot _____ Cold _____</p> <p>Beach Chairs _____ Beach Umbrella _____</p> <p>Outdoor Grill: Gas _____ Charcoal _____ Electric _____</p> <p>Dock _____ Boat Slip _____ Pool _____</p> <p>Non-Smoking _____</p> <p>Elevator _____ Handicap Accessible _____</p> <p>Is a GARAGE included? _____</p>
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WiFi Network Name: _____ PASSWORD: _____

I, the owner will clearly post this Internet access information in the property for all tenants.

Plumber: _____ Electrician: _____

Pool Maintenance: _____ Repairman/Handyman: _____

Appliance Repair: _____ Heating/Air Conditioning Service: _____

Property Phone # _____ Provider _____ Cable/Internet Provider _____ Agent on Account [] Y [] N

Will you permit groups? [] No [] Yes Will you permit pets? [] No [] Yes - If Yes a Pet Charge of \$ _____ shall be included in the rent.

If Pets are allowed, damage caused by pets are covered by the SDW plan.

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

Is cleaning included? [] No [] Yes Name of Cleaner _____ Phone _____ Cell # _____

If cleaning is NOT INCLUDED, it is the owner's responsibility to deliver the property in a clean and sanitary condition to each incoming tenant. If emergency cleaning is needed, I, the owner will pay any necessary charges or fees for such cleaning and also agree Diller & Fisher may deduct from any pending rental monies due me or charge my credit card that is on file with Diller Fisher Realtors (Please see page 3) to pay for such cleaning. I, the 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:

2017 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: _____ SDW replaces Security Deposits On Weekly Rentals less than 8 weeks. For Seasonal Rentals or weekly rentals 8 weeks or longer Security is required. Security Deposit is \$ _____	2017 WEEKLY SCHEDULE			
	DATES	RATES	DATES	RATES
	04/29/17		07/22/17	
	05/06/17		07/29/17	
	05/13/17		08/05/17	
	05/20/17		08/12/17	
	05/27/17		08/19/17	
	06/03/17		08/26/17	
	06/10/17		09/02/17	
	06/17/17		09/09/17	
	06/24/17		09/16/17	
	07/01/17		09/23/17	
07/08/17		09/30/17		
07/15/17		Seasonal		

SDW NOTE: Diller & Fisher Co., Inc.'s Security Deposit Waiver (SDW) program provides protection up to a dollar amount of \$1,500.00 in the event your guest accidentally causes damage to your property. Coverage is only for accidental damage and does not cover cleaning. In the event damage is discovered, owner agrees to notify Diller & Fisher in writing within 10 days and provide original bills within 30 days. Diller & Fisher will provide the necessary claims processing services. Failure to report damage or submit original bills within the timeframes noted will cause the claim to be denied. The cost of the Security Deposit Waiver plan shall be paid by the tenant.

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. Execution by Diller & Fisher, Realtors and the acceptance of the deposit check from the tenant shall memorialize a completed transaction. 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.** Landlord agrees to hold harmless and indemnify Diller & Fisher, Realtors, for any claims related to duplicate leases.

I, the owner, further authorize DILLER & FISHER, Realtors to order emergency repairs and/or cleaning service for the property. I will pay any necessary bills incurred and agree that Diller & Fisher Realtors may deduct those charges from any pending rental money due me or charge my credit card that is on file with Diller Fisher Realtors (Please see page 3).

It is understood that the owner will provide a clean, safe and well maintained property to each tenant. The owner agrees to provide a **spring cleaning before the first tenant arrives** and it is the owner's responsibility to deliver the property in a fully functional and clean condition to each 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, understand the contents, warrant the accuracy of all property and personal information, and I affirm that I am the person authorized to sign this form and to be responsible for its terms and conditions. **I agree it is ultimately the owner's responsibility to deliver the property in a fully functional and clean condition to each incoming tenant.**

AUTHORIZATION SIGNATURE

DATE SIGNED

(PLEASE PRINT THE AUTHORIZED NAME CLEARLY)

AGENT SIGNATURE



Form **W-9**
 (Rev. December 2014)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification; check only **one** of the following seven boxes:
 Individual/sole proprietor or single-member LLC
 Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____
Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner.
 Other (see instructions) ▶ _____

C Corporation S Corporation Partnership Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
 Exempt payee code (if any) _____
 Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) _____
 Requester's name and address (optional) _____

6 City, state, and ZIP code _____

7 List account number(s) here (optional) _____

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number				
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>				
or				
Employer identification number				
<table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>				

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ _____ Date ▶ _____

AUTHORIZATION TO CHARGE CREDIT CARD FOR INCIDENTAL PROPERTY EXPENSES

I hereby accept and authorize Diller & Fisher Co., Inc. to purchase miscellaneous items or services for my property on my behalf and authorize Diller & Fisher Co., Inc. to charge the credit card noted below for said purchases. Each charge to my credit card shall not exceed \$250.00, unless I authorize via phone or email a higher charge. Diller & Fisher Co., Inc. shall provide copies of all receipts for purchased item or services upon my request.

Credit Card information provided will NOT be duplicated, will be kept on file in a secure location in the offices of Diller & Fisher Co., Inc. and the credit card information will be destroyed at year end, 2016

Credit Card Number: _____ Expiration Date: _____
We Accept VISA, MasterCard, and Discover

Name on Card: _____ CCV Code (3 digits on back): _____

Billing Zip Code: _____ Authorized Signature: _____