

Welcome to Playa Verde, located at 17 E. 10th Street in Ocean City, NJ! In this renters guide, you'll find important information about:

- 1-2. Playa Verde and its owners
- 3-6. Technology and operational instructions
- 7-9. Amenities and supplies
- 10. Trash and maintenance
- 11. Contact information
- 12. OCNJ jitney
- 13. Checking out

**Addendum: Instruction Manuals*

About Playa Verde and its owners

Thank you for choosing to spend your vacation at Playa Verde in beautiful Ocean City, NJ! We are so honored you chose Playa Verde, and we hope you have a great time and make lots of memories! Please be sure to follow and tag us on Instagram @playaverdeocnj.

Playa Verde was purchased in April 2023 by Brendan and Rosemary McCormack and their daughter and son-in-law, Lauren and Derek Davis. Purchasing a shore house was a dream that the two couples both had for many years, and after many, many years (for some of us – decades!) of searching for a shore house, we finally made our dreams come true when we found this house at 17 E. 10th Street.

Playa Verde was built in 2016 and had only one other owner before the McCormacks and Davises. It was erected when the previous house was destroyed by Hurricane Sandy. It is a 4 bedroom, 2 bath house that is elevated an impressive 14 feet above ground, is around 1,800 square feet (excluding the Rec Room) and includes two off-street parking spots.

Shortly following the purchase of the unfurnished home in spring 2023, the house was renovated and updated. Improvements included:

- The entire house, kitchen cabinets and bathroom vanities were painted
- New backsplash and quartz countertops were installed in the kitchen
- The flooring upstairs was replaced
- A central focal point was built for the basement (shiplap wall with recessed and brand-new mounted TV and brand-new electric fireplace)
- New plumbing in the outdoor shower
- Updated landscaping
- New lighting fixtures throughout the house
- New fans in the bedrooms and basement
- Smart home features, including a Nest thermostat, high-speed internet, Roku TVs and keyless entry
- Almost all brand-new furniture, décor, fixtures, amenities and kitchenware, including small kitchen appliances

Enjoy your stay at Playa Verde, and we hope to host you again soon! If you are interested in booking another stay at Playa Verde, please email info@playaverdeocnj.com and/or text/call 610-220-8635. Our website, www.playaverdeocnj.com, will be live before Labor Day.

Technology & Operational Instructions

Televisions

Playa Verde has six flat-screen TVs (one in each bedroom, one in the family room and one in the rec room/basement). Each remote is labeled; please do not remove remotes from their respective rooms.

Each TV is equipped with built-in ROKU for streaming purposes. For your convenience, the ROKU TVs are automatically put into “Guest Mode” for the duration of your stay. You will be able to sign in to your own apps on any TV to view. ROKU will automatically sign out on your check out date that you select when setting up Guest Mode.

If you do not have TV apps, here is a list of free ROKU apps most used for television and movies:

- The ROKU Channel
- Pluto TV
- Tubi
- Xumo
- Crackle
- Freevee
- FilmRise

IMPORTANT: All TVs are on the guest Wi-fi network so streaming from your phone is possible with your own HDMI devices if you desire EXCEPT for the Living Room/Family Room TV which is too large (65 inches) and cannot be pulled out to accommodate a streaming stick of any kind. All other TVs have the capability to put in your own HDMI device if you wish and are safe to attempt to put in your own device.

*For further operational instructions, see the “Instruction Manuals” section of this guide.

Keyless Doorknobs/Entry

Front & Back Doors

Playa Verde is equipped with 3 entry points to the inside of the home. A Sifley S Latch Lock is installed on the front and back entries to the home. Your given code should be entered after the LCD Screen is visible (touch it once or twice).

Please enter the “#” symbol immediately after your code. You will hear a voice letting you know whether or not the door was successfully unlocked.

These doors lock automatically when closing. If you close the door, you will have to re-enter code. If only going out to a deck or porch, we suggest leaving the door open and simply closing the storm doors.

Interior Basement/Rec Room Door

An Ultraloq U-Bolt has been installed on the interior basement/rec room door that leads to the kitchen. This is a physical keypad rather than digital numbers. Please enter your code as you do on the other entry point locks. After the code is entered, press the “Ultraloq” button to complete the entry request.

To lock from inside the home, use the manual turn knob. To lock from the Rec Room side, pull the door tight while simultaneously hitting the “Ultraloq” button.

Since the basement/Rec Room is technically an “outside” room, please remember to lock this deadbolt whenever departing the home.

Vinyl Fence Door at Ground Level

There is a vinyl fence door at the ground level leading to the outside basement/Rec Room underneath the house. The gate is equipped with a keypad. This entry point will NOT be your personal passcode as it will be for the other 3 entry points.

The code will be given to you by your contact prior to your arrival. If you do not have the code on the first day of your stay, please reach out to your main vacation contact (either owners or Berger).

Enter the “C” (Clear) button followed by the code. If you enter the code incorrectly, please press the “C” button to clear it before re-entering.

Wi-fi

Playa Verde’s Wi-Fi network is Playa Verde OC Guest. The password is **OneParticularHarbor1710**

Hello to our fellow Parrotheads ;)

Nest thermostat

Playa Verde is equipped with a Nest Thermostat that will already be programmed in “Cool” mode during June, July, August, and September. The temperature itself can easily be changed up or down to desired comfort level by rotating the dial (outer rim of the thermostat) to the left or right depending on the temperature needed. When the thermostat senses no one is in the home, it will go into “Eco Mode” and allow for different temperatures based on that. Simply turn the dial as needed when returning to the home.

Most guests will not need heat. If, however, switching to “Heat” mode is needed, please press the bottom half of the thermostat in to bring up the menu and you will be able to switch the mode to heat. Temperature changes for heat mode work identical to the instructions above for cool mode.

*For further operational instructions, see the “Instruction Manuals” section of this guide.

1st Floor Gas Fireplace

The gas fireplace is located underneath the Living Room/Family Room TV. For safety reasons, a small pilot flame is always on and visible. It will also generate a small amount of heat. Due to the historical average for Ocean City temperatures between June and September, we ask that this fireplace be limited in use during these months. A remote for the fireplace is located in the “remotes” basket next to the fireplace.

Basement/Rec Room Electric Fireplace

The outside Rec Room underneath the house is equipped with an electric fireplace underneath the TV on the shiplap wall. A small remote is located in the “remotes” basket attached to the shiplap wall. Please stand close to the fireplace for the remote to work properly. If there is an issue with the remote, the fireplace does have buttons on the top right-hand corner of the unit.

Fans & Lights in Rec Room

The outside Rec Room underneath the house is also equipped with four ceiling fans, all with lights. There are 3 fan speeds and 3 possible light colors (soft, neutral, and daylight).

As labeled, there is a master fan switch upon entering the Rec Room from the 1st floor stairs. For your convenience, the fans are already pre-set to “soft” white and speed “2”. No further action is needed beyond putting the switch “on” and “off” if these settings are convenient.

Above the Rec Room bookcase, remotes can be found for all four fans on the wall. Two are labeled “staircase side” and two are labeled “Rec Room” side. Adjustments can be made for specific fans using these remotes for fan speed and light color.

Please return all fans to “soft” white and fan speed 2 before checking out.

Amenities and supplies

Playa Verde is intentionally well stocked in order to make your stay as enjoyable as possible. We hope you take advantage of the following amenities and supplies, and feel free to reach out to info@playaverdeocnj.com if you have any suggestions on what we can supply in the future that would have improved your stay.

Welcome bags

To thank you for choosing to stay at Playa Verde, we supply each guest with a welcome bag, which will be placed on the kitchen table. Everything in it - and the bag itself - is yours to keep, use and enjoy!

Beach

We have supplied several beach chairs, umbrellas, games, boogie boards, tents and toys for you to use throughout your stay. They can be found in the basement/rec room, hanging under the stairs and in the cabinets next to the exterior door in the basement/rec room. Please be sure to wash sand off all beach gear after each use and put them back where you found them before you check out so the next guest can enjoy!

Beach tags **are not included** with the house. You may purchase them at the following locations:

City Hall (861 Asbury Ave.): 9:00 a.m. to 6:00 p.m. daily (Weekly, Seasonal & Military Tags)

Rt. 52 Welcome Center: 9:00 a.m. to 4:30 p.m. Monday-Friday; 9:00 a.m. to 4:00 p.m. Saturday; 9:00 a.m. to 2:00 p.m. Sunday (Weekly, Seasonal & Military Tags)

Henry Knight Building (12th Street and Haven Ave.): 9:00 a.m. to 4:30 p.m. Monday to Friday (Seasonal Tags)

Aquatic & Fitness Center (17th Street and Simpson Ave.): 5:00 a.m. to 9:00 p.m. Monday to Friday; 7:00 a.m. to 5:00 p.m. Saturday and Sunday. (Seasonal Tags)

34th Street Welcome Center (Beginning June 24th): 10:00 a.m. to 3:00 p.m. Monday-Friday; 9:00 a.m. to 4:00 p.m. Saturday; 9:00 a.m. to 2:00 p.m. Sunday (Weekly, Seasonal & Military Tags)

46th Street Welcome Center: 9:00 a.m. to 4:00 p.m. daily (Weekly, Seasonal & Military Tags)

Music Pier Information Center: 9:00 a.m. to 10:00 p.m. daily (Daily, Weekly, Seasonal & Military Tags)

Please note that the city does not offer any refunds or exchanges for beach tags.

Kitchen

You are welcome to use everything in the kitchen (i.e. utensils, cooking/baking supplies, appliances, spices, pots/pans and dishes) as needed. Please be sure to load and start the dishwasher before checking out.

A booster seat/high chair seat is also available for use and can be found in the master bedroom closet.

The kitchen countertops are quartz, so please ensure you always utilize hotplates and trivets; **do not place hot dishes, pans, etc., directly on the countertops.**

Bedrooms/sleeping arrangements

Each bed has a comforter and pillows, but you will be responsible for your own linens, including sheets and pillowcases. If possible, please avoid eating in the bedrooms – we don't want bugs to unexpectedly crash anyone's vacation!

The master bedroom has a king-sized bed that includes six drawers underneath for you to store clothes and other belongings. The twin beds on the second floor each have two drawers underneath. Additionally, all of the closets have hangers and the twin, queen and first-floor bedrooms have small chests of drawers in the closets to store belongings.

A pack and play/porta crib and mattress has been provided for use, though you will have to supply your own linens. They can be found in the master bedroom closet.

A queen-sized cot is also available and stored in the master bedroom closet.

The couch in the family room can be converted to a queen-size sleeper sofa. Extra pillows and blankets can be found in the closet in the downstairs bedroom.

Cleaning gear/toiletries

The house is thoroughly cleaned before each rental period, but please try to clean up after yourself. Cleaning supplies are located under the sink in the kitchen and under the sink in the upstairs bedroom. We also provide one roll of paper towels and one roll of toilet paper for each rental, but if you need more throughout your stay, you must supply it yourself.

Each bathroom has been stocked with one container of hand soap; if it runs out, it is your responsibility to replace.

First Aid

The first aid kit is located in the sink under the downstairs bathroom.

Games and puzzles

You are welcome to take advantage of the board games and puzzles stored in the laundry room closet, but please return them before checking out.

Misc.

A small umbrella stroller is available for use (children under 35 lbs) and is stored in the basement/rec room cabinets near the exterior door. Please do not take it to the beach, however.

There are also several bikes stored in the basement/rec room that you are welcome to use. These may not be taken on the beach, however, and helmets (not provided) must be worn while bike riding.

A fire extinguisher is stored in the closet in the downstairs bedroom.

A hair dryer is kept under the sink in the upstairs bedroom.

Takeout menus, local activity pamphlets, etc., are located in a white envelope in the left-hand drawer of the console table in the family room. Please do not throw these out or remove them from the house.

Please be sure to sign our guest book (located in the top rattan shelf next to the front door) before checking out - let us know how your stay was, what you did and the memories you made!

Trash and maintenance

Trash and recycling cans are located underneath the back deck.

The summer trash and recycling collection schedule starts on the third Monday in June and ends on the Saturday following the first Monday in September:

Tuesday and Friday (yard waste Tuesday)

We encourage you to put trash out on Tuesdays and Fridays but ALL trash and recycling should be brought to the curbside every Thursday night in order to clear the house of excess garbage for future guests. **Placement should be in the front of the home on E. 10th Street - NOT on the side near the driveway.**

Please understand that some trash or recycling can be left behind in cans from previous guests due to check out and trash days not lining up perfectly. If, however, an excess amount of trash is in the home at the beginning of your stay, please inform your vacation contact immediately so that it can be taken care of as quickly as possible.

Important contact information

Berger Realty: 609-399-0076

Homeowner Derek Davis: 267-257-6138

Catastrophic plumbing failure: Roto-Rooter Plumbing & Water Clean Up 609-770-6097

Emergency plumber & HVAC: Coastal Plumbing, Heating, & AC 609-399-5346

Emergency electrician: Wire Wiz Electrician Services 609-646-9473

Ocean City city administration: 609-525-9333

Ocean City Beach Patrol: 609-525-9200

To book Playa Verde again: info@playaverdeocnj.com or call/text 610-220-8635

Jitney

The boardwalk service runs 5-11 p.m. daily between June 23-Sept. 4, 2023. Jitney fare is \$2 each way and must be paid by cash. Drivers can provide change. Children 5 and under can ride the jitney for free.

If you're heading north, wait on the north side of any intersection to flag down your jitney. If you're heading south, wait on the south side of any intersection.

Check Out

Check out is 10 am on Saturday. Our cleaning service will arrive very shortly after that to prepare the house for the next renters, so it's important to check out on time.

Please make sure to empty the trash cans in the house, return all items and supplies to where and how you found them and run and/or empty the dishwasher before checking out.

Also, please be sure to sign our guest book, located on the top rattan shelf next to the front door. Tell us what you liked about Playa Verde, the memories you made, best places you ate/visited/shopped at and how your vacation was!

Interested in renting Playa Verde again? Send us an email: info@playaverdeocnj.com or call/text us at 610-220-8635.