

## RENTAL CONTRACT

### *Overton Beach Cottage*

5005 Ibis Drive

Ocean Lakes Family Campground

Myrtle Beach, SC

Tenant \_\_\_\_\_

Check-In Date \_\_\_\_\_ 20 \_\_\_\_\_

Check-Out Date \_\_\_\_\_ 20 \_\_\_\_\_

# Adults \_\_\_\_\_ #Children (<16) \_\_\_\_\_

Pet? (1 only!! 30 lbs. or less) Yes \_\_\_\_\_ No \_\_\_\_\_

Rental Fee: \$ \_\_\_\_\_

Departure Cleaning Inspection: \$ \_\_\_\_\_

Pet Fee (If applicable) Non-Refundable: \$ \_\_\_\_\_

Security Deposit (Refundable): \$ \_\_\_\_\_

**Total:** \$ \_\_\_\_\_

\*\* Deposit amount to secure rental property: \$ \_\_\_\_\_ (50% of Total) \*\*

Remaining Balance of \$ \_\_\_\_\_ due in FULL on \_\_\_\_\_ (Must be paid in FULL 30 days prior to arrival)

1. Our house is in Ocean Lakes Family Campground, approximately 4 miles south of Myrtle Beach, SC, on US Highway 17. The address is 6001 South Kings Highway, Site #5005 Ibis Drive, Myrtle Beach, SC. For directions, see [www.oceanlakes.com](http://www.oceanlakes.com).
2. Our house is a single-family dwelling and Ocean Lakes is a family-oriented environment. This agreement allows for a maximum of six (6) people to occupy our home. You must contact us for authorization for any other family member or any friend to occupy with you. You must be 25 years old to rent our house. If you rent our house, you must also be present in the house the *ENTIRE* rental period to supervise anyone that accompanies you who is under the age of 25.
3. A car pass is needed for entry into the property, which has 24-hour security. There is a \$10.00 per night per car visitor fee. An Express Check-in Form will be provided to you to fill out and return to Ocean Lakes along with a check for \$10.00 times the number of nights you are staying. This is payable to OLFC. This will allow you to receive your parking passes in advance and not have to stop at the office on the day that you check in. There is a *maximum* of 2 vehicles allowed to be parked at the house. There is additional parking in the overflow parking lots. We will mail express parking pass form once balance is paid in full.
4. Pet Policy – One small pet allowed under 30 pounds upon payment of \$100 pet fee. (Non-Refundable). NOTE: non-payment of pet fee and pet is found on property will result in loss of damage deposit and possible eviction of remaining stay without refund! Pets must always be on a leash no longer than 6 feet. The pet owner is responsible for pet clean up and must follow Ocean Lakes Campgrounds Pet Policy.
5. No fireworks of any kind are permitted on Ocean Lakes Family Campground Property. Fireworks are allowed on the beach only.
6. OCEAN LAKES FORBIDS FIREARMS ON THE PROPERTY! THIS IS A SAFE AND SECURE PLACE AND YOU WILL BE ASKED TO LEAVE IF THE PROPERTY MANAGER SEES OR KNOWS THAT A FIREARM IS ON THE PREMISES. YOU WILL FORFEIT YOUR SECURITY DEPOSIT, THE REST OF YOUR RENTAL TIME AND WILL BE EVICTED IMMEDIATELY WITH NO REFUND OF ANY MONIES.

7. **NO SMOKING OR VAPING IS ALLOWED INSIDE THE HOUSE!** A smoking area is provided outside on the front porch. If anyone is found breaking this rule during their stay it will result in loss of damage deposit and immediate eviction of stay without refund! If the property manager or housekeeper notifies us that the house smells like smoke or vaping liquid your security deposit will NOT be refunded and you will not be allowed to rent from us again and your name will be distributed throughout the homeowners as a bad renter! **THIS RULE WILL BE STRICKLY ENFORCED!**
8. Motorcycles cannot be ridden in Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to our house, or can be parked in the Ocean Lakes designated motorcycle parking area.
9. Ocean Lakes Family Campground strives to maintain a wholesome family-oriented environment. If your conduct disturbs or offends other guests or residents, Ocean Lakes Security will escort you off the property and we will not refund any part of your rent or security deposit. **YOU (the renter) are responsible for the conduct of YOUR children and your guests!!** If security is called to our house for ANY misconduct, you will be asked to leave with NO rent refunded! Regardless if Ocean Lakes asks you to leave or the request is from our property manager! If Horry County is called to our site for any form of misconduct, you will be escorted from our home and no monies will be returned to you and YOU will be responsible for any fines that Ocean Lakes charges! You will also be put on trespass notice. This includes anyone in your party.
10. **GOLF CARTS:** As a courtesy the use of a complimentary golf cart will be provided for you during your stay at our home. Ocean Lakes does NOT allow anyone, under any circumstances, under the age of 16 or without a valid driver's license to operate a golf cart. This policy is strictly enforced!! If any or any of your guests are in violation of this policy and the golf cart is taken or if you are fined by Ocean Lakes Security, you will be responsible for all fines and immediately asked to leave our property forfeiting ALL monies paid! Our site number is clearly marked on the cart and we will be notified of your violations. If there is a mechanical failure of the golf cart during your rental period we will make every effort to get it in working order but we will NOT "rent" a golf cart from Ocean Lakes for the remainder of your rental period. Please remember use of the golf cart is just a courtesy.
11. Our home has TWO bedrooms and TWO bathrooms. It is fully furnished including 2 QUEEN beds, and 1 set of TWIN bunk beds. There is a washer and dryer inside the storage building. Microwave, dishes, pots and pans, silverware, toaster and coffee pot is provided in the kitchen. A smart television with cable is provided in the living room and a small television with cable is in the large bedroom. Wi-Fi is provided throughout the home. NO ILLEGAL DOWNLOADING WILL BE TOLERATED! This will forfeit your security deposit.

## **12. YOU WILL NEED TO BRING THE FOLLOWING ITEMS:**

- a. **LINENS** – Bring your own **SHEETS, PILLOWCASES and BLANKETS!**
- b. **TOWELS** – Bring your own **BATHROOM TOWELS, WASH CLOTHS, KITCHEN TOWELS, and BEACH TOWELS.** (Bath towels, washcloths and kitchen towels will be available as a courtesy in the home. If you choose to use any of our towels and washcloths you MUST wash and return them to their designated location before you check out. Failure to wash and return to designated place will result in \$50.00 deduction from your security deposit.)
- c. **PAPER PRODUCTS: TOILET PAPER, PAPER TOWELS, NAPKINS, PAPER CUPS AND TRASH BAGS.**
- d. **ALL NEEDED PERSONAL CARE ITEMS INCLUDING HAIR DRYER!**

13. The **entire balance must be paid in FULL and in our possession 30 days prior to your check-in date**. If not, we will cancel your reservation.
14. **Cleaning Fees and Check Out:** There is a **non-negotiable** cleaning fee of \$150.00 that is part of your rental price. This ensures that the house is left sparkling clean for each and every guest. This fee is due with your rental fee and is due 30 days prior to your rental time. All dishes need to be washed and put in their appropriate place before your leave. All trash should be bagged and placed in the can by the road, and any dishcloths should be washed, dried and returned to the kitchen drawer. All food should be emptied from the refrigerator and freezer. Golf Cart should be fully charged and returned and locked inside the storage building. (Please be courteous and make sure the golf cart is charged and ready for the next renter.)
15. If you cancel your reservation less than 30 days prior to your arrival date or do not use the property during your reservation period, no rental money will be returned. Cancellations are subject to a 10% cancellation fee regardless of when they are cancelled. Cancellations are subject to a 10% cancellation fee regardless of when they are cancelled.
16. If our house is unusable due to fire, theft, or natural disaster during your rental period, we will refund your rent minus a prorated amount for each night you occupied our home. If you never occupy the house, we will refund all rent and security deposit paid at the time WE determine the house is unusable for the period of your reservation. We as the landlords are NOT responsible for injury or accidents to the tenant or tenants' guest. Any items in or on the property that seems unsafe shall be reported to the landlord immediately at 540-243-8370.
17. Check-in time is no earlier than 4:00 pm. Check-out time is not later than 11:00 am. Due to the small window of "inspection" you MUST adhere to the stated check-in and check-out times. Anyone arriving earlier than 4:00 pm may be charged **\$50.00 PER HOUR** for early arrival! Late departures may also be charged **\$50.00 PER HOUR** for late stay!
18. There is a lock box located on the porch, prior to your arrival and you will be given the code for the lockbox. There will be additional keys in the house on the wall beside the TV in the living room. If house keys or golf cart keys are lost, you will be charged \$50.00 per key that has to be replaced.

**When you arrive at our home, please check that the previous renter did not leave dirt or damage. To protect YOUR security deposit, please report "any and all" problems immediately (before 10 am the day after your arrival) to us at 540-243-8370 or 540-484-3905.**

Upon signature of this contract, the tenant agrees to all the terms of this contract and is verifying that they are at least 25 years of age or older.

TENANT, Printed Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

WITNESS, Printed Name \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_

**\*\*\*\**Please include a copy of the tenant driver's license!*\*\*\*\***

*Make all checks & money orders payable to:*  
**William Overton Jr., 970 Riverbend Drive, Rocky Mount, VA 24151**  
**Phone: 540-243-8370**  
**Email: [noverton970@gmail.com](mailto:noverton970@gmail.com)**

## Liability Release Waiver

In exchange for the privilege to use the golf cart located at 5005 Ibis Drive inside Ocean Lakes Family Campground, you must operate this vehicle in a safe manner and adhere to ALL rules set forth by Ocean Lakes Family Campground. You voluntarily agree to accept the risk of using a golf cart and on behalf of yourself, your personal representatives and your heirs hereby voluntarily release Ocean Lakes Family Campground, William Q. Overton Jr. and Nancy A. Overton from any and all claims, actions, causes of actions, suits, judgements and demands for bodily injury, property damage, loss of life and or loss of services, in law or equity, that may in any way or manner arise out of use of the golf cart.

- ✓ YOU must be at least 16 years of age and have a valid driver's license in your possession. Under NO condition are you allowed to let anyone under the age of 16 drive the golf cart!  
**INITIAL** \_\_\_\_\_
- ✓ Cart must always remain on Ocean Lakes Campground property. Do not take golf cart outside of the campground. Do not loan or rent the golf cart to anyone! **INITIAL** \_\_\_\_\_
- ✓ Maximum of 4 people on cart and all passengers must **always be seated**. No children allowed in drivers lap. No loud or lewd music. No open containers of alcoholic beverages allowed on golf cart. **INITIAL** \_\_\_\_\_
- ✓ Golf cart cannot be operated between the hours of 11 pm and 7 am. **INITIAL** \_\_\_\_\_
- ✓ Anyone observed abusing the golf cart rules will forfeit all golf cart privileges immediately and may be subject to immediate eviction without any monies refunded. This includes reckless driving, speeding, loud music or allowing underage guest to operate the cart.  
**INITIAL** \_\_\_\_\_
- ✓ You (the tenant) agree to pay for any damage to the golf cart and ALL fines that may be incurred.  
**INITIAL** \_\_\_\_\_
- ✓ You (the tenant) further agree to pay for any cost we (William Q. and Nancy A. Overton) incur to collect for damages or fines. **INITIAL** \_\_\_\_\_

- ✓ It is strictly forbidden that a minor or any individual without a valid driver's license operate the golf cart. At no time may a minor have a hand or hands on the steering wheel when vehicle is moving. This requires you to have possession/control of vehicle keys when not in use. Golf carts are a motorized vehicle and driving or riding in these vehicles can lead to serious injury, property damage and even death. You must not attempt to transport more people than the cart is designed for. If security or management of Ocean Lakes Family Campground determines in its sole discretion that you or one of your guest misused the golf cart in any way, understand that it will result in immediate loss of security deposit and possible immediate eviction without any refunds! Ocean Lakes Family Campground does not give warnings and monitors these rules very closely!! Do not risk your hard-earned money and mess up your vacation by violating any of these rules!!  
**INITIAL** \_\_\_\_\_

- ✓ In addition, as a guest/tenant I agree to indemnify and hold William Q. Overton, Jr. and Nancy A. Overton (Homeowners) harmless from any and all liability for personal injury, property damages or loss or theft of personal property sustained by guest or parties invited onto the property by guest, regardless of whether injuries are caused by negligence. **INITIAL** \_\_\_\_\_

If any portion of this agreement is found to be void or unenforceable, the remaining portions shall remain in full force and effect.

**I HAVE CAREFULLY READ, UNDERSTAND AND VOLUNTARILY AGREE  
TO THE TERMS ABOVE.**

Printed Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Driver's License # \_\_\_\_\_ Issuing State \_\_\_\_\_

*copy of license attached*