Site N-51

Ocean Lakes Family Campground Myrtle Beach, SC

Lease Agreement

Sign & return with payment to: **Gina Grogan, 1531 Division Street, West Charlton, NY 12010.** Signed contract can also be emailed to: Oceanviews2369@gmail.com

All funds must be paid by money order or check **to Gina Grogan (518-852-3129)**. Please reference reservation date on payment.

Renter’s Name Phone# Email Address: City State Zip Code \_

The Lease begins at 4:00 pm on (Check In Date) and ends at 10:00 am on (Check out Date).

The Rental/Security deposit is $300.00 and is payable by money order or certified check (due within 10 days of making reservation). The Security Deposit is in addition to your rental amount and is refundable 14 days after your departure if there are no fines, damages or other lease violations.

The Rental Rates and Fees are as follows:

Rental x Nights = $ Linens = $

Security Deposit = $ TOTAL DUE $

1st Refundable Security Deposit due with Down payment $ 1st Payment Due within 10 days (30% of rental-Down payment) $ 2nd Payment/Balance Due (45 Days prior to Check In) $

TOTAL PAYMENT IS DUE ON OR BEFORE

## INITIAL HERE

1. **CHECK-IN IS 4:00PM, CHECK OUT IS 10:00AM AND IS STRICTLY ENFORCED**. Post Check-out time is used for repairs, cleaning, damage inspection and maintenance. Violation of this provision, without prior permission, will result in loss of all or a portion of the Security Deposit. Please be respectful of our time restrictions and check-out on time.
2. The Security/Rental deposit in the amount of $300.00 is required in advance (10 days from the date of making the reservation). The Security Deposit will be refunded 14 days after your departure upon satisfactory inspection of the premises and if there have not been violation including, but not limited to; lease violations, Ocean Lakes fines, property damage, need for additional cleaning or any other violation that results or may result in liability to the Owner of said property.
3. If Renter cancels more than 60 days prior to check-in a full refund will be given. Reservations are typically non-transferable. Requesting change/transfer of reservation to another person must be made in writing and agreed upon by both parties in advance. If the Renter cancels 30 days from the check-in date the refund will be at 50% of the total reservation fee. Less than 30 days and the total reservation amount will be forfeited and retained by the Owner as compensation for the time the premises had been held from the rental market.
4. A linen service is available and can be coordinated for you upon your request for your vacation stay per fee schedule below. This service includes sheet sets for all beds, as well as towels (2 per person) & washcloths including cosmetic wash clothes, hand towels and towels/mats for in front of the shower. If you would prefer, you will be able to bring you own sheets and bath towels for your stay. Sheets are to be used on all beds at all times.

Optional Linen Service: Please coordinate linen service.

For 6 people $125 (includes all beds & Sofa Sleeper)

Wish to bring my own linens

1. Ocean Lakes is a family-oriented community and strictly enforces its Rules. The Renter agrees to read and follow all Ocean Lakes rules and regulations and all State and Local Laws and regulations. Renter agrees not to permit parties, loud noises, illegal drugs, underage alcohol consumption, or smoking in the house. Garbage must be deposited into the trash receptacle and placed at the road for pick-up.

## INITIAL HERE

1. Renter agrees to reimburse the owner for any penalty or fine that may be imposed upon the Owner by Ocean Lakes or any court or other entity for any violation upon the property or Assessed to the property through fault of the Renter, any Renter’s family members, guest or invitees. Renter is advised that Eviction from the property, arrest, citation, or golf cart violation may result in a $500.00 to $1,000.00 fine assessed to the Owner. Renter agrees to immediately reimburse Owner for any such fine assessed regardless of Renter’s dispute as to the validity of said fine.
2. The Owner shall not be responsible for any accidents, illnesses or injuries occurring to the Renter, or guests of Renter while on the property.
3. The Property shall not be sub-leased, transferred, sold or assigned to any other party unless agreed upon in writing by the Owner.
4. Renter shall NOT rent property on behalf of any unauthorized person or for any person less than 25 years of age unless Renter is present during the entire rental week (Renter’s ID is required to be submitted with contract). Renter affirms that Renter will be the “Person in Possession” of the property and that Renter is not renting the property on behalf of any other person not listed as a guest on the Agreement. A violation of this provision will result in IMMEDIATE EVICTION and without refund of any portion of the rental. **No more than 6 people are allowed in this rental. A completed occupancy list is required.**
5. Owner is not responsible for any stolen or damaged property belonging to Renter during the rental period for any reason. In the event of inclement weather, Renter is responsible for Renters and all guest’s well-being. Renter is responsible for evacuation if necessary. In the event of a mandatory evacuation issued by authorities, Owner will refund on a pro-rata basis, the remainder of any rental days, but in no event shall Owner be responsible for Renters expenses associated with said evacuation.
6. Cancellation of this Agreement is NOT permitted because of inclement weather unless or in the event of a mandatory evacuation by State or Local authorities. No refund or partial refund or any rental will be given in the event of inclement weather.
7. The owner or representative of the owner may enter the property at reasonable times, with advance notice, for the purpose of repairs or inspections.

## INITIAL HERE

1. NO PETS ALLOWED.
2. In the event of a breach of this Agreement, Renter agrees to pay owner for all damages including but not limited to costs of enforcement in any Court, attorney fees, and other such damages provided at law. The parties agree that proper jurisdiction is in Horry County, Myrtle Beach, South Carolina.
3. Car Pass – Ocean Lakes requires a car pass for each car passing through the security gate. I will provide Ocean Lakes with your email address and they will contact you directly for payment. The fee is $10 per car/per day. If submitted 14 days or more in advance OL will mail the car passes directly to you. If the car pass request is submitted less than 14 days in advance the fee is $12 per car/per day. The fee is paid directly to Ocean Lakes and is not included in any rental rate or fee. When your final payment is received authorization will be submitted. Reservations completed less than 14 Days prior to arrival date will be instructed at that time based upon arrival to OL.

INITIAL HERE

**HURRICANE POLICY:**

# If you have a Rental Reservation, please call 518-852-3129 to cancel your reservation (prior to your arrival date) to see if there is a special exception regarding your applicable deposit.

**We will not refund your deposit unless we are under a Warning or Evacuation:**

We retain the applicable reservation deposit unless there has been a Warning or Evacuation issued for a named storm.

# Myrtle Beach is under a named Storm Warning or Evacuation for Zone A:

If there has been a storm/hurricane warning or evacuation for our area, we give a full refund/ deposit.

# Note on Cancellation:

The reservation arrival date must be within the named storm dates if you are canceling.

# If Ocean Lakes Is Open, We Are Too!!

**I have read and understand the Hurricane Policy.**

**Signature Date**

**GUEST LIST:**

**NAMES AND AGES OF ADULTS**

**NAMES AND AGES OF CHILDREN:**

 **NUMBER OF ADULTS**

 **NUMBER OF CHILDREN**

 **NUMBER OF CARS**

Only Persons listed above are permitted to stay overnight at the property. All other persons are subject to immediate eviction.

**SIGNATURE DATE**

# Please sign and return within 3 days

The Owner, operator of this site is not affiliated with or sponsored by Ocean Lakes Family Campground, LP, (the operator of Ocean Lakes Family Campground), Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.