

Deck Sea Land Delight

Phone (803) 752-0110

Short Term Rental Contract Agreement

Ocean Lakes Family Campground

6001 S. Kings Hwy, Site #MH-17D

Myrtle Beach, SC 29575

Thank you for choosing our home for your vacation. We hope that you enjoy your stay! SIGN AND RETURN TO: SHARI ROBIDER (DSL17D@gmail.com or 3009 River Bend Dr, Tega Cay, SC 29708) within 7 days along with a copy of your Driver's license.

Renter's Name _____

Email: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Arrival Date: _____ Departure Date: _____

Payment Schedule: \$500 Security Deposit Due at booking. 45 days prior to check in: Balance Due
Bookings less than 45 days out - Full Rental Fees due

Check in is at **4:00pm**. Check out is at **10:00am**. No early check in or late check outs. Please depart on time. This time is used for repairs and cleaning. Late departures will be charged a **\$100** fee.

Guests must provide their own linens. (1 King, 2 Queen, 2 Double, 2 Twins)

Linens may be arranged prior to check in for \$125.

Reservation does not include \$10/day Ocean Lakes Parking Pass.

Golf cart in NOT provided.

Cancellation Policy:

- Cancellations with 60 day notice - Full refund
- Cancellations with 30 day notice - 50% of fees paid will be refunded
- Storm Evacuation/Ocean Lakes Closure: No refunds will be given unless state/local authorities order a mandatory evacuation/closure - includes hurricanes/pandemics. Refunds will be prorated based on evacuation/closure orders and lifting of evacuation/closure orders.

The rental shall not be sub-leased, transferred to any other party unless agreed by the owner, at which time this contract will become void and a new contract shall be entered between the owner and the proposed party. Contracted renter must be present during the ENTIRE rental period.

Must be at least 25 years old to rent and contract. Property is not to be rented for guests under 25. Agreement will be terminated and guests evicted if found to be in violation with all fees paid, including security deposit, forfeited.

Property is maintained by a digital lock. Locks will activate at check in time and deactivate at check out time. Should the digital lock fail, guests will be given access to a secured key.

Guest shall allow Homeowner access to the property for the purpose of repairs and inspection.

The damage deposit for security and shall be refunded within 1 days of departure provided no deductions are made due to:
Damage to property
Dirt or other mess requiring excessively heavy cleaning
Any other cost incurred by Homeowner due to guest's stay

House Rules

Check out is 10:00am

No food or drinks in bedrooms
Keep the property and furnishings in good order
Only use appliances as their intended uses
People other than those in the guest party listed shall not stay overnight.
Guests are not allowed to exceed the occupancy limit.
No smoking or candles in property
Families Only
No house parties
No coolers in the house
No more than the allotted number of guests in the house

Please keep the front door closed while the air is on. Leaving the front door open will freeze up the unit. Repairs and service call will be at renter's expense
Do not overload the washer. Repairs and service call will be at renter's expense
Shake out all towels and clothing of sand before entering the house.
Outdoor shower is provided
No wet swimsuits on the furniture
No wet towels on the floors
Please respect owners closet

Upon Departure

If vacuums were used, please empty the canister.
Empty all trash cans throughout the house, replace trash bags located under the sink.
Bag and tie all trash and place them in the rollout container. Please do not place loose trash in the rollout container. Trash pickup days are Tuesday and Friday.

Kitchen/Dining

Remove food from refrigerator, cabinets, etc.
Do not leave dirty dishes in the sink. Place any items to be washed in dishwasher and run cycle.
Clean dishes may be left in dishwasher.
Wipe down counters

Living Room

Leave Remote Controls on the end tables.
Check under furniture and cushions for any of your personal items.

Bathrooms

Check for any personal items
Wipe down counter

Bedrooms

Remove your linens, remake the beds with any comforters or pillows
Do not remove mattress pads
Check under the bed, closets, drawers for any of your personal items
Leave Remote Controls on the nightstands

Outside

Remove butts from Sand Pot on the porch
The yard is not an ashtray. Please do not throw cigarette butts from balcony.
Check for any personal items.
If any furniture was moved, please return to original placement.

Final Steps

Set thermostats to 75 during warm weather/55 during cooler weather
Please turn off all lights and appliances
Make sure all windows/doors are closed and locked.
Lock the front door.