### **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 (DSLD17D@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 look. 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

The renter agrees to follow Ocean Lakes rules and regulations. No parties. No Smoking in the house. Leave the garbage at road on pick-up dates and upon departure for pick-up.

Homeowner is not responsible for any accidents, injuries or illness that occurs on the premises. The Homeowners are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are assuming the risk of any harm arising from their use of the property.

The rules set by Ocean Lakes Family Campground must be followed. The renter agrees to reimburse the owner for any penalty or fine that has been imposed upon the owner by any court or OLFC for any reason or violation upon the premise thru fault of the renter or guest of the renter. Evictions or arrest result in a \$500-\$1,000 fine.

Evictions will result in the forfeiture of any and all rental fees paid, including security deposit.

Use of the grill is free, supply of the gas is on the guests. Depending on the previous guests, there may or may not be gas. However, the canister can be exchanged at either Walmart or Walgreens across from Ocean Lakes Family campground.

No pets. Pets will result in forfeiture of refundable damage deposit.

Do not put clothes, swimwear, beach towels, rugs, etc. in washer/dryer with sand on them. Please shake out items outside to remove sand. Clean dryer filter with each use.

Upon departure, please take all trash to trash bin outside. Clean out any items in refrigerator or cabinets.

This owner, operator or sponsor of this site or promotion is not affiliated with or sponsored by Ocean Lakes Family Campground, L.P., the operator of Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.

Signature _	Date		
	Name and ages of ALL guests: # of Adults_	# of Children	
_		Age	
_			
_		Age	
_			
_			
_			
_		Age	
_		Age	
_			
_		Age	
_		Age	
_		Age	
_			
		Age	

#### **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.