

RENTAL AGREEMENT FOR SHORT-TERM RENTAL OF V28, OCEAN LAKES FAMILY CAMPGROUND, STATE OF SOUTH CAROLINA
 Scott & Kimberly Delorme, Owners, 348 Archway Ct, Moore, SC 29369 v28cranest@gmail.com 864-398-9701.

AGREEMENT made this, _____ between _____ as Guests(s) & Scott & Kimberly Delorme, as Owners.

Arrival Date/Time:	4:00pm on _____.	Departure Date/Time:	10:00am on _____.
Rental Cost	\$ _____ + 12% tax = \$ _____.	Reservation Deposit	\$450 (\$300 damage + cleaning fee) due at time of booking
Cleaning Fee	\$150.00	Total Receipts to Date	\$ _____
Damage Deposit	\$300 refunded 9 days after departure less any forfeiture.	Balance Due on or before	of \$ _____.

Express Pass and House Info: Once the final balance has been received, and your contract is finalized, Express Passes can be purchased for entrance to the park by the renter. The cost is \$10/day/car if booked electronically or \$12 if done less than 2 weeks prior to your arrival.. We enroll you on the Ocean Lakes portal and they set it all with you directly though their website link.. **Keypad access instructions will be given in a text before you arrive. Internet access, keys and other house information are in the Welcome Binder located inside the house for when you arrive. Lost keys (Front Door, Outdoor Shower or TV Cabinet) will be charged \$50 per replacement key.**

In order to prevent fraud, to rent our home you must email or mail us a scanned copy of your valid State issued Driver's License. The person(s) renting and providing payment must be the same person on the Driver's License. This person(s) must also be present during the entire rental period and is responsible for rental unit.

Location: Ocean Lakes' physical address is 6001 S. Kings Highway, Unit V28, Myrtle Beach, SC 29575. Do not mail anything to this address. **Correspondence address is Scott & Kimberly Delorme, 348 Archway Ct, Moore, SC 29369**

Rules: **Guests and Visitors of Guests agree to abide by all rules provided by the owner and to abide by any rules and regulations of Ocean Lakes. Upon check-in at the main entrance to Ocean Lakes, please pick up a copy of rules written by Ocean Lakes.** If you or any member of your party are cited for breaking Ocean Lakes' rules, owners will be charged \$500-1500 in fines for allowing rule breakers into the property. **By signing this contract, guests are agreeing to not only abide by these rules but to reimburse us for any fines charged us by Ocean Lakes due to your breaking the rules. Any deposit will be forfeited immediately if you break any rules. We are not a part of or affiliated in any way with Ocean Lakes Family Campground except that we lease the property our house is built on from them.**

Video Surveillance: There is video surveillance on the lower level and stairs of the unit. This is to monitor that the person renting the unit is present during the rental period and to ensure that pets are not entering the premises. There is no video monitoring in the upper level of the unit for your privacy. Cameras may not be moved or deactivated – this will forfeit the damage deposit and potential eviction from the home.

Adult (person over 25 years of age) Presence: Person renting the unit must be at least 25 years of age and must be present during the entire rental period - not only at the beginning and end. This is for your safety and ours related to the conduct and liability during the rental period. **Any violations to this policy will result in the immediate eviction from the premises and Ocean Lakes Family Campground.**

Receipt of Unit Condition: Any issues in cleanliness, breakage or missing items must be sent within 4 hours of arrival noting any issues/discrepancies. Any loss or breakage claims we are notified about after checkout will become your responsibility as well as any claim for cleanliness not reported at arrival will not be honored.

Animals: No animals are permitted in the house or on the outdoor furniture. We will see in the camera if a pet is present. You will be asked to leave, and no refunds will be granted if animals are brought to the upper level or allowed on the furniture downstairs. We advertise this as an animal-free home to reassure people who have pet allergies. Any animal present could disrupt the health of guests coming later.

Tobacco and Vaping Products: No Smoking or vaping inside the house or on the outdoor furniture. There is sand pot at the lower level center post for smokers to dispose of their butts, not on the ground or in the street. Renter agrees to remove all butts from the sand-pot prior to departure and put them in the outside trash can when they are cooled, or additional cleaning fees will be taken from the Security Deposit.

Furnishings: Guests understands that unit is furnished but each guest must bring his/her own bath linens, towels, paper goods (paper towels, toilet paper, trash bags) as well as soap, shampoo, salt/pepper, condiments, and laundry detergent. Bed Linens are supplied. You are free to use anything in the cabinets, but do not unlock any locked areas in the house where owner's maintenance and personal items are stored. If you move furniture and do not put it back, you will forfeit your security deposit. Deck chairs are not to be taken downstairs under the house. The cleaning crew cannot move furniture without hiring more help. **We offer bed linens as an added benefit to your vacation stay.**

Internet. If you or anyone with you downloads copyrighted material (music/movies/games, etc.) you agree you will indemnify the owner and agree you will be responsible for all charges, fines and attorney fees related to this theft of copyrighted material. **The internet connection is a courtesy, so if it is not working, we cannot replace it, fix it or adjust rent. Information to report the problem/technical assistance with Spectrum is in the Welcome Binder.** You may find out they are working on it.

Alcoholic Beverages: **No public display of alcoholic beverages is permitted.** Consumption of alcoholic beverages by persons of legal age is allowed on the rented site, providing that all such persons act in a mature and responsible manner. **Primary Guests with guests under age 21 agree to not allow under-age 21 persons to consume alcohol on the premises.** Parents of renters under age 21 will be required to be occupying the premises along with their young adult children. **Violation of this Ocean Lake rule may result in eviction by Ocean Lakes Security.**

Peace and Quiet: Guests and those accompanying them are expected to behave in a manner so as not to disturb or annoy their neighbors. Radios, televisions, and other sources of noise must always be kept within the bounds of moderation. **Quiet hours are between 11:00 p.m. and 7:00 a.m. THERE WILL BE NO GOLF CART TRAFFIC AFTER 11:00 P.M per Ocean Lakes policy.**

Beach Restrictions: Glass containers, alcoholic beverages, fireworks, dogs, and campfires are not permitted on the beach. Umbrellas are allowed on the beach, but not any type of tents per Horry County regulations.

Leaving: Owner has no control over the weather and does not make refunds due to storms unless there is a **mandatory evacuation** ordered. Most storms blow over in a day or so and the sun will be right back out. **Check-out time is 10:00 a.m. If you check-out late, you forfeit your entire deposit and additional fees may occur if incoming rental is affected (cleaning time or entry delay).** The house-cleaning crew needs plenty of time to get the house ready for the new afternoon guests.

Improper Conduct: Ocean Lakes security personnel reserves the right to require any renter to leave the premises if it is determined that the renter is creating a nuisance, engaging in improper conduct or violating any rule or regulation of Ocean Lakes or breaking any laws. **Rules broken that cause Ocean Lakes' security to oust guests from the premises will result in all rents and deposits being forfeited to the owner. In addition, you agree to reimburse Scott & Kimberly Delorme for any fines charged them by Ocean Lakes for your breaking the rules, a minimum of \$500. You may be assessed other fines by Ocean Lakes directly.**

Prohibited Items: No illegal drugs, no firearms, no explosives, gas-powered pellet guns or BB guns may be carried or fired on the Ocean Lakes premises at any time. **NO FIREWORKS of any kind are permitted on the property or on the beach even if you see others doing it.** Violation of this rule may cause people to be evicted by Ocean Lakes Security and you may be fined several hundred dollars. In addition, you are agreeing to reimburse the owners for any fines they are charged for renting her property to you. Violation of any of these rules will cause automatic forfeit of deposit and you agree you will accept liability for any damage to the property.

Cancellation: **If reservation is canceled at least 60 days prior to your arrival date, we will refund 100% of the Gross Rental Fee. If reservations are cancelled less than 60 days but more than 30 days prior to your arrival date, owner will retain 50% of the Gross Rental Fee. If you can less than 30 days prior to the arrival date, refuse the rental property or do not show up, owner will retain the entire amount paid. Owner will try and rent the property and if successful, you will receive a refund for that amount (may be less than the amount renter paid). If Ocean Lakes is forced to close the entire park due to weather or State/County order, the owner will refund 100% of the money paid.** This is a short rental season, so cancellation is a serious threat to the owner's business.

Unauthorized Refunds: This property does not honor, recognize, or abide by any refund that overrides our Cancellation Policy, Refund Policy, or any other Clause or Policy in this agreement. Only we can authorize and initiate a refund. If a credit card provider, or any other source, refunds money from our account for any reason, including for extenuating circumstances, you remain responsible to pay in full within 20 days of the refund. You are liable for all court costs, credit card fees, arbitration costs, and attorney fees, if it is necessary to enforce payment or collection of this contract through the courts.

Liability: Guests are expected to behave prudently and not create any situations whereby anyone is injured on the premises and agree to hold the Owner harmless without liability for any injury caused by the careless behavior of any Guest or those accompanying them. Owner will not be liable for children who are not being supervised properly on the premises. All Guests are prohibited from running on the decks and stairs, climbing, leaning or sitting on deck railings or stair railings. Guest will immediately report to the owner any safety hazards that need attention.

PRINT NAMES & AGES BELOW OF ALL OCCUPANTS THAT WILL BE STAYING IN THE UNIT – MAX. OF 7 OCCUPANTS including children.

1	5
2	6
3	7
4	

We, the undersigned, have read all the pages of this contract and agree to abide by all these rules and those of Ocean Lakes Family Campground during our stay. **We attest that named Guests conducting this contract are at least 25 YEARS OF AGE and will supervise the activities of our children, younger guests and any persons visiting or residing with us during this rental period so that all owner's rules and Ocean Lakes' rules are followed.** We further agree to pay the agreed amounts on the dates specified on page 1. The Cleaning Service will do normal cleaning after your departure and check the house for damages. You are still required to pre-clean the home as stated in the Departure Pre-cleaning section of the Welcome Binder. **Any excessive cleaning service required will be taken from your Security Deposit.** Any remaining balance from your deposit less forfeitures will be returned to you after we hear from the cleaning service that there were no issues, generally within a few days of your departure.

Signature of Renter	Date Signed	Signature of Landlord	Date Signed
Contact Cell Phone #		Scott or Kimberly Delorme, Owners 6001 S. Kings Hwy, Unit V28, Myrtle Beach, SC 29369	
Home Address		# of Vehicle(s) Requested	
		Email Address	

Please keep a copy of this contract for your records. We require a completed, signed contract back to us immediately with the Security Deposit. The final payment of your rent must be received at least 60 days prior to your arrival.