

Short Term Rental Contract Site  
1433

Renter's Name \_\_\_\_\_ Phone \_\_\_\_\_  
Email address \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Date Reserved \_\_\_\_\_  
Date of Arrival \_\_\_\_\_ Date of Departure \_\_\_\_\_

Rental Deposit \_\_\_\_\_ Due Date \_\_\_\_\_ (5 days from Reservation)

Venmo @Russell-zale, Paypal or Zelle – [nmbeachrentals@gmail.com](mailto:nmbeachrentals@gmail.com)

Money order, bank check, cashiers check, official check (No personal checks for rent) payable to:

Tricia's Vacation Rental

Mail to: 1504 Perrin Dr. – Unit B  
North Myrtle Beach, SC 29582

Rental Rate \$ \_\_\_\_\_

Additional Fees:

\_\_\_\_\_ - Cleaning Fee \$150 Mandatory,

\_\_\_\_\_ - Linen Fee \$100 Optional,

\_\_\_\_\_ - Pet Fee \$100 per pet,

\_\_\_\_\_ - Total Due

Deposit is used to hold unit until payment is made. It will also be held until after exit inspection and be refunded within 10 days (assuming no issues or contract violations). 50% of Rent/Additional fees is due within 30 days of reservation. Balance is due no later than 30 days prior to arrival. In the event unit is reserved within 30 days of arrival, Payment in full is due upon booking

As of the contract, the owner agrees to rent the property specified by the above site number during specified dates, according to the following terms and conditions.

1. Check in at 3:00pm, check out at 10:00am. This time is allocated for any repairs, cutting grass, weed eating, changing filters, checking for damages, and cleaning. If you check in before 3:00 and the house has not been cleaned, then you are responsible for cleaning it.
2. The rental deposit is required 5 business days from the date of reservation. Upon inspection of the premises, the property manager determines if the deposit is to be refunded. In order to get a full deposit refund, there can be no damage to the golf cart, house, or contents of the house. Also, you cannot have any golf cart or campground violations. The deposit will be mailed back (or returned electronically) ten business days from check out date.
3. Cancellation policy: Due to an increase in cancellations, we will no longer offer a deposit refund if you cancel your reservations, your entire deposit will be forfeited. If rent is collected, rent will be refunded if the house gets rebooked for the full amount of the rental rate for the dates reserved, but your deposit will be forfeited. If the house remains vacant, you will forfeit your deposit and rent paid. If you have paid for cleaning and/or linens, you will only get a refund if you cancel 30 days in advance due to scheduling.
4. The rental property shall not be subleased, transferred, sold, or given to any other party unless agreed upon by the owner or property manager, at which time this contract will become void and a new contract shall be entered into between the owner or property manager and the proposed party. No adult shall rent the unit for an individual less than 25 years of age unless an adult is present during the entire rental week.
5. The owner or property manager may enter the premises at a reasonable time, with or without notice, for the purpose of repairs and inspections, or in case of an emergency.
6. The owner nor the property manager shall not be responsible for any accidents or injuries occurring to the renters or guests on the property or for any injuries or property damages to any property caused by renters, guests, or golf cart while renting this property.
7. The renter and guests agree to follow Ocean Lakes rules and regulations. Listed on rules and regulations page of this contract. Absolutely no smoking in the rental house.
8. The owner or property manager is not responsible for any damage resulting from hurricanes, tornadoes, floods, pandemics, or other natural disasters. The Renter is responsible for evacuating (if necessary) with no refund given. If there is a mandatory evacuation, there will be a refund given for the mandatory evacuation dates only or for the dates that Ocean Lakes Family Campground is closed.
9. The owner or property manager is not responsible for stolen or damaged personal items.
10. The renter hereby agrees to reimburse the homeowner/property manager for any penalty that might be imposed upon the owner or property manager by any court by any reason of any violations upon the premises through fault of the renter herein his/her family members or guests. Refer to Rules and Regulations
11. Follow all the Rules and Regulations per contract that you signed, there are no exceptions or excuses for violating this policy and will result in heavy fines and eviction.

12. Golf carts are considered complimentary, therefore we will not refund or compensate the renter for a rental cart if needed during your stay. If the golf cart needs repair during your stay we will do our best to get it repaired in a timely manner. Do not leave golf cart chargers out in the open, if stolen you will be responsible for replacing it. While charging golf cart, put charger inside golf cart so that it is not out in the open. Do not leave the charger in the rain. Do not leave the keys in the golf cart while not in use. Do not leave children unattended on the golf cart without an adult.
13. Make sure to review the handbook located in the property for a reminder of rules and regulations, WIFI info, contact info, trash pick-up schedule, list of activities and amenities, copy of the contract, departure instructions, etc.
14. Do not put clothes, swimwear, beach towels, rugs, etc. in washer/dryer with sand in them. Clean dryer filter after each use.
15. This house is inspected before your arrival and should be clean and in order. Please inspect the premises upon arrival and contact the property manager via text (914 584-8015) if you find any damage or if the house is not clean. If you arrive before 3:00pm check in time, the house may have not been cleaned. If you enter the home before check-in time and it has not been cleaned, you will be responsible for cleaning it.
16. Upon departure, each guest is responsible for leaving the house in good condition (refer to the handbook for departure instructions). If there are any damages, money will be deducted from your deposit. If cost of damages or golf cart violations/damages exceed the deposit amount, the renter agrees to pay the difference immediately. Prior to check out you are responsible for making the beds, take out all the trash, wash and put away all dishes, remove all shampoo, soap, etc. from showers/bathtubs, and remove all items from the refrigerator and freezer.
17. Pet information if applicable: Pet fees are \$100 per pet. All pets must be treated for ticks and fleas. Please put animals in crate when you leave the house. All pets must be fully house trained. Ocean Lakes rules states that all pets must be on a leash at all times when not in the home. You are responsible for any damage that are caused by your pet. Pets are not allowed on the furniture or in the beds (if the property manager finds pet hair in the beds, there will be a \$100 fine). Also, Ocean Lakes policy requires that you clean up after your pet, there is a \$100 fine for not cleaning up your pet's waste. No Pit bulls, Rottweilers, or exotic pets are permitted in Ocean Lakes Family Campground per Ocean Lakes policy. Pet owner will be required to sign an additional Pet Addendum (in addition to this contract).
18. Electronics: If any electronic items in the home quit working during your stay, please let us know ASAP and we will get them replaced as soon as we can. Most of our homes have multiple televisions located throughout. If a television isn't working, we will try to get someone over to look at it as soon as possible, if it needs to be replaced we cannot guarantee that during your stay due to scheduling someone to install it. With that said we will try our best. The same goes for appliances.
19. The names and ages of all renters must be provided below. Anyone not listed will not be permitted to enter Ocean Lakes nor the rental unit unless the property manager has been notified prior to check in. No exceptions. If you have someone that you are unsure about, please add their name and put undecided next to their name(s).

Number of Adults \_\_\_\_\_ Number of Children \_\_\_\_\_ Ages \_\_\_\_\_

Names

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

\_\_\_\_\_ Adult \_\_\_\_\_ Child (check one)

Number of Cars \_\_\_\_\_

Make Model (s) – If know

\_\_\_\_\_

Renter agrees to all terms of this contract and all Ocean Lakes policies:

Name (Print) \_\_\_\_\_

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

Please keep a copy of all documents received for your records. Send a copy of all documents to  
Russ Zale

NM Beach Rentals, 1504 Perrin Dr. – Unit 3  
North Myrtle Beach, SC 29582

## Rental Information Site 1433

Directions to the site: Once you enter the main gate at Ocean Lakes, turn right onto Spring Lane. Continue straight until you reach Mermaid Drive. Turn left onto Mermaid Drive, cross over Crayfish and Bluegill. Once you cross over Bluegill the house will be the 3rd on the left. Code is 1923.

Things Provided: Fully equipped kitchen which includes Keurig coffee maker, regular coffee maker, microwave, can opener, pots and pans, dishes, silverware, glasses, toaster, etc., flat screen in every room, high speed internet, washer/dryer. 1 king in master bedroom, 2 full in guest bedrooms. Golf cart with charger, grill. There is an outdoor shower as well as a covered porch.

Things you will need to bring: Sheets, bath towels, wash rags, paper towels, toilet paper, personal items, groceries, beach chairs, beach towels, etc. Linens may be reserved in advance (\$100).

Guidelines: Shower off all oil, sunblock, and sand before entering the house. Do not spray sunblock on deck because it will leave a permanent residue. Use cutting boards instead of countertops. Use spill proof cups for small children. Do not allow children to eat or drink on the living room furniture or in the bedrooms. Absolutely no smoking inside the property.

Before departure: You will need to make all the beds, take out all trash, wash and put away all dishes, empty out the fridge and freezer, and remove all items from the showers/bathtubs. If you used any of the bedding or extra quilts provided, make sure that they are clean and put back on the bed for the next renters or put away neatly in the closets. If any of these tasks are not complete, you may be charged a fine (taken out of your deposit).

Pet information if applicable: Pet fees are \$100 per pet. Must be treated for ticks and fleas. Please put animals in crate(s) when you leave the house. All pets must be fully house trained. Ocean lakes rules state that all pets must be on a leash at all times when not in the home. You are responsible for any damage that are caused by your pet. Pets are not allowed on the furniture or in the beds (if the property manager finds pet hair in the beds, there will be a \$100 fine). Also, Ocean Lakes policy requires that you clean up after your pet, there is a \$100 fine for not cleaning up your pet(s) waste. No Pit bulls, Rottweilers, or exotic pets are permitted in Ocean Lakes Family Campground per Ocean Lakes policy.

\*Upon arrival, please review the rules and regulations, Ocean Lakes policies, departure instructions, etc. located in the handbook.

Signature\_\_\_\_\_Date\_\_\_\_\_

\*Please sign and return to Please keep a copy of all documents received for your records.

Send a copy of all documents to Russ Zale, NM Beach Rentals, 1504 Perrin Dr. – Unit 3 North Myrtle Beach, SC 29582. Please keep a copy for your records and take with you for directions to the site and entry code.

## Rules and Regulations Site 1433

We want to ensure that there is no breakdown in communication as to what is expected of you and your family as guests in our beach house and at Ocean Lakes Family Campground. Please review Ocean Lakes rules and policies on their website before arrival as well as the on-site copy in the renters handbook upon arrival. You are required to follow all Rules and Regulations for this site as well as the Ocean Lakes Rules and Policies.

If any renter, guest, family member, or friend (staying at site 1433) is either evicted, arrested, or breaks any of Ocean Lakes Rules and Policies, or any of the Rules and Regulations for site 1433, you will be asked to vacate the rental unit as well as pay substantial fines. Fines (in addition to loss of security deposit) Fines are as follows:

<u>Rules and Regulation</u>	<u>Ocean Lakes Fine</u>	<u>NM Beach Rental Fine</u>
Underage driving or operating any golf cart without a license and reckless driving	\$100 fine	\$500 fine/immediate Eviction Cost to rent a golf cart for 1 year.
Loud, lewd, or vulgar music on the golf cart, while walking, or at the site	\$100 fine	\$500 fine/ Immediate Eviction Cost to rent a golf cart for 1 year.
Underage drinking	Eviction/Arrest	\$1000 fine/ immediate Eviction/ Arrest
Open containers on golf cart or off site	\$100 fine	\$500 fine/ Immediate Eviction Cost to rent a golf cart for 1 year.
Cruising during quiet hours (11 pm-7am)	\$100 fine	\$500 fine/ Immediate Eviction Cost to rent a golf cart for 1 year.
Driving golf cart outside of Ocean Lakes	\$100 fine	\$1000 fine/ Immediate Eviction Cost to rent a golf cart for 1 year.
Any violation of Ocean Lakes Policies or eviction from Ocean Lakes Family Campground	\$100 fine	\$500 fine/immediate Eviction Cost to rent a golf cart for 1 year if applicable.

If any part of this agreement is broken while you are guest, these fines will be passed on to you and by signing this agreement; you agree to pay all fines assessed because of your behavior during your stay. If court action is required to obtain fine payments, you also agree to pay all court costs in addition to these fines.

I have read the above and will not allow anyone under the age of 21 or anyone who does not have a valid driver's license to drive the golf cart while renting site 1433. By signing below, I agree to pay the \$1000 fine and any expenses to the homeowner if this occurs. I also agree to pay for any costs or damages caused to and or by the golf cart while renting site 1433 . This agreement must be signed and returned before you are allowed to use the golf cart.

\*By signing this agreement, you acknowledge that it is your responsibility to inform all guests who will be staying at this site of the rules, regulations, and policies. You are liable for their behavior. No one other than guests at site 1433 are permitted to drive the golf cart and you agree to pay all fines applicable.

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

## Pet Policies for site 1433

NM Beach rentals understands the love that you have for your pet and we are delighted to be able to offer pet friendly homes with the following rules:

1. Please make sure that your pet(s) are crated at all times when left alone.
2. Please keep your pets off the furniture and beds. If we find pet hair on the furniture or in the beds you will be charged an additional cleaning fee based on the number of items that have to be cleaned or laundered.
3. Pets are required to be treated for fleas and ticks prior to arrival, if we have to treat the home for fleas or ticks post check out, you will have to cover the expense.
4. Pets must be kept on a leash at all times when not in the rental unit.
5. Ocean Lakes requires that you clean up after your pets, there is a \$100 fine if you do not pick up your pet waste.
6. Please make sure that your pets are safe and secure when riding on the golf cart and that their leashes cannot get caught in the tires.
7. Additional information can be located in the policy section of the handbook regarding:
  - 1 . Beach laws
  - 2 Annual pet celebration
  - 3 Poop pickup
  - 4 Service animals