



RENTAL AGREEMENT

French Coast, Ocean Lakes Site #B-5
6001 South Kings Highway, Myrtle beach, SC 29575

EXPRESS CHECK-IN:

Each car must have a car pass to enter the park and as of 2023 cost is \$15.00* per day/ per vehicle or \$12.00/day if home reserved at least 2 weeks prior to stay. Once we authorize your vehicles, Ocean Lakes will email you for vehicle information. Once you provide Ocean Lakes with vehicle information, Ocean Lake will email you a link for online payment of parking passes and send you your passes in the mail. Once you arrive at Ocean Lakes, hang your pass on your rearview mirror and bypass the long lines and go directly to the beach house.

*Daily parking passes are \$15.00/day if we are not able to authorize your vehicles or you do not provide information and payment to Ocean Lakes at least 2 weeks prior to your stay. Pricing subject to change.

CHECK-IN TIME: After 3:00 pm-- No early check-in.

The house will be available for occupancy after 3 pm. PLEASE do not arrive earlier expecting to occupy the house. Houses are cleaned as quickly as possible after prior guests leave. Door codes or key will be provided at time of check in.

CHECK-OUT TIME: 10:00 am-- No late checkout.

Please prepare and schedule your plans, cleaning, packing, etc. so that you will be out of the house by 10:00 am. A **\$100.00 late checkout fee** for each 30 minutes after 10:00 am will be deducted from your security deposit. It is your responsibility to lock the house upon departure. If the house is not found locked you will be charged \$50 and it will be deducted from your security deposit.

DAMAGE/RESERVATION DEPOSIT:

A deposit of \$500 is required. Deposit must be received at the time of booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable with 14 days of departure, provided the following provisions are met:

- No damage is done to the house or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in outside trash can and soiled dishes are washed and put away.
- Cleaning requests are complete.
- The house is locked.

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The owners/managers of this property listing are not affiliated with, nor sponsored by, Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies, or any of their subsidiaries.

Phone: 914-584-5494

Email: frenchcoastsc@gmail.com



- No early check-in or late checkout.
- No Ocean lakes violations and/or Guest/guests of guest is/are not removed by the owner (representative of the owner) and/or the local law enforcement or the security services employed by Ocean Lakes.

MAXIMUM OCCUPANCY:

The Maximum number of guests is limited to twelve (12) persons.

MINIMUM STAY:

This property requires a three (3) night minimum stay. Longer minimum stays may be required during holidays, prime weeks, and the summer rental season. Summer rentals, holidays, and prime weeks require a seven (7) night minimum.

GOLF CART A 6 seat limo golf cart is available for additional fee. Drivers with valid driver's license age 25+ ONLY, STRICTLY ENFORCED. Golf carts are also available for rent in Ocean Lakes for drivers 16+ with valid driver's license.

PAYMENTS/ CANCELLATIONS/ SECURITY DEPOSIT:

We have scheduled your vacation time on our calendar and have turned others away wishing to rent the property. The total rental charge for the beach house must be paid in full at the time of booking.

If for any reason you should have to cancel your reservation, you will receive a full refund of the rental prior to 60 days before check-in. Prior to 30 days before check-in, 50 percent of the charge will be refunded. 30 days or less before check-in we will not refund any of the rental rate you were charged. (We strongly recommend a cancellation protection/travelers insurance policy for unforeseen circumstances that could interrupt your stay.)

COVID-19 POLICY:

Ocean Lakes is located in unincorporated Horry County. As such, we follow mandates made by Horry County (Myrtle Beach mandates do not impact us). In the event that Horry County deems we are unable to fulfill your reservation, we will refund a full or prorated refund of your reservation cost. Mandates by other jurisdictions, states, etc. do not impact our ability to operate normally and refunds will not be given for mandates of your home state, county, city, etc. Again, we strongly recommend a cancellation protection/travelers insurance policy.

WEATHER/HURRICANE RELATED ISSUES:

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A full or prorated refund will also be given ONLY in case of a MANDATORY EVACUATION.

CLEANING:

A cleaning fee is \$400.00. Some cleaning supplies are provided to maintain the house during your stay. The house is expected to be left as it was when you arrived. Please keep the house tidy during your stay. Outside gas grill is to be left clean. All trash is to be put in the outside bin prior to departure. Basic rule - If you use it, please clean it.

TRASH PICK UP:

Trash is picked up every Monday and Thursday morning. Please place trash receptacles under front deck by road for pick up.

GROUPS AND HOUSE PARTIES:

We rent to families. The responsible guest must be at least 28 years of age and stay in the house for the entire booking. No underage drinking is allowed. No house parties. If security or Horry County police are called and you are removed from the house, you will forfeit all monies. We want you to enjoy your vacation, however, please be courteous when playing music. Quiet time in Ocean Lakes is from 11:00 pm to 7:00 am and security is extremely strict about this.

LINENS:

Do not remove bath towels from the house or use as beach towels. You do not need to wash linens and towels before leaving. Please do not strip the beds as our linen crew will take care of that. Please put all dirty bath towels, hand towels and washcloths in the main level bath tub.

PAPER PRODUCTS AND OTHER SUPPLIES:

We provide one roll of toilet paper in each bathroom, one roll of paper towels in kitchen, and trash bag for kitchen to start you off. We also provide dishwashing liquid, laundry detergent, and hand soaps in bathrooms and kitchen for your stay. You will need to bring additional paper products, soaps, shampoos, etc. Please do not move any indoor or outdoor; furniture during your stay.

MOTORCYCLES:

Riding motorcycles within the campground is prohibited. Motorcycles must be on a trailer, pushed or towed to your unit or parked in the designated area.

NO SMOKING INSIDE THE HOUSE:

Smoking/Vaping is NOT allowed in the house. Please smoke/vape outside. Use ashtrays and please make sure all cigarettes have been put out fully before putting in



a bag and into the outside trash can. **DO NOT THROW CIGARETTE BUTTS ON GROUND.** If evidence is found that someone was smoking in the house or cigarette butts are found on the property, you will forfeit your \$500 deposit.

PET POLICY:

Dogs MAY be allowed with written consent of the homeowner (per pet fee applies). If an unauthorized pet is found in the house, pet hair is found on furniture or any evidence that an unauthorized pet was in the house, you will forfeit your \$500 deposit. If we are made aware that an unauthorized pet has been brought into the property during your stay, you will be removed from the property immediately and no refund will be given.

Pet waste must be always be cleaned up.

REFRIGERATOR:

Do not change the temperature setting. Constantly opening the door to get items will also keep the unit from working properly. Please remember to empty the refrigerator completely at the end of your stay.

USE OF THE HOUSE:

Guests shall comply with state and municipal laws and ordinances. Guests shall not use the beach house or permit it to be used for any disorderly or unlawful purpose or in any manner to interfere with other residents' quiet enjoyment of their residence or vacation. Any misuse of the beach house will result in removal from premises and no refund will be given.

REPAIRS/SERVICE CALL REFUNDS:

We cannot guarantee against mechanical failure of heating, air conditioning, TV, cable, or other appliances. Please report any inoperative equipment to 914-584-5494 immediately. The contact information will be available at the house. We will make every reasonable effort to have repairs made quickly and efficiently. Should a repair person make a call to the house and find that the equipment is in working order and the problem was due to a guest's oversight or neglect, the charge for service will be the guest's responsibility. This could happen when guests turn the AC down and the unit freezes. During warmer months, please keep the AC set no lower than 70 degrees. Setting it lower will cause it to continually run, then freeze; a repair person will then need to be called at the guest's expense. If the air conditioner is on, please make sure all doors and windows are shut. In cooler months, please do not turn the heat higher than 76. No refunds or price reductions will be made due to failure of

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appliances or equipment. Please do not put off notifying us immediately as it could hinder us getting the repair done. Guests understand and agree that we may enter the rental property at any time for the purpose of making a needed repair.

LOCKED UTILITY SHED AND CLOSETS:

Please respect the locked utility shed and locked closets in the beach house. If any locks have been tampered with, you will forfeit your deposit.

SECURITY CAMERAS:

Please note there are video security cameras on the ground level of the home to monitor access to our property during non-rental periods as well as to ensure no unauthorized guests, animals, vehicles, etc. are on the property at any time. Obstructing, moving, damaging or in any way altering these devices will result in the loss of security deposit, additional charges, and immediate removal from the property.

CARE OF THE PROPERTY: Guests are expected to care for the property as if it was their own. Please enjoy your vacation in this beach house and have a great time. Understand that any damage to the house, appliances, furniture, carpets, walls, or misuse of the home could result in the loss of security deposit, additional fees, and/or removal from the premises. Guests will be responsible for any damage or misuse that affects the vacation time of the next incoming guests and loss of income to the owner (representative of the owner). Ocean Lakes has their own rules that must be followed, and they are very strict. You can get a copy of Ocean Lakes rules and regulations at the front desk or online.

The owners (representative of the owner) are not responsible for any accidents, injuries, or illnesses that occur while on the premises. The homeowners (representative of the owner) are not responsible for the loss of personal belongings or valuables of the guests. Accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.



By signing below, I agree to all terms and conditions of this agreement:

Signature of Responsible Guest

Date:

Printed Name:

I have read and agreed to all house rules, rules regarding use of golf carts, rules regarding Ocean Lakes Family Campground as can be found on their website. I agree to take responsibility for the care and use of the house being rented and understand that the loss of Security Damage Deposit and or any other fees accessed due to violation incurred by anyone in my group staying or invited to the house will be my responsibility. I will make sure to notify all persons in my group of the rules and policies, in addition to the day of arrival, and access information to the house.

RESERVATION DETAILS

French Coast, Site B-5

PLEASE COMPLETE ALL FIELDS

# of Adults		Reservation Dates		Check In Date		Check out Date	
# of Children							
Contract Date		Responsible Guest					
# Cars driving		Name Street Address					
in Check in Time	3:00 p.m.	City		Stat		Zip code	
Check out time	10:00 a.m.	Cell #:		e		e	
				Email :			



Payment via Venmo or PayPal. No reservation is confirmed until payment is processed.

House rental	\$
Taxes	\$
Linen Package	\$
Cleaning Fee	\$400.00
Golf Cart	\$
Security/Damage Deposit	\$500.00
Total Due	\$

SIGNATURE: _____

DATE: _____

COMPLETE WITH ALL GUEST INFORMATION

SITE: B-5 DATES RESERVED: _____ through _____

LIST OF GUESTS:

GUEST	FULL NAME	AGE
T 1		
2		
3		



4		
5		
6		
7		
8		
9		
10		
11		
12		

GOLF CART POLICY FOR GUESTS(s)

SITE: B-5, FRENCH COAST

OCEAN LAKES FAMILY CAMPGROUND, MYRTLE BEACH, SC 29575

PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING

GOLF CART POLICY:

Ocean Lakes Family Campground has a **ZERO TOLERANCE POLICY** for violations of golf cart rules. All cart operators **must be at least 25 years of age with a VALID driver license**. The property owner reserves the right to suspend cart privileges at any time. **Cart use fees are non-refundable if privilege suspension or breakdowns occur.** *The property owner shall not be held liable for any injuries to cart occupants. Operator Name, Driver license number(s) and age are required.*

PLEASE PROVIDE THE FOLLOWING INFORMATION:

AUTHORIZED CART OPERATORS	
NAME:	
DRIVER LICENSE # AND STATE OF ISSUANCE:	
AGE:	



NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	

Operation of golf carts by unauthorized individuals will result in loss of cart privileges for all operators. Possible criminal charges for unauthorized possession (theft) could apply.

FINES AND VIOLATIONS AGREEMENT
SITE: B-5 – FRENCH COAST
OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SC

PRINTED

NAME: _____ **DATE:** _____

PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING

- Our home is located inside Ocean Lakes Family Campground which means it is a **FAMILY** campground. We want to ensure that there is no breakdown in communication as to what is expected of our guests and their family/guests at French Coast:
- Ocean Lakes has implemented a new zero tolerance policy which is stated as followed:

If any guest(s), family, or friend using your unit is either removed or arrested while on your property, the homeowner will be held responsible for that behavior and will be assessed an escalating fine for each incident.

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- Our home is **NOT** a party house, remember you have neighbors and respect them. We do not allow drunkenness, loud and/or vulgar language or music, fighting or arguments at our home.
 - the policy is as follows:
 - 1st offence \$500.00 Fine
 - 2nd offence \$1000.00 Fine
 - 3rd offence Removal from house
- If any or part of this agreement is broken while you are the guest these fines WILL BE PASSED ON TO YOU and, by signing this agreement, YOU AGREE TO PAY ALL FINES ASSESSED as a result of any incident during your stay. If court action is required to obtain payment, you also agree to pay all court costs in addition to these fines.
- These rules are put in place by Ocean Lakes Family Campground, and we must follow them if we want to continue to have a rental property here for your enjoyment. Please help us ensure that you, your family members, and guest(s) know what is expected from them to protect our home and ensure Ocean Lakes remains the most safe and enjoyable family-oriented vacation destination.

RESPONSIBLE GUEST(S)

SIGNATURE: _____ Date: _____