

## Ocean Lakes Family Campground Site 1717 Vacation Rental Agreement

### 1. The Parties

This agreement made this \_\_\_\_ day of \_\_\_\_\_ between \_\_\_\_\_  
 (name of guest) of \_\_\_\_\_  
 (address of guest), referred to as "Guest" and Mark and Tina Gauldin (name of owners) of  
 \_\_\_\_\_ (address of owners), referred to as "Owners."

### 2. The Property

Property Location: Site 1717, Mermaid Dr., Ocean Lakes, 6001 S. Kings Hwy, Myrtle Beach, SC 29575

### 3. Guests and Vehicles – Limited Occupancy

Guest must be 25 years old to rent the Property. Occupancy is limited to 8 people (Max. of 6 Adults)  
 Total vehicles at site consists of two (2).

### 4. Arrival and Departure

Rental period begins at 4:00 PM on the \_\_\_\_ day of \_\_\_\_\_ and ends at 10:00 AM on the  
 \_\_\_\_ day of \_\_\_\_\_.

### 5. Payments and Fees

Total amount for the time period is \_\_\_\_\_ dollars (\$ \_\_\_\_\_).  
One complimentary Golf Car included (Drivers must be 21 with a valid DL. Separate agreement required.)  
 Payments are made through PayPal Invoice.

- **Rental Fee** \$ \_\_\_\_\_
- Plus **Accommodations Taxes 12%**
- Plus **Departure Cleaning Fee** \$ +125.00
- Plus **Damage Deposit** \$ +250.00 Refundable within 2 weeks of departure\*
- Plus **Linens \*Optional** \$ + \_\_\_\_\_
- Less **Down payment** \$ -500.00 *Due immediately to hold reservation*
- **Balance Due** \$ \_\_\_\_\_ by \_\_\_\_\_

### 6. Cancellation Policy

- Cancellations 61 days or more from arrival date will result in the forfeiture the \$500 deposit *unless* Owner is able to "re-rent" the home under the same terms *less* an administrative fee of \$200.
- Cancellations 60 days or less from arrival date will result in the forfeiture the \$500 deposit.

### 7. Terms and Conditions

- a. No Smoking, No Vaping, and No Pets allowed.
- b. Guests must obey ALL rules/regulations of Owners and Ocean Lakes Family Campground.
- c. Linens (bedroom, bath, kitchen, etc.) are NOT provided. (Beds: 1 King & 2 Queens)
- d. Upon departure, Guests will leave the property in good condition/damage free for the next rental party. *\*Failure to do so will result in forfeiture of the Damage Deposit.*

#### As provided above:

1. Guest agrees to accept rental of Property described above between Arrival Date and Departure Date; and
2. Rental Guest must occupy the rental property for the entire length of the stay (cannot rent for underage guests and leave), agrees to limit visitors to Number of Occupants & Vehicles provided herein, and acknowledges & agrees to ALL Rental Terms & Conditions; and
3. Guest agrees to compensate Owners for the total Rental Fee including the Damage Deposit by the Balance Due Date listed above for use of Property; and
4. Guest agrees to pay Owners for any damage occurring during the stay as a result of accidental damage, violations of house rules/policies, additional cleaning fees, & any fines or other costs incurred by the behavior of Guest or other occupants during the stay in violation of laws or other regulations.
5. Any violations of the rental agreement including terms and conditions will result in the eviction of the entire rental party *without* refund.

**Guest/Renter Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Guest's Email:** \_\_\_\_\_ **Cell Number:** \_\_\_\_\_

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*Please print names, ages, mailing addresses, and phone numbers of all occupants in the rental party.*

	<b>Name of Guest</b>	<b>Age</b>	<b>Mailing Address</b>	<b>Phone Number</b>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				
<b>5</b>				
<b>6</b>				
<b>7</b>				
<b>8</b>				

*Please print the make, model, color, and license plate of all vehicles that will be registered to the home.*

	<b>Make of Vehicle</b>	<b>Model of Vehicle</b>	<b>Color of Vehicle</b>	<b>License Plate Number</b>
<b>1</b>				
<b>2</b>				
<b>3</b>				
<b>4</b>				

**Please complete, sign, and return pages 1-3 of this rental agreement by \_\_\_\_\_.**  
Keep a copy for your records.

***Remember, your week will be held for you once the down payment is received.***

Installments for the remaining balance can be made monthly upon approval provided final payment is received 30 days prior to arrival date. See final payment due date on page one.

## Ocean Lakes Family Campground Site 1717 Golf Car Rules

*To ensure that all lease holders follow golf car regulations,  
Ocean Lakes has adopted stricter guidelines and enforcement of golf car policies.*

**These following rules apply to the lease holder, family members, visitors, guests, renters, and any parties who may operate our golf car. *Violations are subject to \$100 fine and loss of golf car privilege for site.***

1. Drivers of golf car must be at least 21 years of age and have in their possession a VALID Driver's License to operate *our* golf car. \*Underage driving is the top reason for tickets.
2. Quiet hours are from 11pm to 7am. Cruising around the campground, without purpose, during this time will not be tolerated.
3. Obey all traffic signs inside the campground.
4. Do not speed or drive recklessly.
5. Keep the volume level on any radios or audio devices low so others will not be disturbed. Vulgar or lewd language or lyrics will not be tolerated.
6. No open containers of alcoholic beverages are allowed on golf cars.
7. Golf cars must be operated properly & driven only on roadways. Golf cars are *not* to be driven on campsites, beach, or restricted areas. Do not cut across yards/campsites.
8. Maximum of five (5) people on golf car.
9. All passengers must be safely seated on the golf car. No sitting on the front cowl or bumpers and no standing or kneeling on the golf car while in motion.
10. Headlights must be turned on at sunset.

**Penalties for violations are as follows:**

- First Offense: \$100 fine against the site & documentation recorded in the site's file in the office
- Second Offense: Loss of privilege to have a golf car in the campground for one year in addition to \$100 fine & documentation recorded in the site's file in the office
- Additional Violations: Owner's lease is in jeopardy.

*\*Fines are subject to increases per Ocean Lakes.*

***If the site receives 2 violations, we lose our golf car privileges for 12 months  
and cannot have a golf car in the park at all.***

\*We allow a complimentary golf car with our home rental; however, due to the possibility of losing our golf car privileges, should we receive one violation against the property prior to your arrival, we will not allow the golf car to go with the rental. There will be no adjustments in the rental fee. Golf cars are available for rent through Ocean Lakes.

I acknowledge and agree to abide by all golf car rules. I understand that if I or a member of my rental party receives a ticket for a golf car violation, I must pay the fine AND will lose my deposit.

Guest/Renter Printed Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Guest/Renter Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Welcome to our vacation home, site 1717 – Gauldins’ Getaway!**

### **Upon arrival (check in time is 4:00 PM):**

1. Text us upon arrival for the code for the keyless entry.
2. Check in with the Ocean Lakes Office for your parking pass if you did not use express check-in.
3. Parking pass per vehicle is \$12 per day. If using *Express Check-in*, parking pass per vehicle is \$10/day. Display parking pass on rearview mirror and proceed through the Main Gate or use the South Gate which is open Memorial Day through Labor Day.
4. If you have more vehicles than will fit at the house, unload your belongings & park additional vehicles in the overflow parking area located at the South Gate.
5. Inspect the house and contact us if there is any damage or if the home has not been cleaned properly.
6. Adjust the thermostat to desired setting.
7. Plug in the golf car to charge (Charger is in the storage building – Make to use the correct charger.)
  - a. Charge after each ride. You cannot overcharge them.
8. Storage unit, golf car, and additional house keys are located on the inside of the cabinet door to the right of the refrigerator. Please put them back before departure.
9. The Recreation Center (located beside the pool/water park area) has a list of the weekly activities for adults and children.
10. Gas grill is located on the front porch. You are welcome to use it. Please clean after EACH use.
11. No Pets, No Smoking, and No Vaping Allowed.
12. This is NOT a party house. We have neighbors that keep a check on our home while it is being rented. They will notify us and security immediately if there are issues. If security is notified for any reason, you will be evicted immediately without a refund.
13. Trash pickup is on Mondays and Thursdays. Place outside trash can at curb by 8:00 AM at least 6 feet away from any vehicle or golf car.

### **Upon departure (check out time is 10:00 AM)**

1. Turn thermostat to 72 degrees on Cool in the Summer. (50 degrees on HEAT in the Winter)
2. Remove food from refrigerator & freezer.
3. Place dirty dishes in the dishwasher and run a clean cycle.
4. Place all trash in trash bag and place in the trash can outside.
5. Return TV remotes to their original place.
6. Please be considerate and leave a roll of toilet paper in each bathroom and paper towels in the kitchen for the next guests as these were left for you on your arrival.
7. Rinse golf car to remove sand
  - a. Put white golf car in storage unit. Do NOT plug in the charger.
  - b. Close storage building door & lock with pad lock.
8. Please put golf car keys in the cabinet to the right of the refrigerator.
9. Do a final walk through to make sure you haven’t forgotten anything.
10. Pull the door together tightly and check to make sure it latched.
11. Text us when you leave the premises.
12. Call or text 828.817.4954 with the site number 1717 when you leave to notify the cleaning service.

**Thank you for helping us keep our home clean and in good condition.**

If you have any problems, please call or text us. Mark – 434.770.5222 or Tina – 276.732.4907.  
We have people in Ocean Lakes that we can contact if issues arise with plumbing, air/heat, or golf car.

**We hope you enjoy your stay!**

## **What to Bring:**

1. Sheets & Pillowcases – Beds: 1 King & 2 Queens (See information below for linens rental)
2. Towels & wash cloths – bath, kitchen, & beach/pool (See information below for linens rental)
3. Air Mattress including sheets & blanket (There is room for an air mattress in the master bedroom.)
4. Toiletries – Soap, hair products, make up, personal items, etc.
5. Toilet Paper (3 bathrooms)
6. Paper Towels
7. Detergent – Laundry, Dish Detergent, & Dish Washer Detergent
8. Clothes – Don't forget your bathing suit!
9. Sunscreen
10. Beach Chairs & Umbrella (See information below for rental options.)
11. Beach toys, boogie boards, floats, etc.
12. Activities for a rainy day – Board games, cards, movies, etc. (DVD player is in the living room.)

## **Additional Information:**

### 1. LINENS RENTAL

My cleaning service offers linen rental.

- For \$100, she will supply sheets & pillowcases for each bed, 2 towels & 2 washcloths for each guest up to 8 guests, bathmat for each bathroom, and a kitchen towel set.
- For an additional \$30, she will supply 1 beach towel per guest up to 8 guests.
- If you want to rent linens, please let me know, and I will add it to the rental agreement and fee.

### 2. GOLF CAR RENTALS

Ocean Lakes will rent golf cars and allow drivers 16 years or older with a valid driver's license. Go to <https://www.oceanlakes.com/rates/golf-car-sales-rentals/> for rates and more information.

*\*Remember, drivers must be 21 years of age with a valid driver's license to drive our personal golf car.*

### 3. BEACH CHAIRS & UMBRELLA RENTALS

For beach chairs & umbrella rentals, contact Lacks Beach Services at 843.448.7741 or check out their website at <https://lacksbeachservice.com/> for more information. They will set up the umbrella and chairs for you each day at a reasonable price, and there is a discount if you pay cash as opposed to credit/debit.

## **Parking Passes**

- If you completed the express check-in option, place your vehicle pass on your rearview mirror and proceed to guard house (no need to stop at the office) – They will wave you in when they see your pass.
- If you did not complete the express check-in option, pull under the carport, and go into the office to pay for your vehicle pass(es).

## **Directions to Site 1717**

- After coming by the guard house, take the first right
- Follow that road until you get to Mermaid Drive on the left (2<sup>nd</sup> road from the end)
- Turn left onto Mermaid Drive
- Continue straight through the first stop sign
- Site 1717 is the 12<sup>th</sup> home on the right
- It's right after the 2-story lime green house
- If you come to the 2<sup>nd</sup> stop sign, you've gone too far.

***REMEMBER, the Speed Limit throughout the park is 10mph (for vehicles & golf cars)!***