

A Wave From It All

Rental Agreement for Ocean Lakes Campground Site 5524 Sandlapper Drive
Property Manager Misty Thompson

Please list all guest & their ages (The people on this list are only ones permitted on property):

_____, _____, _____
_____, _____, _____

Per this contract the property manager agrees to rent the property identified by Site 5524 during the specified dates above according to the following terms and conditions:

1. Renter must be 25 years of age or older and occupy the premises throughout the rental stay.
2. Absolutely no one under the age of 21 allowed to drive golf cart!
3. Maximum occupancy for this property is 6 guests
4. No pets
5. No smoking/vaping on premises or golf cart

Above request are strictly enforced. Violations will void the contract. Renter(s) and guests of renter(s) will be asked to leave the premises (at any time) with no refund of rental money including the deposit.

Golf Cart Drivers:

Please list any guest (over 21) that will be driving golf cart. (Anyone that will be driving golf cart must provide copy of driver's license).

_____, _____, _____
_____, _____, _____

Guest Directory

RENTAL UNIT:

Site 5524 is a (3) bedroom (2.5) bath home. Three Queen bedrooms. Maximum occupancy for this property is 6 guests. This home is completely furnished except for linens (sheets & towels), paper towels, toilet paper, soap, trash bags and washing detergent.

ACCIDENTS:

The owner/property manager shall NOT be responsible for any accidents or injuries occurring to the renter or guest of the renter on this property or premise.

CANCELATION:

See VRBO cancellation policy for this home

CHECK-IN:

Check-in time is 4PM. Door code will be texted on arrival day. Wi-Fi password will be displayed in the home. Upon arrival at the campground renter must stop at the main office and get a parking pass which are \$12 per day per vehicle. You must provide your driver's license and car plate number. If arriving after office hours, stop at the guard gate and they will provide you with instructions to obtain a parking pass the next morning when the office opens for business.

If you have never visited Ocean Lakes, you may want to pick up a map of the campground at the front office. The recreation center also has a schedule of events that will be helpful in planning your vacation. Download the Ocean Lakes app to have quick access of activities.

CHECK-OUT:

Check out is 10 AM NO EXCEPTIONS! A \$50 per hour late check out fee will be charged for all late departures. A cleaning service is provided with your rental. Please make sure dishes are clean and put away along with emptying the trash.

PARKING:

A parking permit for each vehicle is required inside Ocean Lakes. A permit is also required to park in the overflow parking lot. All utility trailers, boats, etc.) must be parked on-site or in short term storage (fees may apply by Ocean Lakes). Motorcycles can be parked on-site or in overflow parking. Operation of Motorcycles is NOT permitted inside campground.

RULES OF CAMPGROUND:

Please note the enclosed campground rules, which you are agreeing to acknowledge and adhere to:

- Quiet time is 11PM until 7AM
- No warnings for loud, lewd, or vulgar music on golf carts, while walking, or on site
- No open containers allowed on your golf cart, or in your possession off rented site
- No “cruising” during quiet hours (11PM – 7AM) with no legitimate reason.
- No warnings for taking golf carts off property! – No warnings for underage or reckless driving!
- 10MPH speed limit throughout the campground (Strictly enforced)

The renter agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premises through fault of the renter herein his/her family member or guest. If Horry County Police are called to the property site for any disturbances, there will be a \$500 fine issued by Ocean Lakes Campground to be paid by you the renter immediately. The homeowner will also be fined, and the home will be cited resulting in forfeiture of your security deposit and you along with guests will be asked to leave the premises with no refund.

By sending your deposit/payment, you and your registered guest agree to adhere to the rules and regulations of Ocean Lakes Campground and to those of the owner of the unit. Should you choose not to comply, you will be asked to leave without any refund. Consider this your only notice of such. Rules within the campground are extremely strict and enforced. Security has the authority to ask you to leave the grounds if there is any violation of the rules and regulations. The renter agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court or by Ocean Lakes for any violation upon the premise through fault of the renter herein his/her family members or guests.

DAMAGES:

Damages include the following: Intentional or unintentional acts, gross negligence, willful conduct. Any damages will be deducted from the security deposit.

RESPONSIBILITIES:

The renter is responsible for all damages that occur during the rental dates of the contract. The renter is encouraged to notify the property manager of any visible damage upon arrival. Please take pictures and text immediately to property manager.

911/EMERGENCY:

For Fire, Police or any medical emergencies call 911. Let 911 know that you are at Ocean Lakes Campground Site 5524 Sandlapper Drive. Then contact Ocean Lakes security. They will escort emergency services to your site. Please report all emergencies to the property manager when feasible.

GOLF CART:

Under most circumstances Limo golf cart is provided with your weekly rental.

We offer the golf cart to our guests as a COURTESY ONLY. The limo golf cart was purchased in 2022 and is serviced on a regular basis. In the unlikely event that any issues arise with the golf cart and it will not perform, we are NOT RESPONSIBLE for providing our guests with a new golf cart for their transportation during their stay. Nor are we responsible for repairing the existing golf cart for their transportation during their stay. NO one under 21 can drive the golf cart under any circumstances!!

No one under the age of 21 are permitted to drive provided golf cart.

Please ensure the golf cart is locked and charging whenever it is at the home. There is a lock provided on the golf cart to lock the cart anytime it is unattended (at the pool, the beach, the store). Due to Personal liability, we DO NOT under any circumstances, allow anyone under the age of twenty-one (21) to drive the golf cart. If there is someone driving the golf cart that has not been approved with the owners and any issue does occur the golf cart will be reported stolen. The golf cart under no circumstances is to leave Ocean Lakes property. The maximum capacity on the golf cart is 6. We will charge fifty dollars (\$50) fee for lost or not returned golf cart keys. Upon your departure the golf cart is to be parked in the designated area after all personal items removed, plugged in for charging and cable secured to the steering wheel.

Ocean Lakes enforces strict regulation for all golf carts within Ocean Lakes Campground. The misuse of our golf cart will result in a \$500 fine to us as homeowners. In the event of such a fine is imposed due to your misuse or infringement of the regulations, you agree to compensate us for the entire amount of such fine. Further, in the event of any physical damage to the golf cart resulting from your misuse, you agree to compensate us for the full amount of the repairs.

Zero Tolerance Policies Golf Cart and More:

No one under the age of 21 are permitted to drive provided golf cart.

- Loud Music – In the campground
- Cruising after Quiet Hours – (11PM-7AM)
- Open Containers of alcohol – anywhere but at your site
- Reckless driving – horseplay, racing or other misuse of the golf cart.
- Drivers must obey all traffic signs
- No taking golf cart off property – Do not go past the entry gates or onto the beach
- Lewd, vulgar, or offensive music – In the campground

Security is very strict on these rules and any violations will incur fees and possible evection without refund.

PARTIES:

Warning! We rent to families and responsible adults only. You must be 25 years of age or older. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, spring breakers. Any violation will result in eviction without refund.

SUBLEASE:

The rental period may not be sub-leased, transferred, sold, or given to any other party. The person signing the contract must be present throughout the rental period.

PETS:

Guests are not allowed to bring pets of any kind into the rental unit. If a pet is found the guest will be evicted with no refund and the guest will be charged a pet cleaning fee of \$100 minimum.

HEATING/AIR CONDITIONING:

Please keep all windows and doors closed while air conditioner or heat is running. Failure to do so can cause the system to freeze up and result in a very hot home. The air conditioner has only one speed. It will not cool the house faster by setting thermostat below 68. Doing so may also cause the unit to freeze up.

HOUSE GUIDELINES:

DO NOT SIT on furniture with wet bathing suits or suntan lotion. Use outdoor shower to rinse off sand from your body, feet, and shoes before entering the home. Do not bring beach towels in the home that have been used on the sand at the beach. Do not lay on comforters/quilts or décor pillows in the bedrooms and living room.

MAINTENANCE:

All equipment in the rental unit should be in working order. Please report any inoperative equipment to the property manager in a timely manner. We will make every reasonable effort to have repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failure of TV, washer/dryer, or other small appliances. All efforts will be made to resolve service requests as soon as possible. Service request after 5 PM may not be handled until the next business day.

INSPECTION:

The owner, property manager or designee may enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections.

KITCHEN AND EATING:

Purified drinking water is available and watering stations can be found on the campground map. A gas grill is provided for your use. Please do not use the grill up against the house or place a hot grill against the house. It will melt the siding. The grill will need to be cleaned upon your departure.

LOCKED UTILITY SHEDS AND CLOSETS:

The home may have a locked storage building and/or locked storage closet for the personal use of the property owner. Please respect these locked areas. These personal items are not included in the rental. If a locked room is found tampered with after departure the security deposit will be forfeited.

TRASH:

A large green trash container is located outside. Trash cans should be wheeled to the street the day before trash pickup days. Pickup days are Mondays and Thursdays.

WEATHER:

Owner is not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Renters are responsible for evacuations if deemed necessary with prorated refunds given.

**** Absolutely NO smoking/vaping inside the home!!! No Pets Allowed!! Any violation due to underage driver (under 21) of golf cart/smoking/vaping or having pets in home will automatically forfeit security deposit and eviction without refund. ****

I agree that I have read this agreement and guest directory carefully. I acknowledge that I agree and understand and will abide by the rules and request in these documents.

Renter Signature: _____ Date: _____

Please contact us with any questions or concerns. We hope you enjoy your stay

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