Hawksnest Cottage

1193A Sand Dollar Drive, Ocean Lakes

Please read through the enclosed.  Complete/sign the rental agreement and send it back along with the deposit.  By signing the rental agreement you are agreeing to all terms.  Please send the deposit via Venmo, PayPal,  check or money order.  These dates are considered open until a deposit is received.  Deposit and signed agreement must be received within 5 business days.  I will confirm your reservation date and notify you by email.  (If it is not received within one week your reservation will automatically be canceled and opened for other guests.)

Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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City:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State:\_\_\_\_\_\_\_\_\_\_\_\_\_\_Zip:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Cell:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Email:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Dates:   Check In:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Check Out:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rental Rate: Security Deposit:

Occupants:  Name/Age

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4.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/\_\_\_5.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/\_\_\_\_6.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_/\_\_\_\_

Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\*Security deposit will be returned within 2 weeks of departure date if the unit is undamaged

and in good condition.  If the golf car is ticketed or Ocean Lakes security is called your deposit

is forfeited and you must leave the property immediately.

A $300 deposit is due upon requesting a reservation.  If a reservation is cancelled 60 days prior to arrival a refund of rental will be issued.  If cancelled 59-30 days prior to arrival a 50% refund of rental will be issued, 50% forfeited.  If a reservation is cancelled within 29 days of the rental NO REFUND will be given.  The first day of the rental, there will be NO REFUNDS for any reason.  NO cancellations due to weather.

Rentals are done on a first come/first serve basis.

Our house is located in Ocean Lakes Family Campground, approximately 4 miles south of Myrtle Beach, SC on US Highway 17.  The Address is 6001 Kings Highway, Site 1193A Sand Dollar Drive, Myrtle Beach, SC.  For directions see [www.oceanlakes.com](http://www.oceanlakes.com/).

1. Check In time is no earlier than 4:00pm.  Check out time is no later than 10:00 am.  Due to the small window of “inspection” you MUST adhere to the stated check in and check-out times.  Anyone arriving earlier than 3:00 will be charged a $50 per hour early arrival fee because we will have to change the schedule of the cleaning person.  Late departures will also be charged $50 per hour for late stay.

2. You will be given a code for the door the day before you arrive.  The key for the building and the golf cart are located in the drawer under the coffee maker.  If any keys are lost, you will be charged $25 per key that has to be replaced.

3. When you arrive at our home, please check that the previous renter did not leave dirt or damage.  To protect YOUR security deposit, please report any and all problems immediately to us at *336-325-8053*.  Please leave a message if I don’t answer.  You may also text me at that number.

4. Our house is a single family dwelling and Ocean Lakes is a family oriented environment.  This agreement allows for a maximum of six (6) people to occupy our home.  You must contact us for authorization for any other family member or friend to occupy with you, the only persons allowed to stay at the house are the persons listed on the contract. If any person is staying at the house that is NOT listed on the contract, you will be asked to leave and will forfeit all monies paid along with the deposit. If at any time there are more than 6 people staying in our house, you will forfeit tall monies along with your deposit and you will be asked to leave. You must be at least 25 years old to rent our house.  If you rent our house, you must also be present in the house the ENTIRE rental period to supervise anyone that accompanies you who is under the age of 25.  Should a party misrepresent itself, (ex. Number of guests in the party according to contract) you will be required to VACATE the property immediately.  No house party groups-chaperoned or un-chaperoned will be permitted.  We only rent to families and responsible adults.  We do not rent to groups including but not limited to fraternity, high school graduation, spring breakers, or other non-family groups.  Any violations will result in termination with NO refund of rental or deposit. The renter agrees to NO house parties or rude, lewd, loud or aggressive behavior.

5. The owner and/or property manager may enter the premises at any reasonable time, with or without notice, for the purpose of making repairs or inspections.

6. The renter agrees to comply with the rules listed and the rules of Ocean Lakes.

7. Ocean Lakes has strict rules:  If a fine is imposed ($500, $1000 or anything different) it will be passed onto the renter and you will be evicted from the property.  Please go to Ocean Lakes website and read over the rules and regulations of the park.  They/we DO NOT tolerate: Vulgarity, drunkenness, or indecent and loud behavior.  Be respectful to the neighbors as some of them live in Ocean Lakes permanently.

8. A car pass is needed for entry into the property, which has 24 hour security.  There is a $15 per night per car visitor fee.  This fee must be paid to Ocean Lakes upon your arrival.   There is a maximum of 2 vehicles allowed to be parked at the house.  There is additional overflow parking available at Ocean Lakes.

9. Pets are **not allowed** in our home.  If you have a pet you will be asked to remove it for the rest of your stay and you will forfeit your deposit.

10. No fireworks of any kind are permitted on Ocean Lakes property.  Fireworks are allowed on the beach only.

11. Ocean Lakes forbids firearms on the property!  This is a safe and secure place and you will be asked to leave if the property manager sees or knows that a firearm is on the premises.  You will forfeit your security deposit,  the rest of your rental time and will be evicted immediately with NO refund of any monies.

12. **NO SMOKING OR VAPING** is allowed in the house.  No Illegal Drugs. No Marijuana even with a perscription.  If you smoke, please do it outside and pick up your cigarette butts.  If you smoke inside the house, you will forfeit your deposit.

13. Motorcycles cannot be ridden in Ocean Lakes.  They can enter the property on a trailer, can be walked to our house, or can be parked in the Ocean Lakes designated motorcycle parking area.

14. Ocean Lakes strives to maintain a wholesome family oriented environment.  If your conduct disturbs or offends other guests or residents, or if you violate this contract in ANY way, Myself, Any member of my family, Property Manager or Ocean Lakes security will escort you off of the property and we will not refund any part of your rent or security deposit.  YOU (the renter) are responsible for the conduct of YOUR CHILDREN and YOUR GUESTS!  If security is called to our house for ANY misconduct, you will be asked to leave with NO monies refunded! Regardless if Ocean Lakes asks you to leave or if the request is from myself, family member or property manager!  If Horry County is called to our site for any form of misconduct, you will be escorted from our home and NO monies will be returned to you.  You will also be put on a trespass notice. This includes anyone in your party.  If you violate the contract in any way, your name will be shared on the Facebook page (s) for other Ocean lakes homeowners to see.

15. Our home has 2 bedrooms and two bathrooms.  There is 1 Queen bed, 1 Full bed and a queen size pull out sleeper sofa. TV’s in the living room and both bedrooms and WI-FI.

16. The kitchen is fully equipped.  There is a coffee maker (Keurig), microwave, toaster,  blender and ice maker. Outside there is a gas grill, table with chairs.  If you use the grill, you’ll need to clean it before and after use.  There is also pots, pans, utensils, etc.

17. You will need to bring the following items

A. Towels:  bathroom towels, wash cloths, beach towels, kitchen towels

B. Paper products:  toilet paper, paper towels, napkins, trash bags

C. All sheets/blankets and pillows

D. All needed toiletry items.

18. We accept checks, money orders or Venmo for rental payment.  If your check is returned to us by the bank, you will be charged $50.  Your rental money will be returned ONLY IF notice is given 30 days PRIOR to your arrival date.  Otherwise, your paid money will be forfeited!

19. Cleaning:  All dishes need to be washed and put in the appropriate place before you leave.  All trash should be bagged and placed in the can by the road.  All food should be emptied from the cabinets, refrigerator and freezer.  Please sweep and clean up after your party. Please strip the beds and leave all linens to be cleaned. The person who cleans will take before and after pictures when she comes to clean.  If you have not cleaned up after  your party, you will forfeit your security deposit. The cleaner will send me pictures of the house if left unclean.

20. If our house is unusable due to fire, theft, or natural disaster during your rental period, we will refund your rent minus a prorated amount for each night you occupied our home.  If you never occupy the house, we will refund all rent and security deposit paid at the time we determine the house is unusable for the period of your reservation.  As the responsible party, you also take all responsibility for any damages that occur to yourself, the people in your party, guests and our home.

21. Beach Tent ordinance: Shading devices other than circular umbrellas with a circular shade not greater than 7ft. 6in. in diameter shall be allowed on the beach.  Shading devices cannot be tied, bound or connected in any manner.

1. There is a security camera in the front porch at the door. Please do not cover the camera , unplug it, harm or remove it in any way. You are NOT being watched! We will use the camera if we suspect a problem or if we are informed there are potential problems at our house. It will not be used unless it becomes absolutely necessary.  The camera is maintained for security at our house.

**Golf Cart Rules**

1. **Our golf cart policy is strictly enforced and will be monitored**.  We require the driver of the cart to be 21 years old with a valid drivers license to operate the golf cart under any circumstances!  This policy is strictly enforced!  If you are in violation of this policy and the golf cart is taken or you are fined by Ocean lakes security, you will be asked to leave and forfeit all monies!  This is very important!  If any violations or fines are issued against our home or cart, you will be evicted immediately with no monies returned!

2. **There cannot be at any time, any person under the age of 18 and with a valid drivers license, sitting in the drivers seat of the golf cart.  Children cannot sit in your lap even if you are the one driving.**

3. **We provide 1 complimentary golf cart with your rental.  If the golf cart is un-useable for any reason, we will do our best to have it fixed so that you can use it during your stay however, if it’s impossible to do that you will need to rent another golf cart. And you will not receive any monies back.**

4. You WILL get a ticket for wreckless driving or for a loud radio!

5. Golf carts can carry a maximum of five (5) people.

6. Please DO NOT leave the key in the golf cart when not in use.  Golf carts get stolen.

7. Please DO NOT leave the battery charger where it can easily be stolen. Battery chargers are around $150.  If it is stolen you will need to buy another one.

8. No loud, lewd, vulgar of offensive music or language, No reckless driving, racing or horseplay!  Ocean Lakes has **a ZERO TOLERANCE** policy.

9. No open containers of alcohol.

10. No driving the golf cart during quiet hours! Quiet hours are from 11pm – 7am.

11. No driving the cart into water puddles (this will hurt the batteries).

12. Golf cart tickets also go to the home to be kept on file.  If you get a ticket while using our golf cart, it not only hurts you the renter but hurts us the home owner.  If our house gets 2 golf cart tickets within a year, we will lose our privilege to have a golf cart at the house for 3 to 5 years!! We want everyone to enjoy their vacation and be able to use the golf cart.  It’s one of the best things about Ocean Lakes!  Please don’t ruin it for everyone.

Mail checks to:  Tracie Hawks, 1804 N Andy Griffith Parkway Mount Airy NC 27030

Venmo, @Tracie-Hawks please add me as a friend first to make sure you’re sending to the right person.

PayPal ctcchawks@yahoo.com