

SHORT TERM ACCOMMODATIONS AGREEMENT - VRBO
SITE: MH-69B CORAL DRIVE – PALM POINTE
OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SC

OWNER: Danis Smith

RENTER: _____ PHONE: _____

RENTAL DATES: FROM: _____ UNTIL: _____

As of this contract the owner agrees to rent the property specified by Site MH-69B during the specified dates above according to the following terms and conditions.

- Check-in time is 4:00PM and Check-out time is 10:00AM. This is strictly enforced! **Early check-in and late check-out is not permitted.**
- Damage Protection . Upon final inspection from cleaning service, a \$500 damage/security deposit will be charged within 14 days of departure, if the following provisions are NOT met.
 - No damage is done to the house or its contents, beyond normal wear and tear.
 - No charges are incurred due to contraband, pets or collection of services rendered during the stay.
 - Trash is placed in green rollout garbage receptacle AND pushed to the road.
 - Dirty dishes are cleaned and put away or left clean in the dishwasher.
 - Keys returned to lockbox.
 - All charges/fines accrued through Ocean Lakes during the stay are paid prior to departure.
 - No household items are lost or damaged.
 - You or anyone in your party is not evicted by the homeowner, representative of the homeowner, law enforcement, or Ocean Lakes' security.
 - All Ocean Lakes policies and homeowner policies and agreements are respected and followed.
- Renter **MUST** be 25 years or older and occupy the premises throughout the entire stay! The maximum number of persons permitted to occupy and sleep in this property is ten (10.) This is strictly enforced. This contract will be voided and the renter(s) and guest(s) of the renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY INCLUDING SECURITY DEPOSIT.**
- **QUIET TIME IS 11pm to 7am.**
- Renter is responsible for any and all damages that occur during the dates of this contract. The renter is encouraged to notify owner of any visible damaged upon arrival.
- Reservations are non-transferable. Requesting to change/transfer a reservation to another home, or date, is a cancellation to the current reservation. If the renter cancels more than 45 days prior to check-in date and the owner is able to find new tenants for the property, the deposit will be refunded less a \$100 cancellation fee. If the property remains vacant, renter forfeits deposit. If the renter cancels less than 45 days prior to check-in date and the owner is able to find new tenants, rental payment and deposit will be refunded less a \$200 cancellation fee. If the owner cannot find new tenants for the property, the rental payment will be forfeited and will be retained by the owner as compensation for the time the premise has been held from the rental market. If the rental payment is forfeited, the security deposit will be refunded in full.
- The rental period may not be sub-leased, transferred, sold or given to any other party or at any time the person signing this contract allowing anyone under the age of 25 to stay at the property without being present.

- The owner may enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections.
- The owner shall not be responsible for any accidents or injuries occurring to the renter(s) or guest(s) of the renter(s) on this property of premise.
- The renter hereby agrees to reimburse the owner for any penalty that may be imposed upon the owner by any court by any reason of any violation upon the premise through fault of the renter(s) herein his/her family member or guest(s).
- Security cameras exist on the outside of the property for the security and protection of the property and all renters. Cameras are NOT to be moved. Moving the cameras will result in forfeiture of full security deposit and possible eviction.
- The renter agrees to NO HOUSE PARTIES or LOUD NOISES.
- NO SMOKING / VAPING INSIDE THE PREMISE.
- Garments, towels and bathing suits are NOT to be hung on the outside of the house.
- Shooting of fireworks on the property is strictly prohibited.
- DO NOT TAKE QUILTS ON BEDS OUTSIDE OF THE HOME.
- Garbage: Renter is asked to secure all garbage in a plastic bag and place in available containers for pickup and container pushed to the edge of the road.
- Owner is not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.
- The premises have been inspected before your arrival and should be clean. Upon departure, each guest is responsible for cleaning and having the house in good condition. If the house is left unclean or there are any damages, money will be taken from security deposit to cover expenses. If the cost of damages, cleaning costs, or violations exceeds the deposit, RENTER AGREES TO PAY THE DIFFERENCE IMMEDIATELY UPON RECEIPT OF AN INVOICE FROM THE OWNER.
- Parking/Gate Passes: Our home is built on stilts, so parking is beneath the house on the ground level. There is parking for 3-4 cars. Every car is required to have an Ocean Lakes gate/car pass. There is no street parking. The car/gate passes are purchased directly through Ocean Lakes. Upon final payment of the reservation, renter contact information will be entered with Ocean Lakes and Ocean Lakes will email the renter. Passes may be purchased in advance of rental stay to expedite arrival or may be purchased in the Ocean Lakes reservation office on arrival day.
- Pest Control: Many insects and species are indigenous to our climate. We require that you keep all doors and windows closed at all times. Please be aware that we make every effort possible to eliminate the occurrence of pests in and around the house on a regular basis.
- To be supplied the guests: Guests must bring all linens (sheets and towels.) There are 1 king and 4 queen beds. Guests are required to bring fitted sheets, top sheets and pillowcases for each bed being used. All mattresses are covered with mattress pads that are NOT to be removed. A blanket or quilt for each bed is provided. There are no bath or beach/pool towels provided. Optional linen service (bed and bath linens) are available upon request and additional cost.
- Additional products: Items guests may want to bring: Spices, coffee/tea (K-cups or grounds,) laundry detergent, dishwashing detergent, paper products, beach/pool towels, beach chairs/toys, etc.

By signing below, I agree to the terms and conditions of this agreement set forth above.

Renter Signature: _____

Date: _____

Renter Address: _____

Email Address: _____

Renter and Guest Names:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please sign and return to address below with security deposit. A copy may be retained for your reference.

Danis Smith
3630 Lyle Creek Ave NE
Conover, NC 28613
danisallison@charter.net
(828) 612-8550

Payment Options:

Check (must be received by due date – NOT mailed on due date)

Venmo: @Danis-Allison

Zelle: 828-612-8550