

GUEST RENTAL AGREEMENT
Ahhh-TUNA Matata, Ocean Lakes Site #B-19
6001 South Kings Highway, Myrtle beach, SC 29575

EXPRESS CHECK-IN:

When you enter Ocean Lakes, you will need to check in at the front desk. Each car must have a car pass to enter the park and the cost is \$10.00 per day/ per vehicle or \$70.00 if you are staying the entire week. In the summer, lines can be very long on Saturday upon arrival and check-in. An express check-in form will be mailed or emailed to you once your rental expense is paid in full. You must send this form directly to Ocean Lakes. You must enclose your check for the stay for each vehicle. You will need to do this, so the paperwork arrives to Ocean Lakes at least two weeks prior to arrival. Ocean Lakes will 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. If you choose to bypass the express check in, simply use the express check-in form with the approval leasehold signature and present at the Ocean Lakes office upon arrival.

CHECK-IN TIME: After 4:00 pm-- No early check-in.

The house will be available for occupancy after 4 pm. PLEASE do not arrive earlier expecting to occupy the house. Houses are cleaned as quickly as possible after prior guests leave. Please call (704) 763-2243 upon your arrival and a door code will be provided to you.

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 home 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 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 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.
- No early check-in or late checkout.
- The guest/renter is not evicted 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 fifteen (15) 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 golf cart is available during your stay for an additional charge. Golf carts are also available for rent in Ocean Lakes.

PAYMENTS/ CANCELLATIONS/ SECURITY DEPOSIT:

There will be a \$35 charge for all returned checks. We have scheduled your vacation time on our calendar and have possibly turned others away wishing to rent the same house you have a deposit on.

The total rental charge for the beach house must be paid in full at time of booking.

If for any reason you should have to cancel your reservation, you will receive a full refund of the rental up until 30 days before check-in. 14 days before check-in, 50 percent of the charge will be refunded. After 14 days before check-in we will not refund any of the rental rate you were charged unless we are able to re-book your dates within 3 days of cancellation. Your \$500 deposit will be refunded, however. (You may wish to consider a cancellation protection policy.)

CLEANING:

Cleaning fee is \$250.00. 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 home tidy during your stay. Outside gas grill is to be left clean. All trash is to be put in 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 receptacle under front deck by road for pick up.

GROUPS AND HOUSE PARTIES:

We rent to families. The responsible renter must be at least 25 years of age or older and stay in the house for the entire booking. No underage drinking is allowed. No house parties. If security or Horry County police is 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:

An optional **linen package** is available for **\$150.00**. Linen package includes sheets and bath towels, and a new wrapped loofa for each bathroom. Do not remove bath towels from the home or use as beach towels. You do not need to wash linens and towels before leaving, use the laundry bags provided to put all dirty towels and sheets. *If not utilizing the linen package, Guest must furnish their own linens and towels.*

PAPER PRODUCTS AND OTHER SUPPLIES:

You will need to bring paper products, soaps, shampoos, washing detergents, etc. Please do not move any 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.

WEATHER/HURRICANE RELATED ISSUES:

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

NO SMOKING INSIDE THE HOUSE:

Smoking/Vaping is not allowed in the house. Please smoke 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:

No pets of any kind are allowed. If a pet is found in the house, pet hair found on furniture or any evidence that a pet was in the house, you will forfeit your \$500 deposit. If we are made aware that a pet has been brought into our property during your stay, you will be removed from the property immediately and no refund will be given.

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:

Renters shall comply with state and municipal laws and ordinances. Renters 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 resident's 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 Todd and Lisa Lee (704-763-2243) 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 a unit 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 often happens when guests turn the AC down and the unit freezes. Please keep the AC set at between 68 and 74 degrees. Setting it lower will cause it to continually run, then freeze; a repair person will then need to be called, at the renter's expense. If the air conditioner is on, please make sure all doors and windows are shut. No refunds or rent reductions will be made due to failure of 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.

CARE OF THE PROPERTY:

Renter is 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 or removal from the premises. Renters will be responsible for any damage or misuse that affects the vacation time of the next renters 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. By 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 Renter _____ 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
Ahhh-TUNA Matata, site B-19

# of Adults		Reservation Dates		Check in Date		Check out Date	
# of Children							
Contract Date		Responsible Guest Name					
# Cars driving in		Street Address					
Check in Time	4:00 p.m.	City		State		Zipcode	
Check out time	10:00 a.m.	Cell #:		Email:			

Payment via Zelle preferred. No reservation is confirmed until payment processes. Always enter the House # and the week of your stay in the memo line of the check.

House rental	\$
Taxes	\$
Linen Package	\$
Cleaning Fee	\$250.00
Golf Cart	\$
Security/Damage Deposit	\$500.00
Total Due	\$

SIGNATURE: _____ DATE: _____

COMPLETE WITH ALL GUEST INFORMATION

SITE: B-19

DATES RESERVED: _____ through _____

LIST OF GUESTS:

GUEST	FULL NAME	AGE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

FINES AND VIOLATIONS AGREEMENT

SITE: B-19 SEAHORSE – Ahhh-TUNA Matata

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.

Owners Todd and Lisa Lee 704-763-2243 lakewylietodd@gmail.com

**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 renters and their family/guests at Ahhh-TUNA Matata:

- 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 evicted 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.

- Our home is **NOT** a party house. Please 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 new policy is as follows:
 - 1st incident \$500 fine
 - 2nd incident \$1,000 fine
 - 3rd incident loss of right to rent for a minimum of 1 year
 - 4th incident, possible termination of lease

- If any or part of this agreement is broken while you are a guest these fines WILL BE PASSED ON TO YOU and, by signing this agreement, YOU AGREE TO PAY ALL FINES ACCESSESED 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.

RENTER(S) SIGNATURE: _____ **Date:** _____

GOLF CART POLICY FOR RENTER(S)

SITE: B-19, Ahhh-TUNA Matata
 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 21 years of age with a VALID driver license.** The property owner reserves the right to suspend cart privileges at any time. **Cart rental fees are non-fundable if privilege suspension or breakdowns occur.** *The property owner shall not be held liable for any injuries to cart occupants. Driver license number(s) 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 cart by unauthorized individuals will result in loss of cart privileges for all operators. Possible criminal charges for unauthorized possession (theft) could apply.