

GUEST LICENSE AGREEMENT/SITE: T-33 TERN DRIVE – CURRENT RESIDENT/OCEAN LAKES FAMILY CAMPGROUND  
6001 S. KINGS HIGHWAY  
MYRTLE BEACH, SC 29575

**OWNERS:**

Patrick & Amber Norman

(If contacting Ocean Lakes to verify ownership, Patrick Norman is the only name of record. We are happy to provide a recent utility bill as proof of ownership.)

Patrick: 919-819-1753

Amber: 919-780-9731

Guest Name:

Phone Number:

Home Address:

Email Address:

Total Number of Authorized Guests:

License agreement dates

Security/Damage Deposit:

Rate:

Cleaning Fee:

Tax:

Total:

**GRANT OF LICENSE: This Grant of License for the use and occupancy of the property known as site T-33 at Ocean Lakes Family Campground is only for the specific dates set forth above. This is a license agreement for access and occupancy, subject to the terms and conditions stated herein. THIS IS NOT A LEASE. Guest shall have no rights as a tenant under the South Carolina Landlord Tenant Act. Occupancy of the premises before or after the specific dates and times authorized herein or otherwise in violation of the terms and conditions of this License and Agreement shall constitute trespass and shall subject the guest and all other occupants to immediate removal from the premises.**

**PAYMENTS:** To secure your dates, a security deposit of \$500 is due within 48 hours of signing this guest agreement. This deposit converts to a refundable damage deposit upon arrival. The remaining balance of your vacation is due 45 days prior to your arrival date. We accept PayPal, Venmo or checks. You may also pay via the Homeowners At Ocean Lakes site, which is processed through PayPal.

**YOUR PAYMENT DUE DATE IS:**

**LATE PAYMENTS:** If payment is more than 5 days late, your reservation will be canceled. A cancellation fee of \$100 will be retained from the security deposit. Please add a reminder to your calendar or phone.

**AUTHORIZED GUESTS:** The person signing this agreement must be at least 25 years of age and present for the entire stay. The maximum number of guests allowed to occupy this home during your stay is 7. Children count as guests. We do not allow all 7 guests to be adults due to bunk beds. This policy still applies even if the max guest count would only be exceeded for part of the stay. If more than 7 overnight guests are present, you and your group will be removed from the home with no refund of any monies paid. This guest license agreement may not be transferred, sold, or otherwise given to any other party.

**CANCELATION/REFUND POLICY:** A full refund will be issued for cancellations made 30 or more days before your arrival date. Cancellations 15-29 days before your arrival will receive a 50% refund. Any cancellation 14 days or less prior to arrival will receive no refund. Due to a full peak season calendar (June-September) we cannot offer a reschedule. In case of mandatory evacuation during your stay due to hurricane, a prorated refund will be offered for unused nights. No refunds will be given for weather other than mandatory evacuation order. We recommend purchasing trip insurance to cover illness, injury, change of plans, etc. If covid is a concern, please verify your policy has coverage.

**SECURITY CAMERAS:** There are 2 audio/video cameras with recording capability under the home. Audio is turned off. These are for the safety of our guests, their property, and our property. If cameras are covered, blocked, removed, tampered with, or internet access is disconnected by guest, guest and their group will be immediately removed from the home with no refund of any monies paid. There is one camera in the back left corner and one camera facing the stairs. The entire underneath of the home is visible on these cameras (except for the outdoor shower) There are no cameras within the home.

**PARKING:** OCEAN LAKES REQUIRES PARKING PASSES FOR GUESTS AT \$12 PER CAR, PER DAY paid to Ocean Lakes. We will register you as a guest at site T33, and you will receive an email from Ocean Lakes. If you purchase passes at least 14 days in advance, it is discounted to \$10 per day. If purchased at least 30 days before arrival, they will be mailed to you, otherwise you will need to pick them up at the main office. Office hours are 8 am to 10 pm. There is parking for two cars. The maximum number of passes we will authorize is 2. Owners must authorize a pass for each vehicle and unauthorized vehicles will not be allowed past security. Ocean Lakes does not allow guests to authorize day passes for visiting friends and family.

**GUEST BEHAVIOR:** No parties or events, no drug use (including marijuana of any kind), no fireworks of any kind (including sparklers), no loud music or tv's, no loud or disruptive behavior, no pets, no smoking or vaping inside the home, no burning of candles, wax warmers or incense. Quiet Hours are 11 pm-7 am. Golf carts must be parked during these hours. If Ocean Lakes Security or Horry County police are called to the premises or anywhere on Ocean Lakes property due to the actions, behavior, or noise level of the above-named guest or any guest within their group at any time during the license agreement, this license agreement will be immediately void and above-named person and all guests will be removed from the premises immediately, with no refund of any monies paid. Guest named above will be responsible for all fines levied upon them, anyone in their group, or site T-33 by Ocean Lakes Security during this license agreement. Guests who rent a golf cart or bring their own golf cart and register it to site T-33 agree to review Ocean Lakes Golf Cart Rules. Golf cart rules will be emailed to you prior to check in, they are posted on our refrigerator, and they are available for review online at: <https://www.oceanlakes.com/about-us/policies/golf-car-policies/> If guest or anyone in their party or otherwise is ticketed for any reason while on a golf cart registered to site T-33, guest signing this license agreement is responsible for immediately paying the fine (\$100 up to \$1000) to Ocean Lakes. If guest fails to pay the fine immediately, we are notified by Ocean Lakes Security and the above named and everyone in their group will be removed from the home, with no refund of any monies paid. If above named and/or guests leave the premises without paying any fine levied against them or site T-33 due to guest actions during the dates of this license agreement, the entire security/damage deposit (\$500) will be withheld, plus above named will be responsible for any dollar amount of fines over the \$500 deposit.

**DAMAGES, REPAIRS, MISSING ITEMS, AND PROPERTY CONDITION:** Guests are responsible for any damages to the home and its contents, including but not limited to furnishings, furniture, bedding, mattress pads/encasements, mechanical systems, and components of the home, during the dates of this agreement. The property and its contents must be left in reasonably good condition, similar to how you found it. The cleaning fee covers cleaning associated with normal use, including sanitation of surfaces and laundry of bedsheets, towels, and wash cloths. The cleaning fee does not negate the guests responsibility to clean up after themselves during their stay. All beds must have sheets placed on them. Sleeping on the mattress pads is not allowed. Basic cleaning supplies and laundry products are provided for your use during your stay. Please notify us of any visible damage on the day of your arrival, so we may make note, otherwise it may be assumed the damage occurred during the dates of this license agreement, and you may be held financially responsible. The cleaning team makes note of any missing items at each turnover and if items are missing after your stay, you may be responsible for replacement cost.

**ADDITIONAL CHARGES:** Excessive house cleaning fee: if more time than is normally needed to clean a home of our size is necessary, an excessive cleaning fee will be applied at a rate of \$50 per extra half hour needed to return the home to the condition it was in at your arrival. Delay of cleaning crew fee: If you have not vacated the premises by 10 am on the license agreement end date, you will be charged \$50 for every half hour you occupy the property past 10 am. Smoking of anything (cigarettes, vaping, marijuana etc) in the home will result in loss of \$500 damage deposit for odor removal. If you fail to place sheets on beds and soil the mattress pads, it is a \$25 charge per mattress pad to clean.

**MAINTENANCE/REPAIR OF PROPERTY:** The owners or tradespeople they have hired may enter the premises at reasonable times, with notice, for the purpose of making repairs, maintenance, or inspections. Pest control is performed once a month and may be scheduled during your stay, of which you will be notified at least 24 hours in advance. Please help us avoid/control pests by placing dirty dishes in dishwasher and not leaving open bags or containers of food/drink sitting out. Unfortunately, pests love the beach climate and may find their way into homes from time to time, regardless of pest control measures. If you see pests during your stay, please notify us and we can schedule for a re-spray as soon as reasonably possible.

**CHECK IN/OUT:** Check in is 4 pm on the license agreement begin date. You will be sent check in instructions at least 24 hours before check in time. You will be text the door access code at or slightly prior to 4 pm on license agreement begin date. Check out is 10 am on license agreement end date. Guests check out responsibilities include: stripping sheets from beds and placing all sheets and towels in hall bath tub. All trash must be in a garbage can, guest must load and run dishwasher (leave no dirty dishes), empty fridge, freezer, and cabinets of any contents you brought, place green garbage can by street if checking out on Wednesday or Sunday, make sure beach items are clean and are placed back in garage and house and garage are locked. Hang any wet puddle jumpers in outdoor shower.

**AMENITIES:** Owners have no control over Ocean Lakes amenities or activities. Outdoor water attractions and pools are seasonal. If hours are restricted or amenities are not available during your stay, no refund will be given. A gas grill is provided. If the gas tank is empty and guest wishes to use grill, guest is responsible for cost of propane tank exchange. Clean the grill if you use it and turn off propane. Owners have no control over electricity, cable, internet and water services. There may be short periods of time where a storm affects electric service, TV, internet, or a waterline must be repaired. No refund will be given. Owners will address any mechanical failure of the homes systems or appliances as soon as reasonably practicable and may issue a prorated refund at owner discretion on a case-by-case basis.

**LIMITATION OF LIABILITY:** Guest agrees that he/she/they and their family and invitees shall occupy the premises pursuant to this license agreement at the sole risk of the guest. The property owner shall not be liable to guest for any reason whatsoever arising out of this occupancy agreement, including, but not limited to personal injury, bodily injury, physical or emotional distress, property damage, indirect, incidental, consequential, special, or exemplary damages. This waiver of all claims and agreement to a complete and strict bar to liability on the part of the property owner shall apply to all claims for damages, in law or in equity, whether based on warranty, contract, tort, ordinary negligence, gross negligence, strict liability, or otherwise, under all circumstances. Guest shall indemnify and hold harmless property owner from any and all claims from personal injury, bodily injury, physical or emotional distress, property damage indirect, incidental, consequential, special, or exemplary damages arising from guests occupancy of premises. Guests are responsible to use any provided baby/child items in a safe manner and owners are not responsible for injury resulting from misuse. Owners are not responsible for damages resulting from hurricanes, tornadoes, floods, or other natural disasters. Guest is responsible for evacuation if deemed necessary by executive order.

By signing this agreement, the guest agrees to everything stated above and to review all rules, regulations, or other policies provided on the Ocean Lakes Family Campground website, including Ocean Lakes rental golf cart and or guest cart rules, and to make all guests in their party aware of the rules, regulations, and policies.

**GUEST (Signature):** \_\_\_\_\_ **Date:** \_\_\_\_\_

**OWNER (Signature):** \_\_\_\_\_ **Date:** \_\_\_\_\_