

**SHORT TERM RENTAL AGREEMENT
SITE 7011 "PURPLE PALM"**

**OCEAN LAKES FAMILY CAMPGROUND
6001 S. KINGS HWY, MYRTLE BEACH, SC 29575**

OWNER(S): John & Angie Garrett
PHONE: 864-350-8036
EMAIL: Purplepalmproperty@gmail.com

RENTER(S) INFORMATION: (PRINT)

NAME: _____ **AGE:** _____

NAME: _____ **AGE:** _____

ALL OTHER OCCUPANTS: (PRINT)

NAME: _____ **AGE:** _____

NAME: _____ **AGE:** _____

NAME: _____ **AGE:** _____

NAME: _____ **AGE:** _____

RENTAL DATES:

FROM _____ **UNTIL** _____ **# OF NIGHTS** _____

RENTAL RATE: \$ _____ **PER Night + Taxes:** \$ _____ = **Total Rental Rate:**

\$ _____ **REFUNDABLE SECURITY DEPOSIT: \$400**

CLEANING FEE: \$125 (FREE WITH WEEKLY 7 NIGHT RENTALS)

LINENS: \$125 (FREE WITH WEEKLY 7 NIGHT RENTALS)

DEPOSIT WITH SIGNED CONTRACT: \$ _____ **(Half of total rental + \$400 Security Deposit)**

Deposit along with signed contract must be received in order to reserve your reservation.

FINAL PAYMENT: \$ _____ **(Must be paid 30 days prior to check-in)** **DATE DUE:** _____

As of this contract the owner(s) agrees to rent the property specified by SITE 7011 during the specified dates above according to the following terms and conditions:

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement _____.

Weekly Reservations: Rental begins at 4:00 p.m. Saturday and ends at 10:00 a.m. the following Saturday. Any change from the Saturday-to-Saturday rental will be done on a case-by-case basis and only when schedule allows.

Check-In/Check Out: Check-in time is 4:00 p.m. and check-out time is 10:00 a.m. **THIS IS STRICTLY ENFORCED! EARLY ARRIVAL IS NOT PERMITTED.** Upon departure, please make sure all dishes, pots and pans have been washed and put away. Please be sure the refrigerator and freezer are empty. Place used towels and wash cloths in shower/bathtub.

Renter **MUST BE AT LEAST 25 YEARS OF AGE** and occupy the premises throughout the entire stay! The maximum number of people permitted to occupy and sleep in this property is **SIX (6)**. **THIS IS STRICTLY ENFORCED.** This contract will be voided, and the renter(s) and guest(s) of renter(s) will be asked to leave the premises (at any time) with **NO REFUND OF RENTAL MONEY, INCLUDING THE SECURITY DEPOSIT.** 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 must not allow anyone under the age of **25** to stay at the property without being present.

SECURITY DAMAGE DEPOSIT: This deposit of \$400 is required in advance with signed contract for your reservation to be held. This may be paid by check, money order, or Venmo. The renter is responsible for any and all damages that occur during the rental dates of this contract. The renter is encouraged to notify the owner of any visible damages upon arrival. Upon inspection of the premises and notification from Ocean Lakes that there has not been any fines or violations assessed on the property, owner determines if the security deposit is to be refunded. Refund due will be mailed to renter within 14 days of the day of departure. This gives us time to receive notices/fines from Ocean Lakes if any have occurred. If cost of damages, cleaning costs (beyond basic that is already covered.) exceeds the deposit, **the renter agrees to pay the differences immediately upon receipt of an invoice from the owner.**

Cancellation Policy: Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid. If they cancel 30 days before check-in, they'll get back 50% of the amount they've paid & If they cancel under 30 days before check-in, they won't get a refund.

Rental Unit: This home is completely furnished except for paper towels, toilet paper, soap, washing detergent, trash bags, blankets and beach/pool towels. Beds and furniture are NOT to be moved from room to room. This home has two queen beds and a queen size sleeper sofa. We recommend you bring your own pillows. **DO NOT TAKE QUILTS, LINENS, OR TOWELS OUTSIDE THE HOME.**

Garbage: Renters are to secure all garbage in plastic bags and place in the available container outside and push to edge of road for pickup. Trash is picked up twice a week on Monday and Thursday.

Cleaning: Cost of cleaning is \$125 and covers basic cleaning. Any additional cleaning fees will be deducted from the security deposit. This is not an optional, however cost is waived for all weekly seven night rentals.

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement_____.

Linen Package: Linen package is not optional includes sheets, 6 bath towels, 6 wash cloths, 6 face towels, and 2 bathmats. You will need to bring your own pool / beach towels. The cost is waived for all weekly seven-night rentals.

Parking Restrictions: Parking is limited to two vehicles and 1 golf cart. Ocean Lakes requires that all vehicles purchase a parking pass. Once we receive the signed rental agreement with required payment, we will inform Ocean Lakes that you will be a guest at 7011 for your stay. Ocean Lakes will send you an email allowing you to express check in for your pass at the cost of \$12 per day, if you make the purchase at least 10 days prior to your stay. You can also contact the main office at Ocean Lakes at 864-238-5656. They will mail you the parking pass. We recommend doing this in advance to save time and money. Otherwise, the parking pass will cost you \$15 per day.

Accidents/Injuries: Purple Palm Property, LLC is NOT responsible for any accidents or injuries occurring to the renter(s) and their guest on the property or premises.

Pet Policy: NO PETS are allowed at any time. If you bring a pet, this rental agreement will be forfeited, terminated, and deposits will be retained, and deep cleaning fees will be applied. You will also be made to leave the premises with no refund of rental money will be returned.

Fireworks: No fireworks of any kind are permitted in Ocean Lakes Family Campground.

Maintenance: Purple Palm Property, LLC will make every reasonable effort to have any needed repairs made as soon as possible. Under no circumstances will any refunds be made for any mechanical failure of TV, washer/dryer, or other small appliances. All service request will be handled as soon as possible and may require the Purple Palm Property staff or maintenance workers to enter the premises during a reasonable time for the purpose of making repairs and inspections.

Smoking: ABSOLUTLY NO SMOKING/VAPING INSIDE THE PREMISE. If you are caught violating the smoking policy, this contract will be voided, and the renter(s) and guest(s) of renter(s) will be asked to leave the premises with **NO REFUND OF RENTAL MONEY INCLUDING SECURITY DEPOSIT.**

Security Cameras: Renters understand and accept that the property is protected with outside security cameras. These cameras are used to protect the property from potential break-ins and theft. There are NO cameras inside the home.

Hurricanes and Tropical Storms: Purple Palm Property, LLC is NOT responsible for any damage resulting from natural disasters. Renter(s) are responsible for evacuation if deemed necessary with prorated refund given if evacuation is necessary.

Golf Cart: Golf cart is not available with this rental; however, you are allowed to bring your own or rent one from Ocean Lakes. If bringing your own we strongly suggest you contact Ocean Lakes for their insurance and

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement_____.

registration fees. You will be required to show proof of insurance at Ocean Lakes. No gas-powered golf carts are permitted.

The renter hereby agrees to reimburse the Purple Palm Property, LLC for any penalty that may be imposed upon site 7011 by any court for any reason of any violation upon the premises through fault of the renter(s) herein his/her family member or guest(s).

The renter(s) agrees to **NO HOUSE PARTIES** or **LOUD NOISES**. **QUIET TIME** is 11:00 p.m. to 7:00 a.m.

If Horry County Police is called to site 7011 for ANY disturbances, you will be asked to leave the premises with **NO REFUND OF RENTAL MONEY INCLUDING SECURITY DEPOSIT AND YOU WILL BE FINED AN ADDITIONAL \$500 OR MORE**.

Renter(s) agrees to comply with all the rules and regulations of Ocean Lakes Family Campground and the rental premises.

The premises have been inspected before your arrival and will be clean with linens in place. You are asked to notify the owner by text at 864-350-8036 if at any time during your stay something is broken, missing, or not working properly.

When leaving the premises, we ask that you:

- All dishes have been washed and put away.
- All trash has been bagged and placed in the outside container for pick up.
- All sheets are removed from the beds.
- All sheets and towels used or not are placed in provided laundry bag and placed by front door.
- Text the owner at 864-350-8036 and let them know the property is vacant so the cleaning company can come in to clean and inspect for next guest.

If damage is done to the house or if the house is left unclean beyond reasonable standards, money will be taken from security deposit to cover expenses and additional cleaning. If cost of damages, cleaning cost, or violations exceeds the security deposit, **RENTER(S) AGEES TO PAY THE DIFFERENCE IMMEDIATELY UPON RECEIPT OF AN INVOICE FROM THE OWNER.**

Renter (print name) _____ Phone Number _____

Address _____

Email _____

Renter Signature _____ Date _____

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement _____.

Sign and return with required payment to reserve your reservation. We accept personal checks, money orders, Venmo and cards (there is a 3% additional charge when using cards). Attach copy of valid Driver's license. Copy of rental agreement may be retained for your records.

FINES AND VIOLATIONS AGREEMENT
SITE 7011
OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SC

SIGN AND RETURN WITH RENTAL AGREEMENT

Please read all of your agreement before signing.

Purple Palm Property, LLC 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 you and your family and guest(s) in our home.

Ocean lakes has implemented a new procedure which is stated as follows.

If any renter(s), guest(s), or family or friends using our home is either **evicted** or **arrested** while on our property, the homeowner will be held responsible for that behavior and will be assessed an escalating fine for each incident.

Purple Palm Property, LLC is **NOT** a party house. Please remember you have neighbors so please respect them. In saying this we do not allow drunkenness, loud and vulgar language or music, fighting, or arguments in our home.

Ocean lakes fines are as follows:

- 1st incident \$500 fine
- 2nd incident \$1,000 fine
- 3rd incident \$1,500 fine and 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 YOUR** and by signing this agreement, **YOU AGREE TO PAY ALL FINES ACCESSED** because of your misbehavior during your stay. If court action is required to obtain fine payments, you also agree to pay all court cost in addition to these fines.

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement_____.

These rules are put in place by Ocean Lakes Family Campground, and we must follow them if we want to continue to have this property available to renters. Please help us with making sure all your family members and guest(s) know what is expected from them so Ocean Lakes remains the most safe and enjoyable family-oriented vacation destination.

Renter(s) Signature _____ Date _____

****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 the subsidiaries.****

Renter(s) Initial and verify they have read, understand and agree to the agreements of this agreement _____.