

SHORT TERM RENTAL AGREEMENT
SITE: 1726 NEPTUNE DRIVE
OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SC

OWNER: Cody Selman
PHONE: 843-353-9657

RENTERS: _____
RENTAL DATES FROM: _____
RENTAL RATE: _____
Security Deposit: \$400
Number of Occupants: 5
Deposit with signed contract: \$400
Final Payment (45 Days) before check-in: _____

PHONE: _____
UNTIL: _____
/per WEEK
Children: _____ Ages: _____
Date: _____
Date: _____

As of this contract the owner agrees to rent the property specified by Site 1726 during the specified dates above according to the following terms and conditions:

- 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.**
- Security deposit in the amount of \$400 required in advance. 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.
- 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 **FIVE (5). 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 SECURITY DEPOSIT.**
- **QUIET TIME IS 11 p.m. to 7 a.m.**
- 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.
- If renter cancels more than 45 days prior to check-in date and the owner is able 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 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 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 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****

- 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 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 members or guest(s).
- The renter agrees to **NO HOUSE PARTIES** or **LOUD NOISES**.
- Renter agrees to comply with the following rules and regulations of Ocean Lakes Family Campground and the rental premises:
 - a. **PETS ARE NOT ALLOWED**
 - b. **NO SMOKING/VAPING INSIDE THE PREMISE**
 - c. Garments, towels, and bathing suits are to be hung on lines if provided on the outside of the house.
 - d. Shooting of fireworks on the property is strictly prohibited.
 - e. **DO NOT TAKE QUILTS ON BEDS OUTSIDE THE HOME.**
 - f. Garbage, renter is asked to secure all garbage in a plastic bag and place in available containers for pickup and container be pushed to the edge of 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 house is left unclean or there are any damages, money will be taken from security deposit to cover expenses. If cost of damages, cleaning costs, violations, or golf cart damages exceeds the deposit, **RENTER AGREES TO PAY THE DIFFERENCE IMMEDIATELY UPON RECEIPT OF AN INVOICE FROM THE OWNER.**

Renter(s):

Renter Signature:

Date:

Address:

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

Cody Selman

P.O. Box 14571

Myrtle Beach, SC 29587

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