

Rental Agreement for Sandy Cove by the Lake
N-125 West Lake Trail
in Ocean Lakes Family Campground

Arrival Date:

Departure Date:

Primary Contact

Name:

Address:

City, State, Zip Code:

Email Address:

Phone Number:

Secondary Contact

Name:

Phone Number:

How many car passes will you need?

Name and Age of Guests Staying at Sandy Cove

Name	Age

HOUSE RULES:

- Ocean Lakes Family Campground strives to maintain a wholesome family oriented environment. There is no alcohol to be throughout Ocean Lakes Family Campground, if this is observed there is a fine and penalty up to and including you and your guest being escorted from the property and your rental fee and deposit being forfeited in full. If your conduct or conduct of your guests that you invited onto the property disturbs or offends other guests or residents, Ocean Lakes Security will escort you and your guests off the property and your rental payment for the entire reservation period and deposit will be forfeited. Please remember that you are responsible for any guest that stays in the house with you or guests that you have allowed onto the property to visit.
- **NO** SMOKING or VAPING is allowed in the house. Smoking is permitted on the outside, lower level. All trash must be removed from the premises before checking out. The house and lower area is checked upon your departure for cleanliness and/or any evidence of smoking. If there is any evidence of smoking in the house, you will forfeit your deposit in the entirety so that a professional cleaning service can be hired.
- **NO** PETS are allowed in the house or on the property.
- **NO** food or drinks are allowed in the bedrooms.
- **NO** ride on toys (e.g., Big Wheels, Skateboards, etc.) are allowed on the upstairs deck or in the house.
- **NO** FIREWORKS of any kind are permitted on Ocean Lakes Family Campground property or on the house property.
- Please do not move the furniture between rooms or out of the house, unless discussed prior to doing so.
- Motorcycles cannot be ridden on Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to the house, or can be parked in the Ocean Lakes designated parking area (at the South gate). No trailers of any kind are to be stored at the house either, they are to be parked in the temporary storage.
- Music: Per Ocean Lakes Family Campground rules, no lewd, vulgar, or offensive music.
- Age Curfew - Per Ocean Lakes Family Campground rules, guests under 21 must be at their site from midnight - 5AM.

AMENITIES

- The house has three (3) bedrooms and two (2) full bathrooms. It is fully furnished including one (1) KING size bed in the master, one (1) QUEEN size bed in the second bedroom, and (1) one TWIN over TWIN bunk in the third bedroom. You will find two (2) pillows and one (1) blanket located in each bedroom.
- Smart TVs with basic cable (Spectrum) are in the living room and each bedroom. There is also a smart TV under the house in the outdoor living area. If you log in to different streaming services during your stay, please be sure to log out of your personal accounts (on each TV) before checking out.
- Internet/cable is provided as a courtesy but we are not responsible if it is not working. Please contact us when services go out and we will contact Spectrum to get the issue corrected as soon as possible.

WIFI network: Sandy Cove Guest

WIFI password: Will be provided upon check-in

- The kitchen is fully equipped including pots and pans, toaster oven/airfryer combo, blender, Keurig coffee maker, crock pots, plates, cups, bowls, utensils for cookware, silverware, knife set, etc. Please respect all appliances and kitchenware and we ask that it be left in the same condition it was when you checked in so the next guest can enjoy it, as well, or you will be responsible for the replacement of damaged items.
- Trash bags are provided for the kitchen trash can. While we want to provide these for your convenience, if this amenity is abused (i.e. trash bags are stolen), we will discontinue this. Trash days are Monday and Thursday. Upon check-out, please move the trash can to the road.
- Dawn dish soap is provided by the kitchen sink. The bottle is refilled between each guest, so please do not remove it.
- Any kitchen amenity that may be left is a courtesy and should not be expected. IE: storage bags, plastic wrap, spices, etc.
- Each bathroom has a dispenser with shampoo, conditioner, and body wash.
- A beach cart, low seated beach chairs, and assorted beach toys are available for your use. We do **NOT** provide a beach umbrella.
- A BBQ grill is provided for your use on the lower level. Us providing a gas grill is strictly for your convenience, however, the provision of propane for use of such grill is at your sole

discretion and expense. If the propane tank is low or empty, for a fee, you can contact Ocean Lakes for a refill. Ocean Lakes does provide a propane service that is separate from this rental agreement. The propane tank can also be exchanged at most grocery stores and gas stations. We are not responsible for maintaining a full propane tank. **THERE WILL BE A \$75 FEE FOR LOST OR STOLEN PROPANE TANK. DUE TO THE POTENTIAL FIRE HAZARD THE BBQ GRILL MUST NOT BE MOVED FROM THE CURRENT LOCATION.**

- PLEASE NOTE: There is NO telephone service in the house.
- **SECURITY CAMERAS** are in use on the lower level. This is for your protection and ours. As a general rule, we will only be checking the cameras on check-in/check-out day to determine when guests leave and proper occupancy when guests arrive.

WHAT YOU NEED TO BRING

- Bedroom Linens: sheets & pillow cases for king bed, queen bed, two (2) twin beds.
- Bathroom: bathroom towels, wash clothes, hand towels, beach towels.
- Kitchen: kitchen towels and dish clothes (1 sponge will be provided).
- Paper Products: Toilet paper, paper towels, and laundry detergent. One (1) roll of paper towels and two (2) rolls of toilet paper will be provided upon check in.
- Beach umbrella, if wanted.

CHECK-IN

- Check in time is **NO EARLIER than 3:00 p.m.** If the prior guests leave sooner and the house is cleared before 3pm, we will text or call you to let you know that the house is available for you to check in.
- To use the gate at the top of the steps, you will pull up on the knob and push forward.
- To access the house, we will text you the six (6) digit code for the door lock on the day of your arrival. In the event of an emergency or dead battery, there is a lock box located in the outdoor shower. Go into the shower, shut the door, and the lock box will be to the right of the door. The code to this lock box will only be given by a telephone call. If you do have to access this box, please return the keys to the lock box when you depart from your vacation.

- To enter the house, type the six (6) digit code into the keypad. You'll want to touch the keypad to make it light up. You'll hear beeps when you touch the keys to know that it's recognizing your touches. Once you enter the six (6) digit code, press the checkmark to unlock the door. The door is set to auto-lock so you will need to re-enter the code to unlock the door once it has been shut.
- Once inside the house, the deadbolt can be used for extra protection. However, please note that the key to the deadbolt is not included in an average stay. The key is in the lock box downstairs (for use in emergencies only), so please keep this in mind.
- When you arrive at the house, please check that the prior renter did not leave dirt or damage. To protect YOUR security deposit, **please report problems to us immediately (by no later than 10:00am of the day after you arrive)** at 864-723-3729 (Maria) or 803-201-8341 (JR). Please leave a message if we do not answer and we will get back with you as quickly as possible.
- If you need maintenance / service for any item in the house, please contact 864-723-3729 (Maria) or 803-201-8341 (JR).
- It is your responsibility to leave the house undamaged and without any extra cleaning. You have paid for basic cleaning (vacuum, tubs, showers, toilets, etc.) at your departure with the cleaning fee. We want to refund every deposit.

CHECK-OUT

- Check out time is **NO LATER than 10:00 a.m. NO EXCEPTIONS will be made for late check out during summer months.** There is a 30- minute grace period and then a fee of \$100 per hour will be charged for late check out.
- Be sure to log out of all personal accounts on all TVs.
- If you were given access to the key box, be sure to return any and all keys.
- All dishes should be loaded into the dishwasher and started.
- Please remove all trash from the house and place it in the green trash can downstairs. Please move this can to the side of the road. Trash Days are Monday and Thursday.

DEPOSIT / CANCELLATION

- A security deposit of \$500 and a completed Rental Agreement will hold your reservation. For next-year reservations, deposits will be due as follows:
 - 25% of rent will be due by December 31.
 - 25% of rent will be due by February 15.
 - Remainder of rent will be due two (2) months before check-in date.

If due dates have already passed, the amount that would have been paid at the time of contract is due at the time the contract is signed.

We accept Venmo, checks, and money orders.

- **Make the check payable to "Beach Jam LLC" or "Maria Senn". The mailing address is at the bottom of the signature page on the agreement.**
- If your check is returned to us by the bank, we will charge you \$75.00 and your reservation will be void. In the event you are unable to keep your reservation date, notice must be given no later than sixty (60) days PRIOR to your arrival date and your deposit will be returned. Otherwise, deposit and any rental monies paid will be forfeited if you cancel within that time period.
- If you cancel reservations within sixty (60) days of your reservation/arrival date, or do not use the property during your reservation time period, your rent money and/or deposit **WILL NOT BE REFUNDED**.
- In the event the house is rendered unusable due to fire, theft, or natural disaster during your rental / reservation period, your rent minus a prorated amount of each night you occupied the house, will be refunded. Notwithstanding the foregoing, you agree that in the event a fire is due to your negligence all monies paid will be forfeited. If it is determined by us, prior to your rental / reservation period, that the house is rendered to be unusable due to circumstances as set forth in this paragraph, any and all rent and deposit paid will be refunded.
- Your security deposit will be returned within fourteen (14) days of your checkout, unless the house is left dirty or damaged or if there were issues with security during your visit. If the cost to clean the house and/or repair damages exceeds the \$500 deposit, you will be billed for any such excess cost(s). You agree to compensate us for any and all cleaning/repair/security costs.

The following monies (in total) **must be received from you on or before sixty (60) days** prior to your arrival date. In the event we do not receive such monies, your reservation will be cancelled and any and all deposits will be FORFEITED.

RENTAL CHARGES: *Please complete the highlighted cells...*

		Total	Due Date
Security Deposit		\$500	Due at Date of Reservation Refundable within 14 days of check-out
Rent		\$	
25%	\$		
25%	\$		
50%	\$		Enter 2 months prior to check-in _____
Total		\$	

- Please return the signed agreement AND your deposit within three (3) business days of receipt of this agreement.
- By signing your name below, you certify that you are at least 25 years old and that you agree to the terms and conditions of this agreement.

Signature _____

Printed Name _____

Date _____

Thank you for staying with us and we hope you enjoy your stay!

Beach Jam LLC

JR & Maria Senn

mailing address: 512 Persimmon Tree Rd, Lexington, SC 29072

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