**1160 Rental Agreement**

Please complete and initial contract to show compliance of rules and regulations.

\_\_\_\_\_\_\_\_\_\*Renter must be a minimum of 25 years of age to enter into this agreement.

1. \_\_\_\_\_\_ RENTAL LOCATION: The house is located at 6001 S. Kings Hwy, Myrtle Beach, South Carolina 29575 Unit #1160 in Ocean Lakes Family Campground.

2.\_\_\_\_\_\_\_ DURATION: The dates reserved are \_\_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_\_\_, 2021.

3.\_\_\_\_\_\_ RENT: Renter agrees to pay in-full the rental amount of \_\_\_\_\_\_\_\_\_\_ 30 days prior to the start of the agreed upon reservation.

4.\_\_\_\_\_ SECURITY DEPOSIT: All rentals require a security deposit of $300. This deposit will hold your reservation and be refunded to you if there is no damage to the property.

5.\_\_\_\_\_\_ PARKING: Renter shall be responsible for purchasing parking pass at front office prior to entry of park at a rate of $12.00 per day per vehicle. Parking shall only be permitted on driveway with a maximum of one car or small truck parked on property at one time. Golf cart pad is only to be used for parking a single golf cart. If additional parking is required, you may park in the over-flow lots near the highway.

6.\_\_\_\_\_\_ OCCUPANTS: There is a maximum number of 6 guests staying on any given night.

The following individuals shall be allowed to occupy the premises:

1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_
2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_
3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_
4. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_
5. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_
6. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ ( age) \_\_\_\_\_\_\_\_\_\_\_

7.\_\_\_\_\_\_ AMENITIES/UTILITIES: The Owner is responsible for providing: water, electricity, sewer, cable, internet, A/C and heat, refrigerator, microwave, washer/dryer, stove, and basic kitchenware. Owner agrees to keep the premises in good condition and to repair any services.

8. \_\_\_\_\_\_\_LINENS: The Renter is responsible for bed linens (2 full, 2 twin), towels, and paper products.

9.\_\_\_\_\_ USE: Renter shall only be able to use the premises for residential, non-business purposes and will abide by all Ocean Lakes Rules and Regulations. (Rules and Regulations may be located at Oceanlakes.com)

10.\_\_\_\_\_ CONDITION: Renter understands that they will be accepting the premises in its “as is” condition and will immediately notify the owner of any preexisting damage and/or substandard cleanliness upon arrival.

11.\_\_\_\_\_\_ PETS: NO Pets/Animals allowed on premises. If an unauthorized pet is found to be on the premises, the Renter will be charged an additional pet cleaning fee.

12.\_\_\_\_\_\_\_ LIABILITY: The Owner is not liable for any loss or damage to the Renter’s personal property.

13. \_\_\_\_\_\_ ENTRY: Per State Law, the Owner has the right to enter the property with proper notice for any repair, inspection, extermination, installation, or any entry deemed necessary.

14.\_\_\_\_\_\_ TOBACCO & VAPING: The use of Tobacco (in any form) and vapor products inside the house is strictly prohibited. Any violation of this rule is a break in contract and will result in a forfeiture of security deposit.

15.\_\_\_\_\_\_ CHECK-IN / CHECK- OUT: Check in time is 3:00 PM. Check out time is 10:00 AM. Please contact the Owner if special arrangements are necessary. \*\*Please do not enter the home property prior to 3:00 PM. Doing so will indicate that the Renter has accepted responsibility for any damages caused by the previous renter as the cleaning company may not have had a chance to check the property yet.

16.\_\_\_\_\_\_ LOST KEYS: An additional charge of $20 will be deducted from security deposit per key. This will cover the cost of both replacement as well as over-night shipment.

17.\_\_\_\_ 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%. Otherwise, they won't get a refund.

18.\_\_\_\_\_\_ CLEANING: All rentals require a $100 cleaning fee. However, renters must also: empty the trash into outside dumpster, empty the refrigerator, and remove all personal items from the premises. This must be completed to receive a full security deposit refund. A comprehensive inspection of the property will be made after each departure.

19.\_\_\_\_\_ GROUPS AND HOUSE PARTIES: WARNING – WE RENT TO FAMILIES AND RESPONSIBLE ADULTS ONLY. We do not rent to house parties or groups including, fraternity, high school graduation, spring breakers, or other non-family groups.

20. \_\_\_\_\_\_ GOLF CART: We do not provide a golf cart. Golf Cart rental can be obtained at Ocean Lakes main office. There is a concrete pad in the back that the golf cart can be parked.

22. I agree to abide by all rules and regulations of this agreement.

Tenant’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_