**Short Term Rental Lease Agreement**

**5111 E Sandlapper Drive**

 **Ocean Lakes Family Campground**

**Myrtle Beach, South Carolina**

**Contact Information**

Marsha DeVane : 336-457-5065

 Lauren DeVane Parks: 336-255-9161

 Email: dppremierproperties@gmail.com

Renters Name:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Phone:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

How many occupants will be in the house?

Adults/Ages:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Children/Ages:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Parking: Max of 2 Vehicles are allowed on the property. Any additional vehicles will need to park in overflow parking. Ocean Lakes will reach out to you directly for parking pass payment. If your stay is more than 2 weeks away they will send an express pass. If not, you will need to pick up at the front office at arrival. A parking pass is $15 per day/per car when paid in advance.

Rental Dates - From\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Until\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deposit Fee: $\_\_\_\_\_\_\_\_\_\_\_ This is a refundable deposit once you have left the site and everything has been checked and is free of damage. This includes areas that cannot be cleaned also. Deposit will be returned within 2 weeks after your stay.

Your deposit of: $\_\_\_\_\_\_\_\_\_\_ plus 50% of rental fee will hold your rental dates noted above for 5111 E Sandlapper Dr.

Rental Rate: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Total Rental Rate including Taxes: $\_\_\_\_\_\_\_\_\_\_\_\_\_

Deposit Date Due:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Deposit + 50% Amount:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
Final Payment Date Due:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If not received by this date, you will lose your reservation and your deposit will be returned with less $50.00 for processing fees.

As of this contract the owner agrees to rent the property by site 5111 E Sandlapper Drive during specified dates above according to the following terms and conditions.

1. Check in time is 4pm and check out time is 11am. Please abide by these times unless notified by the owner of a different time.
2. Security deposit against damages in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_ also listed above is required in advance. Upon inspection of the premises, the owner will determine if the security deposit is to be refunded.  **Remember to treat anyone else's property as you would treat yours.** Refunds will be returned to original payment upon inspection of the cottage within 14 business days of departure. This gives time to receive notices/fines from Ocean Lakes if any have occurred.
3. The Rental tenant must be 25 years of age or older and must occupy the premises throughout the stay of the above listed dates. This is strictly enforced.  **The contract will be voided, and tenants and guests will be asked to leave the premises at any time without any refund of money. This includes any deposit or fees paid.**
4. Tenants are responsible for any damages that occur during the rental dates listed above. The tenant is encouraged to notify the owner of any visible damages upon arrival at the property. **Take pictures and text them to the owner upon check-in immediately.**
5. **If the tenant cancels more than 30 days** prior to check-in date and the owner is able to re-rent the property, the deposit will be refunded minus a **$50** cancellation fee. If the house remains vacant you will forfeit your deposit. If a renter cancels less than **30 days** from check-in date and the owner is able to re-rent the property your rental payment and deposit will be refunded minus a **$50** dollar cancellation fee. If the owner cannot re-rent the property, the rental payment will be forfeited and be retained by the owner as compensation for the time the property has been held from the rental market. If the rental payment is forfeited the security deposit will be returned.
6. The rental property period may not be sub-leased, transferred, sold or given to any other party at any time. **The person signing this contract must not allow anyone underage to stay on this property without them being present. If the owner finds that the house is being rented to underage persons, you will lose your deposit and also the money that was paid to stay on the approved dates. You will also be asked to leave the property for the remainder of your stay.**
7. The owner may also enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections upon the property.
8. The **owner** shall **not** be responsible for any accidents or injuries occurring to the renter or guest of the renter on this property or premise.
9. The **renter** hereby **agrees to reimburse** the **owner** for any penalty’s, fines, or tickets that may be imposed upon the owner by any court by any reason of any violation upon the premise or Ocean Lakes Family Campground through the fault of the renter herein his/her family members or guest.
10. The renter agrees to **no house parties or loud noises**. If Horry County police are called to this site for any disturbances, **the renter will be fined $500 dollars or more, and the loss of your deposit.**
11. Renter agrees to comply with all the rules and regulations of Ocean Lakes Family Campground and the following of the rental premises.
	1. **No Smoking or VAPING inside the house**
	2. **No Pets**
	3. **Shooting of fireworks on the property is prohibited and against the law.**
	4. **Garbage - Renter is asked to secure all garbage in a plastic bag, place it in available trash cans for pickup, and roll the trash can to the curb on trash day and upon departure. Trash pickup is posted on the fridge.**
	5. **If a complementary Golf Cart is provided, you must be 21 to operate. All renters and guests must abide by Golf Cart Rules set by Ocean Lakes Family Campground. These are posted on the fridge and Golf Cart.**
12. 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.
13. The house has been inspected before your arrival and should be clean and in order. Upon departure, each guest is responsible for cleaning and leaving the house in good condition. A cleaning checklist can be found in the welcome notebook. If the house is left unclean, or if there are any damages, money will be taken from your security deposit to cover expenses. If the cost of damages, cleaning costs or golf cart violations exceeds the deposit the renter AGREES to pay the difference immediately upon receipt of an invoice from the owner.
14. 5111 E Sandlapper Drive has security cameras outside of the property.
15. TENANT agrees to hold LANDLORD harmless of any injuries or claims caused by or contributed to by accidents, allergic reactions, or any other casualties or health problems, **including viruses**, which may arise during tenancy or as a result of said tenancy. Safety precautions undertaken by LANDLORD are not foolproof, and TENANT shall hold LANDLORD harmless from all claims to person or property arising out of the use and occupancy of the premises.

INSPECT THE HOUSE UPON YOUR ARRIVAL AND REPORT ANY CONCERNS IMMEDIATELY TO THE OWNER. TAKE PICTURES UPON ARRIVAL AND ALSO DEPARTURE.

After reading carefully, sign and send the deposit of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_. **Payment can be mailed by check or sent to Venmo Account: @Lauren-Parx.** Checks can be written to D&P Premier Properties LLC. Deposit will be returned 2 weeks after your stay.

Mailing Address: D&P Premier Properties / 202 S Bunker Hill Rd. Colfax, NC 27235

Deposit Due: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Final Payment Due:$\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If not signed and returned by the deposit due date, we will not hold the requested dates you to rent.

Renter Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renters Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Site # 5111 E. Sandlapper Drive

Our cottage is located inside of 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 as a guest in our house.

As of 1/1/2012 Ocean Lakes has implemented the following procedures:

If any guest, family or friend using your unit is either evicted and or arrested while on your property, the homeowner will be held responsible for that behavior and will be assessed and escalated fines for each incident. Our home is not a “Party House”. Please remember you have neighbors and have respect for them. In saying this we do not allow drunkenness, loud and vulgar language or music, fighting or arguments.

If any or part of this agreement is broken while you are a guest these “FINES” will be passed on to you 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 fines or payments, you also agree to pay all court costs in addition to these fines. These rules are put in place by Ocean Lakes and we must follow them if we want to continue having a home in Ocean Lakes. Please help us with making sure all your family members know what is expected from us and Ocean Lakes and that it remains the safest and most enjoyable family-oriented vacation destination that we can have.

Renters Signature:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_