

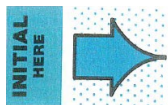
SHORT TERM RENTAL AGREEMENT**SITE S- 19 "COASTAL CHAOS"****OCEAN LAKES FAMILY CAMPGROUND****6001 S. KINGS HWY, MYRTLE BEACH, SC 29575****OWNER(S):** Triple Tier Investments LLC

Zane & Taylor Yates

PHONE #: 336.577.3116 or 336.776.7332**EMAIL:** CoastalChaos@triple-tier-investments.com**RENTER(S) INFORMATION: ***MAXIMUM 7 *******NAME:** **AGE:****NAME:** **AGE:****NAME:** **AGE:****NAME:** **AGE:****NAME:** **AGE:****NAME:** **AGE:****NAME:** **AGE:*******ONLY THESE REGISTERED GUESTS ARE ALLOWED OVERNIGHT IN THE RENTAL*******RENTAL DATES:****FROM:** **UNTIL:** **# OF NIGHTS:****RENTAL RATE:** \$..... **PER WEEK/ STAY REFUNDABLE SECURITY DEPOSIT:** \$500**CLEANING FEE:** \$250 (LINENS AND TOWELS INCLUDED)**COMPLIMENTARY GOLF CART: INCLUDED****DEPOSIT WITH SIGNED CONTRACT:** \$..... (\$ Half of the rental + \$500 Security Deposit.)**DATE:****FINAL PAYMENT: (30 DAYS prior to check-in)** \$..... (\$ Rental balance + \$250 Cleaning Fee.)**DATE:**

As of this contract the owner(s) agrees to rent the property specified by **Site S19** during the specified dates above according to the following terms and conditions:

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.



****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****

Check-In/Check Out: Check-in time is **4:00 p.m.** and check-out time is **10:00 am.** **THIS IS STRICTLY ENFORCED! EARLY ARRIVAL IS NOT PERMITTED.** Upon departure, please make sure all dishes, pots, pans, utensils and cups are washed and put away. Also be sure that the refrigerator and freezer are empty. Please remove sheets from the beds and replace the comforters. Place all towels, washcloths and sheets in the laundry bags and ensure bags are left by the front door. Spray/wash sand off golf cart & return to building, place golf cart key back on key ring by front door.

The person signing this contract **MUST BE 25** years or older and occupy the premises throughout the entire stay! Renter must not allow anyone under the age of **25** to stay at the property without being present. The rental period may not be sub-leased, transferred, sold, or given to any other party or at any time.

*****The maximum number of people permitted to occupy and sleep in this property is SEVEN (7) and need to be registered prior to check-in. THIS IS STRICTLY ENFORCED.***** If any of the rules above are broken 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.**

Rental Unit: Unit is completely furnished except for paper towels, toilet paper, soap, washing detergent and trash bags.

Beds and furniture are NOT to be moved from room to room. Rental has 2 queen beds, a bunk bed: top twin bed and bottom full bed.

*****DO NOT TAKE QUILTS ON BEDS OUTSIDE THE HOME.*****

Security Damage Deposit: This deposit of **\$500** is required in advance with signed contract for your week to be held. This may be paid by Venmo, Cash App or Cashiers Check. 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 damage upon arrival.

*****All objects inside and outside the house including decoration are itemized and must not be taken by the guests at any time/check out.***** Upon inspection of the premises and notification from Ocean Lakes that there has not been any fines assessed on the property, owner determines if the security deposit is to be refunded. Refund due will be returned to renter within 14 days 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 difference immediately upon receipt of an invoice from the owner.**

Golf Cart: We offer a **complimentary** golf cart. In order to operate the golf cart, you must be **25 YEARS OLD** or **OLDER** with a valid driver's license per our insurance and has to be registered prior to check-in. *****THIS IS STRICTLY ENFORCED.***** The property owner reserves the right to suspend cart privileges at any time and keep the golf cart security deposit. Please see attached page #5. If you are stopped and issued a ticket **YOU will be responsible to pay the fine and also the fine that is given to us as the owners.** Upon inspection of the cart and notification from Ocean Lakes that there have not been any violations/fines assessed the deposit will be mailed to renter within 14 days of departure.

*****If preferred, Ocean Lakes provides golf cart rentals for 16 years old and up with a valid driver's license.*****

Cleaning: The \$250 cleaning fee covers basic cleaning; any additional cleaning fees will be deducted from the Security Deposit

Linen Package: Linen Package includes sheets and pillow cases for all beds, towels and wash cloths, kitchen towels, hand towels and beach towels

Cancellation Policy: If the renter cancels more than 60 days prior to check-in date there will be a \$50 penalty fee. It would be deducted from the security deposit. If the renter cancels less than 60 days prior to check-in date, there will be a \$200 penalty fee. It would be deducted from the security deposit.

Parking Restrictions: Parking is limited to **ONE** car and **ONE** golf cart. A parking pass is required by OCEAN LAKES. Once we receive the signed rental agreement with payment, we will inform Ocean Lakes that you will be a guest at \$19 during your stay. Ocean Lakes will e-mail you a secure payment link with your authorization number.



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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.

Smoking: NO SMOKING/VAPING INSIDE THE PREMISE. If caught violating these, 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.**

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 house.

Maintenance: We will make every reasonable effort to have the repairs made as soon as possible. Under no circumstances will any refunds be made for mechanical failure of TV, washer/dryer, or other small appliances. All service requests will be handled within a 24-hour period. The owner may enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections.

Accidents/Injuries: The owner shall NOT be responsible for any accidents or injuries occurring to the renter or guests of the renter on this property or premise.

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.

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

Hurricanes and Tropical Storms: Owner is not responsible for damage resulting from natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.

Expectations: The premises have been inspected before your arrival and will be clean. Upon departure, guest is responsible for texting the owner at **336.577.3116 or 336.776.7332** letting them know the property is vacant and the cleaning company can come in to inspect the house. Any missing items, or 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. If cost of missing items, 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 agrees to comply with all the rules and regulations of Ocean Lakes Campground and the rental premises. *****NO HOUSE PARTIES or LOUD NOISES. QUIET TIME** is 11 p.m. to 7 a.m.*** **Please see attached page #4.** If Horry County police is called to this site for any disturbances, you will be fined \$500 or more. The renter hereby agrees to reimburse the owner for any penalty that may be 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).

I agree,

Renter: Date:

Renter's Signature: Phone Number:

Address: E-mail:

Please sign/initial pages 1-6 and return to the address or e-mail address below with the required security deposit. Upon receipt an invoice will sent via email for the 50% required booking deposit. **Please attach a copy of a valid Driver's License.** Door code will be provided to renter within 48 hours of arrival.

A copy of the Rental Agreement may be retained for your reference.

Zane and Taylor Yates

CoastalChaos@triple-tierinvestments.com

FINES AND VIOLATIONS AGREEMENT**SITE S19 COASTAL CHAOS****OCEAN LAKES FAMILY CAMPGROUND****6001 S. KINGS HWY, MYRTLE BEACH, SC 29575****PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING**

- Our home 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 followed: If any guest(s), family or friend using your unit is either **evicted** or **arrested** while on your property, the homeowner will be held responsible for that behavior and will be assessed an escalating fine for each incident.
- Our home is **NOT** a party house. Please remember you have neighbors and respect them. In saying this we do not allow drunkenness, loud and vulgar language, or music, fighting or arguments in our home or home premises.

The new program will be as follows:

1st incident \$500 fine

2nd incident \$1,000 fine

3rd incident \$1500 fine and loss of right to rent for a minimum of 1 year

4th incident, possible termination of lease.

- If the above is not followed while you are a guest these fines **WILL BE PASSED ON TO YOU** and by signing this agreement **YOU AGREE TO PAY ALL FINES ASSESSED** because of the misbehavior during your stay. If court action is required to obtain fine payments, you also agree to pay all court costs in addition to these fines.
- If misbehavior is reported to owner, owner has the right to void this contract 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**.
- These rules are put in place by Ocean Lakes Family Campground, and we must follow them if we want to continue to have a home here. 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.

I agree,

NAME:**RENTER'S SIGNATURE:**

GOLF CART POLICY FOR RENTER(S)**SITE S19 COASTAL CHAOS****OCEAN LAKES FAMILY CAMPGROUND****6001 S. KINGS HWY, MYRTLE BEACH, SC 29575****PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING**

GOLF CART POLICY: We offer a **complimentary** golf cart. The golf cart is complementary, if for some reason it is out of commission we DO NOT compensate for that. Drivers license number (s) will be required.

• **S19 “Coastal Chaos”** requires **ALL** cart operators to be **REGISTERED GUESTS AND 25 YEARS OLD OR OLDER** with a valid driver’s license. *****THIS IS STRICTLY ENFORCED.***** If this is violated the property owner reserves the right to suspend cart privileges at any time. There will be a \$500 fee/fine which you (the renter) will be responsible to pay us (the homeowner) if you allow an unlicensed driver to drive our golf cart and you will also receive a \$100 fine from Ocean Lakes Family Campground security on the spot. Renters are responsible for paying all fines to Ocean Lakes Family Campground.

• Cart rental fees are non-fundable if suspension or breakdown occurs.

• The property owner shall not be held liable for any injuries to cart occupants.

• Golf cart capacity cannot exceed 5 people.

• Ocean Lakes Family Campground has a **ZERO TOLERANCE POLICY** for violations of golf cart rules. If you are stopped and issued a ticket **YOU will be responsible to pay the fine and also the fine that is given to us as the owners.**

• **NO** carts are to be out during quiet time **11 pm – 7 am**. If misbehavior is reported to owner, owner has the right to void this contract 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**. **Please see attached Page # 6.**

Upon inspection of the cart and notification from Ocean Lakes that there have not been any violations/fines assessed the deposit will be returned to renter within 14 days of departure.

I agree,

NAME: **SIGNATURE:**

PLEASE LIST ALL AUTHORIZED CART OPERATORS:

NAME: **AGE:**

DRIVER’S LICENSE NUMBER:

NAME: **AGE:**

DRIVER’S LICENSE NUMBER:

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*****WARNING*****

Golf Cart Rules are strict in Ocean Lakes Family Campground!
BE CAREFUL OR YOU WILL LOSE YOUR GOLF CART PRIVILEGES
AND YOUR \$500 GOLF CART SECURITY DEPOSIT.

IF CAUGHT BREAKING ANY OF THE FOLLOWING RULES YOU WILL BE ASKED TO LEAVE
IMMEDIATELY WITH NO MONEY REFUNDED!

- 1. All drivers must be 25 years old to drive our golf cart, be a registered guest in N-32 and have a valid driver's license in their possession. This is our rule and you have agreed to this on the rental agreement. If you have someone under the age of 25 who you want to drive, then you can rent a golf cart from Ocean Lakes.**
- 2. DO NOT TAKE THIS GOLF CART OUTSIDE THE GATES OF OCEAN LAKES!**
- 3. NO LOUD OR VULGAR MUSIC!**
- 4. STOP AT ALL STOP SIGNS WITHIN THE PARK! -SECURITY GIVES NO WARNING FOR THIS**
 – FINES WILL BE IMPOSED IF CAUGHT DOING THIS.

THIS GOLF CART IS COMPLIMENTARY AND IS NOT A GUARANTEE IF CART BREAKS DOWN
DURING YOUR STAY. EFFORTS WILL BE MADE TO RECTIFY THIS ISSUE BUT NO REFUND OR
REIMBURSEMENT WILL BE MADE.

OCEAN LAKES GOFT CART RULES – NO WARNINGS ARE GIVEN –
FINES GIVEN FOR THE FIRST TIME OFFENSE UP TO \$500

- 5. NO RECKLESS DRIVING.**
- 6. NO RACING.**
- 7. NO MISUSE OF GOLF CART.**
- 8. NO OPEN CONTAINERS OF ALCOHOLIC BEVERAGES ARE ALLOWED ON GOLF CARTS! THIS INCLUDES THE DRIVER AND THE PASSENGERS.**
- 9. QUIET TIME IS BETWEEN THE HOURS OF 11. PM UNTIL 7 A.M.**
 – NO CARTS ARE TO BE OUT DURING THESE HOURS! - NO EXCEPTIONS!

*****ZERO TOLERANCE*****

I agree,

NAME: **SIGNATURE:**