

WELCOME TO THE WAVE! WE LOOK FORWARD TO HOSTING YOU SOON!

SHORT TERM RENTAL AGREEMENT- Dina Sosa - THE WAVE

Site: 5737 – OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SOUTH CAROLINA

Manager: DINA SOSA

Address: 10827 WYNDHAM POINTE DRIVE CHARLOTTE NC 28213

Phone: 704-258-7837

RENTERS:

ADDRESS: _____

EMAIL: _____ PHONE: _____ # OF

OCCUPANTS (adults): _____ (children): _____

PLEASE LIST ALL NAMES OF RENTERS, THEIR AGE, AND PHONE NUMBER:

Name	Age	Phone #

OF VEHICLES _____ Tag #1 _____ Tag #2 _____

RENTAL DATES:

RENTAL RATE:

TAXES :

CLEANING FEE: \$150

TOTAL CHARGE FOR YOUR STAY -

REFUNDABLE DEPOSIT DUE: \$250.00

TOTAL AMOUNT DUE WITH AGREEMENT - (Dates are blocked for 10 days please return agreement and payment promptly. Once agreement and payment are received your dates are blocked through the end of your stay)

DEPOSITS RETURNED WILL BE ISSUED WITHIN 14 DAYS AFTER CHECK OUT.

LINENS - ARE NOT PROVIDED PLEASE BRING BEACH TOWELS, BATH TOWELS, AND, SHEETS (1 QUEEN, 2 FULL (INC SOFA BED). IF YOU FORGET... WALMART IS 4 MIN DRIVE AND A STORE IS IN THE COMMUNITY FOR YOUR CONVENIENCE. REMEMBER YOUR PAPER PRODUCTS AND WASHING SOAPS.

Please be on time checking out so, we can prepare for our next guests.

30 minutes late = \$50 of deposit kept

1h late = \$100 of deposit kept

If you would like to schedule a late check out please do so, before your departure date and we will do what we can to try and accommodate you. This usually is not available during prime season.

As of this contract the owner agrees to rent the property identified by Site 5737 during the specified dates above according to the following terms and conditions:

1. **Check-in time is 3 p.m. and check-out time is 10 a.m.** Strictly enforced. Early arrival is not permitted. The owner will text you home access instructions.
2. Security deposit against damages in the amount of \$250 is required in advance. Upon inspection of the premises, the owner determines if the security deposit is to be refunded. Refund will be mailed 14 days after check out to renter, allowing us to receive any fines/notices from Ocean Lakes, if any have occurred.
3. At least one renter must be 25 years or older to occupy the premises throughout the rental stay. The maximum number of persons permitted to occupy is six (6) and is strictly enforced. (Let us know if you have a tiny tot as we can make an exception). If this rule is broken the contract will be voided, and the renter(s) and guests of renter(s) will be asked to leave the premises (at any time) with no refund of rental money, including the deposit.
4. Renter is responsible for 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 at the property. Take pictures and text them to me immediately.
5. Travelers who cancel at least 30 days before check-in will get back 100% of the amount they've paid. If they cancel between 14 and 30 days before check-in, they'll get back 50%. Otherwise, they won't get a refund.
6. The rental period may NOT be sub-leased, transferred, sold, or given to any other party. The person signing the contract must not allow anyone underage to stay on this property without them being present.
7. The owner may enter at any reasonable time, with or without notice, for the purpose of making repairs or inspections.

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 that may be imposed upon the owner by any court by any reason of any violation upon the premises through fault of the renter herein his/her family members or guests.

10. The renter agrees to NO HOUSE PARTIES or loud noises. If Horry County police are called to this site for any disturbances, you will be fined \$500 or more.

11. Renter agrees to comply with all rules and regulations of Ocean Lakes Family Campground and the following or the rental agreement:

12. **NO SMOKING or Vaping INSIDE THE HOUSE!** - Shooting fireworks on the property is prohibited and against the law.

13. **Garbage-** renter is asked to secure all garbage in a plastic bag, placed in available trash can for pickup. Trash pickup is Monday and Thursday. Please pull all trash to the side of the road in the green garbage can.

14. **Golf Cart** provided with the home is complimentary. If for any reason the golf cart is unavailable for use during your stay it will not be the responsibility of the homeowner to provide funds for a cart rental. Guest agrees to abide by the rental and golf cart rules attached at all times while at the property and shall cause all members of the rental party on the property to abide by the following rules at all times while at the property.

Owner is not responsible for damages to renter's personal property resulting from hurricanes, tornados, floods, or other natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.

15. 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. 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 or cleaning exceeds the deposit the renter agrees to pay the difference immediately upon receipt of an invoice from the owner. Inspect the house upon your arrival and report any concerns immediately.

16. After reading carefully, sign and return with payment to address provided within 10 days. If you would like to email this agreement and Venmo your payment please text Dina (704-258-7837) for the Venmo link.

Mailing Address for Agreement and Payment:

Payable to Dina Sosa - 10827 Wyndham Pointe Drive, Charlotte NC 28213

RENTER SIGNATURE: _____ Date: _____

INFORMATION ABOUT HOUSE AND OCEAN LAKES

▫ Ocean Lakes is a family campground geared towards “family” activities and safety. Many rules exist for everyone’s safety.

I will arrange for you to have a parking pass waiting on you. You will go into the main lobby area to pay and pick up. Pre-registered guest pay \$10 a day per car.

You will need to bring your sheets and towels for the house. You will need paper products such as tissue, paper towels, toilet paper. Don’t forget your dish and laundry soap. A full-size washer and dryer are available. The house has a dishwasher as well.

If Horry County Police is called to the house, you will receive a fine of at least \$500 from them and it could be more. YOU WILL LOSE your security deposit. IF you are asked to leave by Ocean Lakes/Horry County Police you will not be refunded any money.

You must be 21 to drink and if anyone is caught underage drinking you will be asked to leave by the owner and/or by Ocean Lakes. You will also be fined at least \$100. You will not be refunded any money and will lose your deposit.

When you arrive please walk through the house and make sure no damage is present and it is clean.

When you leave, clean the house and leave it as you found it-also meaning do not rearrange the furniture, cookware, glasses, and dishes.

“Please read ALL of your agreement before you sign it”

Our home is located inside Ocean Lakes Family Campground and Ocean Lakes prides itself on being a friendly FAMILY campground.

We want to ensure that there is not a breakdown in communication as to what is expected of you, your family, or group as guests in our home.

RENTERS SIGNATURE: _____ DATE: _____

Name _____ Rental Dates _____

The following rules apply to homeowners and is the reason we stress the rules so much:

If any guest, family, or friend using your unit is either evicted and/or arrested while on your property, the homeowners will be held responsible for that behavior and will be assessed an escalating fine for each incident. Please remember you have neighbors. We do not allow underage drinking, drunkenness, weapons of any kind, loud and vulgar language, loud music, fighting, or arguments.

OCEAN LAKES' Fines are as follows:

- 1st incident- \$500.00
- 2nd incident- \$1000.00
- 3rd incident- loss of the right to rent for a minimum of 1 year
- 4th incident- possible to termination of lease

If any 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 assessed because of your (family, friends) 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.

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 and guests know what is expected of them so Ocean Lakes remains the safest and most enjoyable family-oriented vacation destination we can possibly have.

RENTERS SIGNATURE: _____ DATE: _____

Name _____ Rental Dates _____

Golf Cart Rules

In order to make your stay in our home as carefree and enjoyable as possible we have made the decision to include the cart with the rental as a courtesy! With that being said, if for any reason the golf cart is inoperable during your stay we will not be responsible for providing a replacement cart. Golf Carts are available for rent through Ocean Lakes Family Campground.

Ocean Lakes Campground and Security strictly enforce rules related to the operation of the carts. I cannot stress enough how important it is to follow the rules below. Please, please, please while you are staying in our home keep in mind that a disregard for these rules does result in citations which will cause us not to be able to provide a cart in the future renters or even have a cart for our own personal use. The rules are listed below.

1. Absolutely no one under the age of 21 is to operate the cart for any reason. This unfortunately includes children riding on parents laps and driving as well. You must have a drivers' license to operate.
2. There are to be NO alcoholic beverages on the cart. This is something that Ocean Lakes Security stops carts to check for.
3. Cruising is not allowed during quiet hours which is 11:00 pm-7:00 am.
4. Lights on the cart are to be in operation after dark always.
5. The cart is to remain on Ocean Lakes Property at all times.
6. No more than 5 people on the cart at any given time.

RENTERS SIGNATURE: _____ DATE: _____

Name _____ Rental Dates _____

Closer to your stay, we will send you a welcome package electronically that will help you navigate through all the many amenities, activities, shopping, and yummy snack places within Ocean Lakes! We look forward to hosting you and we are honored to be a small part of memories that will last forever!

**Feel free to contact us anytime via email, text or call:
704-258-7837 (Dina) 704-258-7836 (Fernando) thewave5737@gmail.com**