

5439 Sandlapper Ocean Lakes Contract

If upon reading this contract and you have questions, please call before you leave home. Do not wait until your arrival. If I am unavailable to address your questions, it may result in you having to wait an undetermined amount of time to gain entrance.

Contract Provisions

1. Our house is located in Ocean Lakes Family Campground. The site# is 5439 Sandlapper Drive. For directions, see www.oceanlakes.com.
2. Our house is on the ground. Parking for TWO cars at the most. Any other car must park in overflow.
3. Ocean Lakes is a family oriented environment. This agreement allows for a maximum of SEVEN (7) people to occupy our house. At no time, shall there ever be more than 7 people staying in the house. You must be at least 25 years old to rent. If you rent our house, then you must also be present in the house during the ENTIRE rental period to supervise anyone that accompanies you who is under the age of 25.
4. A car pass is needed for entry into the property, which has 24 hour security. There is an \$10.00 per night per car visitor fee. A form will be mailed to you to take to the rental office upon arrival to obtain your car pass or you can mail it in with your car pass form and a check made out to Ocean Lakes. Do not make your check out or mail your check to Mary McFadden. Without this pass and car form, you will not be permitted to enter the campground.
5. Motorcycles cannot be ridden on Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to our house, or can be parked in the Ocean Lakes designated area.
6. Ocean Lakes Family Campground strives to maintain a wholesome family

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oriented environment. If your conduct disturbs or offends other guests or residents, then Ocean Lakes Security will escort you off the property and we will not refund any part of your rent.

Rental Details

A. Arrival Date:

B. Depart Date:

C. Name:

D. Address:

E. Email

F. Phone(s):

G. Number of Adults:

H. Number of Children:

I. Our house has 3 bedrooms and 2 bathrooms. It is fully furnished including one (1) Queen Bed, one (1) Queen Bed, and one (1) Twin Bed. Beds are equipped with mattress pads. Additional Queen-size Pull-Out Sofa Bed is located in the living room. Pillows and blankets are included and are located in the master closet of bedroom.

J. Complete kitchen facilities including toaster, blender, coffee pot, and mixer.

K. Smart TV with basic cable is provided as follows: TV in Living room, Smart TV in 2 main bedrooms.

L. WIFI is included - network and password information will be provided on the day of arrival.

Rental Terms

1. NO DOG permitted during this rental agreement.

2. We DO NOT allow children to take food or drink into the bedrooms. NO ride on toys, (Big Wheels, Skateboards etc.) are allowed inside the house.

3. No fireworks of any kind are permitted on Ocean Lakes Family Campground property.

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4. NO SMOKING or VAPING is allowed in our house.
5. Please do not move the furniture between rooms or out of the house.
6. There is NO telephone in our house.
8. NO ONE UNDER THE AGE OF 21 ALLOWED TO DRIVE GOLF CART
- 9 . You need to provide:
 - A. Linens: sheets, pillow cases
 - B. Towels: bathroom towels, wash clothes, kitchen towels
 - C. Paper products: toilet paper, paper towels, soap, washing detergents
10. Linen service is available at an additional cost via Carolina Linens. You can call them directly at 843-957-0814 if you would like to arrange and pay for this service.
11. There is a charcoal grill at the house for your use. Please clean after use.
12. Check in time is no earlier than 3:00 p.m. Check out time is not later than 10:00 a.m.
13. The keys to the Complementary golf cart will be on right hand hook inside the house ; however, the main door to the house is a keyless entry. Your code for the door will be sent on the day of your arrival.

Rent and Fees

1. Deposit of \$

Mary C McFadden

1825 Riverside Drive Apt 2A

New York, NY 10034

- B. A signed contract with the \$ deposit of this contract in order to secure the booking.
2. If your check is returned to us by the bank we will charge you \$50.00.
3. In the event you are unable to keep your reservation date and WE HAVE notice FORTY FIVE (45)days PRIOR to your arrival date, then your deposit will be refunded. Otherwise the deposit will be forfeited. If you cancel your reservation LESS than 45 DAYS prior to your arrival date or do not use the property during your reservation time pay period no rent money will be refunded. However, your security deposit would be

refunded in full.

4. The following monies for the rent must be received 30 days prior to your check-in date. If not, we will cancel your reservation and your deposit will be forfeited.

A. Rent: \$

B. 5. Your security deposit will be returned within two weeks of your checkout date, unless the house or property is left dirty or damaged, or if there was a violation of this contract of any kind. If the cost to clean the house and/or repair damages exceeds \$150.00, we will bill you for the excess cost. You agree to compensate us for all cleaning/repair costs.

6. Complementary Golf Cart Key inside hook of the house. If ALL keys are not returned, \$50.00 will be deducted from your security deposit to change locks and replace our keys.

7. If the house is unusable due to fire, theft, or natural disaster during your rental period, we will refund your rent minus a prorated amount for each night you occupied our house. If you never occupied the house, we will refund all rent and any security deposit paid at the time we determine our house is unusable for the period of your reservations.

8. There is a charcoal grill at the house for your use. PLEASE CLEAN IT IF YOU USE IT.

9. Check in time is no earlier than 3:00 p.m. Check out time is not later than 10:00 a.m. There will be a \$25.00 late fee for each hour you are late leaving.

10. When you arrive at our house, please report any problems immediately (by 4pm of the day after your arrival) by calling us at 646-267-2048. Please leave a message if we do not answer.

11. The house is to be left as you find it (CLEAN & UNDAMAGED). If it is not as clean as you when you found it, then part or all of your deposit shall not be returned.

12. If you need maintenance service for any item in the house, please contact us at 646-267-2048.

Additional Items

1. The owner is not liable for any accidents on the property or any accidents with a golf cart . You accept FULL responsibility.

2. You agree to indemnify and hold harmless the owner from any and all claims that occur on the property that arise from your renting the house. In addition, you agree to indemnify and hold harmless the owner from any and all claims that arise and shall sign an indemnification agreement to that effect.

3. You are responsible for all fines that occur while you are renting the house pursuant to the attached Schedule of Fines. These fines are for rental of this property. Please note that the Schedule of Fines is not related to any fine you incur by Ocean Lakes Family Campground. If you are fined by Ocean Lakes Family Campground, then that is not a part of the Schedule of Fines.

4. A photocopy of the driver's license or state identification of the renter are required. Please send the copy of your identification with your deposit to:

Mary C McFadden

1825 Riverside Drive Apt 2A

New York, NY 10034

By signing your name here, you certify that you are at least 25 years old and that you agree to the terms of this House Rental Agreement and attachments.

_____ Date Signed_____

SCHEDULE OF FINES

- If Ocean Lakes Family Campground, by and through, its agents or security issues you a fine for any reason with regard to your stay or operation of the golf cart, then there is a \$500.00 fine and it is at the discretion of Mary McFadden whether to immediately terminate the rental agreement and remove you from the property. In the event that you are removed from the property there shall forfeit your entire rent and security deposit

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regardless of the time you have occupied the subject property.

- If Horry County law enforcement or any other governmental agency is called to the property as a result of your conduct, then there is a \$500.00 fine and it is at the discretion of Mary McFadden on whether to immediately terminate the rental agreement and remove you from the property. In the event that you are removed from the property there shall forfeit your entire rent and security deposit regardless of the time you have occupied the subject property.

The undersigned hereby acknowledges consents and agrees to this Schedule of Fines which is a part of the House Rental Agreement.

Date Signed _____