

Rental Agreement-1781

Ocean Lakes RV Campground
6002 S. Kings Hwy, House #1781
Myrtle Beach, SC 29575
Check-In time: 3:00 pm
Check-Out time: 10:00 am

There is no late check-out, or early check-in

Max Occupancy: 6 guests

YOU ARE RENTING FROM A PRIVATE OWNER, NOT OCEAN LAKES CAMPGROUND

Check in time is 3 P.M. Checkout time is 10 A.M.

Guest:

Payment:

Reservation Deposit/Security Deposit:

Rate:

State/Local Tax:

Total Due:

House Amenities:

2 bedrooms (1 queen bed, 1 full over full bunk, pull out sofa), 1.5 bathrooms. We will provide quilt and pillow for each bed.

Refrigerator

Electric Stove

Regular coffee maker and a Keurig

Gas Grill (amount of propane not guaranteed)

Blackstone griddle

Some chairs and beach toys when available

Silverware and miscellaneous cooking utensils

Outdoor shower

Campground Amenities:

Water park, included 2 large slides, lazy river, splash zone, child's pool, outdoor and heated indoor pool

Mini golf. (We are not responsible for availability of campground amenities)

Campground is on beach front, and the beach is easily accessible with use of golf car

Basketball court, volleyball court, playground, skate park, recreation center

On-site restaurant, Convenience store

What must be provided by the renter:

Sheets for the above beds (fitted sheet, top sheet, and pillow cases for each bed used). Linen service can be purchased by us if you do not want to bring your own.

Bath and beach towels

Paper products (toilet paper, napkins, paper towels, paper plates/cups/bowls, foil, plastic wrap)

Food

Additional things: seasonings for food (salt, pepper, etc.), sugar, coffee, tea, laundry detergent, toiletries, beach toys, beach chairs, etc.

Policies:

Deposit- Deposit is required to confirm booking. Bookings must be done through homeownersatocEANLAKES.COM. House will be inspected upon departure, and deposit is fully refundable, given the following are met:

- No damage is done to the rental house or its contents, beyond normal wear and tear
- No household items lost or stolen
- No charges are incurred due to contraband, pets, or collections of services rendered during your stay
- Trash is placed in green receptacles and placed on the street (Monday and Thursday)
- All keys are left in the lock box
- All charges/fines accrued through Ocean Lakes are paid prior to departure
- You, or anyone in your party, is not evicted by homeowner, representative of homeowner, law enforcement, or Ocean Lakes security
- All Ocean Lakes policies and homeowner policies and agreements are respected and followed

Payment-Advanced payment, 50% of the rental fee, is required 90 days before arrival date. The remaining 50% will be due 45 days before arrival. Final payments that are late will result in cancellation of rental, unless an agreement is made with the owners prior to this time. **No refund will be made if final payment is not paid. There will be a \$45 charge for all returned checks.**

50% rental is due: **100% of remaining balance is due:**

Cancellations/Charges/Transfers- Reservations are non-transferable. Requesting to change/transfer a reservation is a cancellation of the current reservation. A 60-day notice is required for cancellations. No penalty will be incurred if cancellation is 60 days before your arrival. NO refund on cancellations, regardless of reason, including inclement weather, employment, family, illness, death, or economic factors, etc., if cancellation is within 60 days of your arrival date. Cancellation during your stay, or early departure, does not warrant any refund of rent. Rent and deposit will only be refunded in the event that Ocean Lakes is closed and or local or state government imposes a travel ban or mandatory evacuation. A cancellation of any Ocean Lakes sponsored event will not qualify for a refund.

Falsified Reservation-Should a tenant or their guest misrepresent themselves, the tenant and all guests, will be required to vacate premises immediately, without refund of monies paid.

Maximum Occupancy-Rental accommodations are for 6 people. Overcrowding will not be permitted. Exceptions will be made for infants occupying a portable crib. A completed occupancy list will be required for all reservations. This is not a party house-house parties, senior week parties, graduation parties, or other similar groups are not permitted, chaperoned or unchaperoned.

Minimum Stay-This property requires a minimum stay of one week during peak season (Saturday to Saturday). If you are unable to stay the full week, the price of rental does not change. During off season, the minimum stay is 3 nights.

Smoking- There is no smoking, vaping, or tobacco use inside the unit or on outside decks.

Pets-Pets are not allowed.

Travel Insurance-We do not require travel insurance, but highly recommend all guests purchase Vacation Protection Insurance on all reservations. We are not liable for any claims, disputes, policies, refunds, restrictions, closings or government shutdowns etc.

Cleaning-There is not a daily housekeeping service. A one-time fee (if noted) is charged to the guest, and will provide cleaning services upon your departure. The following is required of the tenant prior to departure:

- All trash removed from the house and placed in the garbage receptacles.
- All dishes cleaned, dried, and put away in respective places.
- Food items removed from cabinets and refrigerator
- Bathrooms left in clean condition
- Floors swept or vacuumed
- If the above is not done upon checkout, renter risks loss of security deposit.

Parking- There is space for up to 3 full size vehicles. Large SUVs and Pickup trucks may need to park in overflow parking if there is no space available. Motorcycles are not allowed inside Ocean Lakes except to access motorcycle parking area. Motorcycle parking is only a few blocks away.

Car Pass-Ocean Lakes requires a car pass for each car passing through the security gate. These passes can be purchased upon arrival at the Ocean Lakes main entrance. You can also fill out the express check-in form, which must be submitted to Ocean Lakes 14 days before your arrival. The fee is \$10 per car, per day. This fee is collected by and paid directly to Ocean Lakes, and is not included in any rental rate or fee.

When you have paid your final payment, we will mail to the person responsible for the rental agreement the express check-in form, so that car passes may be purchased before your arrival. This will allow you to enter without stopping at the main entrance. Reservations completed less than 45 days prior to arrival date will not receive an express check-in form, and will need to get their passes upon arrival to Ocean Lakes.

Golf Cart- There is no golf car provided with this rental. There is a golf cart on the property in the shed, but it is not for renter use as Ocean Lakes has become more strict with golf cart policies. Any attempt to use homeowner golf cart will result in immediate eviction without a refund.

Toilets-Please only flush toilet paper. Do not flush feminine products, baby wipes, paper towels, or other wipes.

Damages-Guest assumes liability and responsibility for any and all damage to the property and its contents. The home will be cleansed and inventoried upon your departure. If damage is found, your deposit will be kept. If damages are above the amount of your security deposit, you will be invoiced for any damages, missing items, or excessive cleaning charges. Fireworks and open fires are prohibited.

Items Left Behind-The homeowner is not responsible for items left behind by the renter. Items left must be reported within 24 hours of your departure. We will make every effort to locate the lost item and return it to you. Postage fees will be deducted from the security deposit.

Pest Control-Many insects, lizards, and other creatures are indigenous to our climate. Please keep all doors and windows closed at all times. We do have regular pest control performed on a quarterly basis. This does not prevent 100% of insects from getting into the house. Please do your part.

Written Exceptions-Any exceptions to the above-mentioned policies must be approved in writing, in advance.

Ocean Lakes Policy Violations-Any policy violations, eviction from Ocean Lakes, or arrest made while at Ocean Lakes will result in a \$500 fine to the homeowner, in addition to any fine charged and collected by Ocean Lakes. If legal action must be taken to collect the fine from the guest, the guest will then be held responsible for any and all cost associated with this collection. Ocean Lakes is committed to provide a positive and please experience and by doing so, will not tolerate house parties, underage golf car driving, drunkenness, loud and vulgar language, and/or must, theft of property, and disrespect of other guests.

By signing below, I agree to the terms and conditions set forth above, and acknowledge that: I am over the age of 25, and solely responsible for the rental. The homeowner is not responsible for any accidents, injuries, or illnesses that occur to me or any of my guests while on the premises, or to others whom they invite to use the premises. It is agreed that all guests, registered or unregistered, are expressly assuming the risk of any harm arising from their use of the premises. Home owner is not responsible for any loss of personal belongings.

It is my responsibility to make sure all guests, registered or unregistered, understand and follow all policies set forth in this agreement, as well as by Ocean Lakes. I personally will be held financially responsible for the fines mentioned above if I or any registered or unregistered guest that I invite, be evicted or arrested. All monies owed, signed rental agreement, and completed occupancy list must be received before the door entry code is validated and activated.

Print Name: _____

Address and Phone Number: _____

Signature: _____

Date: _____

Arrival Date and Time: _____ -

Checkout Date and Time: _____

Please returned signed rental agreement to pjglenn0729@gmail.com, or return via mail to PJ Glenn, P.O. Box 591, Arden, NC 28704. Please contact PJ Glenn at 828-243-6500 with any questions or concerns. Thank you!

Checkout is 10am!

Occupancy List

Occupant #1 _____

Occupant #2 _____

Occupant #3 _____

Occupant #4 _____

Occupant #5 _____

Occupant #6 _____

Occupant #7 _____

Occupant #8 _____