

**SHORT TERM RENTAL AGREEMENT
Drew's Coastal Living, LLC.**

**Site: 1129 – OCEAN LAKES FAMILY CAMPGROUND
MYRTLE BEACH, SOUTH CAROLINA**

**Manager: Drew
Mauney**

Address: PO Box 14453

Surfside Beach, SC 29587

Phone: 704-685-4458

RENTERS:

ADDRESS:

EMAIL: _____ PHONE:

OF OCCUPANTS (adults/age): _____(children/age):

**PLEASE LIST ALL NAMES OF RENTERS AND
AGES:**

OF VEHICLES

RENTAL DATES: FROM

UNTIL _____

RENTAL RATE (\$): _____

OPTIONAL FEES – LINENS (& towels) \$150

As of this contract the owner agrees to rent the property identified by Site 1129 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 front door of this house will be unlocked at 3 p.m. and the keys will be inside the house.
2. Security deposit against damages in the amount of \$500 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 me to receive any fines/notices from Ocean Lakes, if any have occurred.
3. Renter must be 25 years or older to occupy the premises throughout the rental stay. The **maximum** number of persons permitted to occupy is **12**. 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. **If renter cancels more than 60 days** prior to check-in date and the owner can re-rent the property, the deposit will be refunded minus a **\$100** cancellation fee. If the house remains vacant, you will forfeit your

money. If renter cancels less than **30 days** from check-in date ALL money is forfeited.

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 times, 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:

a. **NO SMOKING INSIDE THE HOUSE! (No vaping inside the house)**

b. **Shooting fireworks on the property is prohibited and against the law.**

c. Garbage- renter is asked to secure all garbage in plastic bags, placed in available trash cans for pickup. Trash pickup is Tuesday and Friday.

12. Owner is not responsible for damages resulting from hurricanes, tornados, 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. 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, or golf cart violations 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.

14. After reading carefully, sign and return to address with the security deposit of \$500- YOU HAVE 10 days to get this back to me.

RENTER SIGNATURE: _____

DATE:

**Thank
you,**

Drew Mauney/Drew's Coastal Living, LLC.

**704-685-4458 you may call/text or email at
drewscoastallivingllc@gmail.com**

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.**
- **You must have an express check-in to get in or you must be called in – make sure you have this! Unless you have special permission.**
- **House:**

- 2 queen
beds
- 2 full
beds
- 1
sleeper
sofa
- 1 futon
- 2 twins
(bunk
bed)
- 1 twin,
1 full
(bunk
bed)

▫ **You will need to bring your sheets and towels for the house, unless prior arrangements with me have been made. You will need paper products such as tissue, paper towels, toilet paper.**

▫ **If Horry County Police are 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. Please do not do anything so the neighbors will call the police-it happens. 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 kicked out 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, the house will be unlocked and/or in the lock box and keys will be on the counter. 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- lock the house and leave the keys on the counter or leave them under the doormat.**

THANK YOU,

Drew

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

Our home is located inside Ocean Lakes Family Campground which means it is a 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.

Ocean Lakes has new rules as of January 1, 2012 it is as follows:

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. Our home **is not** a “party house.” Please remember you have neighbors and have respect for them. In saying this we do not allow underage drinking, drunkenness, weapons of any kind, loud and vulgar language, loud music, fighting, or arguments.

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: _____