

**SHORT TERM ACCOMMODATION CONTRACT**

**SITE 5419 SANDLAPPER**

Ocean Lakes Family Campground 6001 South Kings HWY #5419 Myrtle Beach S.C. 29575

- Your initial/signature on all pages of this contract indicates that you have read, understood, and agree to all terms of this short term accommodation contract.

Our Beach house is newly renovated and has a 24 hour outside surveilled, family friendly property, and accommodates guest(s) Saturday to Saturday during peak season.

\*The Primary Guest must be an adult 25 years of age or older, and must be present during the entire stay. All guest(s) names, and ages must be listed on the accommodation contract. You must follow all campground rules. Please refer to the Ocean Lakes Campground website for a list of all rules.

\*\*\* There is a **Zero Tolerance Golf Cart Policy** that you agree to read \*\*\*

It should be noted site #5419 currently does not have a golf cart violation against it so if you're being allowed to use the complimentary golf cart it is because you have personally assured me that you will follow all of the golf cart rules both implied by Ocean Lakes and by me as the owner of this accommodation. It should be further understood that if a golf cart infraction occurs while under the operation of any guest(s) you will lose your full security deposit, all paid accommodation amounts, and an additional \$500 fine. You will be mandated to vacate the premises immediately. If infractions occur against our golf cart we (the owners), and all Guest(s) are at risk of losing the use of our golf cart for an entire year, and we will have to remove it from Ocean Lakes properties. This will put our property lease in jeopardy. **Of note:** Ocean Lakes **immediately** notifies the property owner of any such infractions. You will also be responsible to pay all fines prior to vacating the premises. Fines are to be paid to Ocean Lakes Security Office prior to departure. Golf cart rules will be included in this agreement, and will be posted within the unit as a reminder. Thank you in advance for your understanding, and compliance.

**Check in 3pm Check out 10am**

\* golf cart is complimentary

**There is no late check out or early check in unless approved by owners**

**Max occupancy 6**

**Occupancy Accommodation Dates                      from                      to**

**Rates**

Weekly Peak season                      \$

Refundable Security deposit                      \$

Cleaning and linen fee                      \$

State & local tax                      \$

Total                      \$

Initials

Payment of refundable security deposit is due at booking. The remaining amount including state and local tax is due at least 60 days prior to arrival (see refund terms, and cancellation terms below). Any reservation made within 60 days of the arrival date is payable in full at the time of booking.

Initials

- Any reservation falsification will be subject to forfeiture of advance payments, deposit and/or accommodation money, and the party will not be permitted to check in. Discovery of falsified information after check in will subject tenants to immediate eviction.

Initial

#### **Cancellation/Refund Policy**

- Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid. If they cancel 30 days before check-in, they'll get back 50% of the amount they've paid & If they cancel under 30 days before check-in, they won't get a refund.
- All refunds under these terms will be issued within 7-14 days after cancellation

Initial

#### **Terms of Contract**

1. The property owner/manager has the right to inspect the premises without prior notice, and at any time to enforce the terms of this contract. Should the Guest(s) violate any of these terms the accommodation period/contract shall be terminated. Upon termination of the contract the guest(s) will vacate the premises immediately, and under the supervision of the owner/property manager or designated individual.
2. Guest(s) will vacate the premises upon expiration of this contract (reference check out time and date). Guest(s) waive ALL rights to process if they fail to vacate premises upon expiration of the accommodation period.
3. Guest(s) shall maintain the premises in a good, clean, and "ready to rent" condition, and use the property in a careful and lawful manner. Premises will be left in "ready to rent" condition upon departure at the expiration of the accommodation period. Guest(s) agree to be responsible for repair and/or maintenance costs should the property be left in lesser condition, i.e. "normal wear and tear."
4. Guest(s) shall not sublet the property.
5. Guest(s) agree to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by owners enforcing this contract.
6. Guest(s) agree that Fireworks and other hazardous materials shall not be used in or around the property.
7. Guest(s) expressly acknowledge and agree that this contract is for TRANSIENT OCCUPANCY of #5419 Ocean Lakes Campground. The Guest(s) CANNOT use this property as a long term residence.
8. There shall be NO refunds/reimbursement of rent in the event of shortened stays or ruined expectations due to weather conditions, work obligations, family emergencies or any other commitments or life events.
9. Guest(s) shall use this property for legal purposes only. Guest(s) understand that use of illegal drugs, abuse of any person, harboring of fugitives, storing of stolen property, etc. shall cause immediate termination of this contract.
10. Guest(s) acknowledge that this home is equipped with smoke detectors, but is NOT equipped with carbon monoxide detectors. If a smoke alarm begins chirping or indicates a low battery condition please contact the homeowner (Leigh Young 413-522-9306).

11. Guest(s) shall see to their own security. Lock doors, windows, garage doors, etc. when it is prudent to do so.
12. Wireless internet, Cable TV is provided at the service level chosen by the homeowner. There will be no reimbursements or refunds given for outages, content, lack of content, speed, personal preferences, access issues or lack of knowledge of use with regard to TV and/or internet service. Ocean Lakes occasionally experiences outages that are beyond our control. Outages are reported as they occur. Refunds/Reimbursements will not be given for outages of services.
13. Guest(s) are expected to conduct themselves in a civilized manner, being respectful of surrounding properties owners, tenants, and neighbors. The creation of disturbances such as loud and/or vulgar music, language, noise, parties, etc. will be grounds for termination of this contract. Ocean Lakes imposes, and enforces "Quiet Hours" between 11pm-7am. You will be asked to vacate the premises by Ocean Lakes Security should a grievance be filed.

Initial

### House Rules

*Enjoy my beach home, but treat it with respect*

- Absolutely **NO** pets allowed in or on the premises
  - Absolutely **NO** visitors who are not listed on the accommodation agreement without prior permission
  - Absolutely **NO** smoking or vaping
  - Absolutely **NO** use of recreational drugs
  - **NO** horse play (please refrain from allowing children to bounce on the beds/furniture)
- \*Any disturbances will incur fines enforced by Ocean Lakes including but not limited to eviction**
- \*Any evidence of these activities will result in forfeiture of your full security deposit, and will cause you, and all guests to be immediately evicted without refund of your paid accommodation amount or security deposit**
- Remember:*** you are renting from a home owner whose neighbors are permanent residents, and will call Ocean Lakes Security for any disturbances or suspicious activities

Initial

**\*\*\*** *It is expected that on arrival you will read the binder provided you at the house #5419. This binder will supply you important information needed to open, and shut down the premises. Outside water main valve, and hot water heater may be left on at time of departure unless otherwise communicated by the homeowner.*

### Pest Control

Many insects, and lizards are indigenous to our climate; we advise that you keep doors closed as much as possible. Be aware that insects can be brought into the premises on items that are left outside, and later brought into the premises. We make every effort possible to eliminate the occurrence of pests in, and around the house on a regular basis. We do NOT make rate adjustments or refunds for any pest-related problems.

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### Security Deposit

All homeowners require a refundable security deposit. These deposits will be returned to the guest usually 7-14 days after departure. In rare instances of damage to property occurring, all or some of the security deposit could be held by the owner.

**Guest(s) Loss, damage, injury or stolen items**

The Guest and their guests shall hereby indemnify and hold harmless homeowners against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guest(s) expressly recognize that any insurance for property damage or loss which the property owner may maintain on the property does not cover the personal property of the Guest(s), and that Guest should purchase their own insurance for primary guest and guests if such coverage is desired.

**Parking Fees**

Parking fees are incurred by Ocean Lakes, and costs \$12.00/day per vehicle. This fee should be paid directly to Ocean Lakes utilizing the express check in form accompanying this contract. **The "Express Check-In" form should be mailed at least 30 days prior to arrival or the price will be \$15.00/day per vehicle.**

Please list all names, and ages of guests staying at #5419 for the intended week of this booking

Start with the primary guest (age 25 or above). Please include a valid **driver's license or photo ID of the primary guest** when sending your initialed and signed copy of the accommodation contract.

Initial

**By signing this accommodation agreement, you are agreeing to follow all house/golf cart/Ocean Lakes rules. You also agree to pay all fees incurred by you and all guests if violations occur. You acknowledge that if any**

house rules are infringed upon you will forfeit all deposit fees, risk immediate eviction, and forfeit your entire paid accommodation amount.

Signature of Primary guest

\_\_\_\_\_ Date \_\_\_\_\_

Primary guest \_\_\_\_\_ age \_\_\_\_\_

Guest #2 \_\_\_\_\_ age \_\_\_\_\_

Guest #3 \_\_\_\_\_ age \_\_\_\_\_

Guest #4 \_\_\_\_\_ age \_\_\_\_\_

Guest #5 \_\_\_\_\_ age \_\_\_\_\_

Guest #6 \_\_\_\_\_ age \_\_\_\_\_

Checks can be made payable to either owner, and mailed with all pages of completed original copies of this agreement to the address listed below (Keep a copy of this agreement for you). Reservations are held, but not confirmed until payment is received. Payment must be received within 10 days of booking your reservation by phone with the owner. If payment, initialed, and signed copy of this agreement, and copy of valid driver's license is not received within 10 days we cannot guarantee the dates of booking.

**Owner contact info**

5419 Max Living LLC.

Members: Leigh Young (Owner) Liv Young (Property Manager)

413-522-9306

413-522-9865

[5419maxliving@gmail.com](mailto:5419maxliving@gmail.com)

**\*\*\* Golf Cart Rules for #5419 Sandlapper \*\*\***

**Be aware that fines for breaking the rules can be up to \$1,500.00**

- You must be 21 years of age, and have a valid driver's license in your possession to operate the golf cart. If someone in your group under the age of 21 wants to drive a golf cart they will have to rent one from Ocean Lakes
- Golf cart is **NOT** allowed off the Ocean Lakes properties
- Quiet hours are 11p-7a, golf carts are not allowed to operate during these times
- Golf carts operating after sunset must have the lights turned on
- A maximum of 5 people on the golf is allowed at any given time
- Golf carts must be driven only on roadways, and are not permitted on the beach, within restricted areas or driven in vacant campsites.
- Playing of loud music is not tolerated by Ocean Lakes
- Open containers of alcohol is not permitted on the golf cart
- Reckless driving, horse play, racing or misuse of the golf cart is not permitted
- Obey all traffic signs
- **Never leave the key in the golf cart**
- This golf cart is complimentary, and is not a guarantee. If the cart breaks down during your stay, efforts will be made to rectify this issue, but no refund or reimbursement will be made.
- If the cart does break down, immediately notify Leigh Young 413-522-9306 so we can make an attempt to rectify the situation for you.
- ***Ocean Lakes is extremely strict regarding these rules, and they are always watching for violators so please be respectful of our golf cart..... Thank you***
- ***It is best to charge the golf cart while it is in the shed.***  
**By signing this page, you agree that you have read the golf cart rules, and agree to abide by them. You also agree to pay any fines incurred by you or your guests while utilizing the golf cart. You are aware that fines incurred can be as high as \$1,500.00. This golf cart is complementary and in no way under any circumstances will allow you any discount or refund if it breaks down.**

Signature of primary guest

Date