



## **GUEST RENTAL AGREEMENT**

**Ocean Breeze 913, Ocean Lakes Site #913  
6001 South Kings Highway, Myrtle beach, SC 29575**

Welcome and thank you for booking your vacation with site 913, Ocean Breeze 913!

This grant of license and agreement to terms and conditions contained herein is made and entered into by Ocean Breeze 913 Rentals, Owner and the Guest names herein below, who is referred to throughout this License and Agreements as "Guest".

**GRANT OF LICENSE:** This Grant of License is for the use and occupancy of the property described herein above, and no other property, only for specific dates and times set forth below. This is a license agreement for access and occupancy, submit to the terms and conditions stated herein. THIS IS NOT A LEASE. Guest shall have no rights as a Tenant under South Carolina Landlord tenant Act. Occupancy of the premises before or after specific dates and times authorized herein or otherwise in violation of terms and conditions of License and Agreement shall constitute trespass and shall subject the Guest and all other occupants to immediate removal from the premises.

**EXPRESS CHECK-IN:** All vehicles must be registered at the front desk. Each car must have a car pass to enter the park and the current cost is \$12.00\* per day/ per vehicle or \$84.00 if you are staying the entire week with express check in. \*Daily parking passes are \$15.00/day if we are not able to authorize your vehicles or you do not provide information and payment to Ocean Lakes at least 2 weeks prior to your stay. Prior to your arrival Ocean Lakes has created an on-line portal to register all vehicles. Owner will authorize this portal to send you an email for completion of information (tag#, color, year, make and model of vehicles), once that is completed; a second email is prompted to you for payment. Ocean Lakes will mail out all parking passes 4-6 weeks prior to your stay, no earlier. Prices are subject to change.

**CHECK-IN TIME:** AFTER 4:00 pm - No early check-in.

The house will be available for occupancy after 4:00 pm. PLEASE do not arrive earlier expecting to occupy the house. Houses are cleaned as quickly as possible after prior guests leave. Please call or text (631) 255-3485 upon your arrival in Ocean Lakes and door entry code will be provided to you.

**CHECK-OUT TIME:** 10:00 am-- No late checkout.

A **\$100.00 late checkout fee** for each 30 minutes after 10:00 am will be deducted from your security deposit. It is your responsibility to lock the house upon departure. If home is found unlocked you will be charged \$50 and it will be deducted from your security deposit.

**MAXIMUM OCCUPANCY:**

The Maximum number of guests is limited to eight (8) persons.

**MINIMUM STAY:**

1 of 9

*The owners/managers of this property listing are not affiliated with, nor sponsored by, Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies, or any of their subsidiaries.*

**Phone: 631-255-3485**

**Email: [913oceanbreeze@gmail.com](mailto:913oceanbreeze@gmail.com)**



This property requires a seven (7) night minimum stay during the summer prime time season (Memorial Day thru Labor Day). Booking run from Saturday arrival to following Saturday departure. Off prime season requires a three (3) night minimum stay.

**DAMAGE/RESERVATION DEPOSIT:**

A deposit of \$500 is required. Deposit must be received at time of booking. The deposit automatically converts to a security/damage deposit upon arrival. The deposit is NOT applied toward rent; however, it is fully refundable with 14 days of departure, provided the following provisions are met:

- No damage is done to house or its contents, beyond normal wear and tear.
- All debris, rubbish and discards are placed in outside trash can and soiled dishes are washed and put away.
- Cleaning requests are complete.
- The house is locked.
- No early check-in or late checkout.
- No Ocean lakes violations and/or Guest/Guests of Guest is/are not removed by the Owner (representative of the Owner) and/or the local law enforcement or the security services employed by Ocean Lakes.

**GOLF CART:** Golf carts are available for rent in Ocean Lakes for drivers 16+. Ocean Lakes Family Campground has a **ZERO TOLERANCE POLICY** for violations of golf cart rules. *The property owner shall not be held liable for any injuries to cart occupants. Driver license number(s) are required.*

**PAYMENTS/ CANCELLATIONS/ SECURITY DEPOSIT:**

. We have scheduled your vacation time on our calendar and have possibly turned others away wishing to rent the same house you have a deposit on. A 50 percent minimum rental charge for the beach house must be paid at time of the booking. Balance must be paid no later than 60 days prior to your check in.

If for any reason you should have to cancel your reservation, you will receive a full refund of the rental up until 60 days before check-in. 30 days before check-in, 50 percent of the charge will be refunded. After 30 days before check-in we will not refund any of the rental rate you were charged. (We strongly recommend a cancellation protection/travelers insurance policy.)

**TRAVEL INSURANCE:** We highly recommend all guests to purchase Vacation Protection Insurance on all reservations. We do not require travel insurance and only mention it as a reference for researching your protection options. WE are not liable for any claims, disputes, policies, refunds, restrictions, etc. All questions, claims, etc are to be handled directly by the tenant and the insurer of your choosing.

**SEPTIC:** DO NOT FLUSH anything other than toilet paper. No other products should be flushed, especially feminine products, baby wipes, paper towels, or other wipes. If it is found that such products



have been flushed and clogged the septic system, you will be charged damages of up to five hundred dollars (\$500.00).

#### **COVID-19 POLICY:**

Ocean Lakes is located in unincorporated Horry County. As such, we follow mandates made by Horry County (Myrtle Beach mandates do not impact us). In the event that Horry County deems we are unable to fulfill your reservation, we will refund a full or prorated refund of your reservation cost. Mandates by other jurisdictions, states, etc. do not impact our ability to operate normally and refunds will not be given for mandates of your home state, county, city, etc. Again, we strongly recommend a cancellation protection/travelers insurance policy.

#### **WEATHER/HURRICANE RELATED ISSUES:**

A full or prorated refund will also be given ONLY in case of a MANDATORY EVACUATION.

#### **CLEANING:**

Cleaning fee is \$240.00. Cleaning supplies are provided to maintain the house during your stay if needed. There is no daily housekeeping service. There is a vacuum located in the closet for daily maintenance, including sand. **THERE IS AN OUTDOOR ENCLOSED SHOWER LOCATED ON THE SIDE OF THE HOUSE AND A HOSE LOCATED BY THE GARAGE FOR WASHING AND RINSING OFF AFTER YOUR TIME AT THE BEACH.** The house is expected to be left as it was when you arrived. Please keep the home tidy during your stay. Outside gas grill is to be left clean. All trash is to be put in outside bin prior to departure. Basic rule - If you use it, please clean it.

#### **TRASH PICK UP:**

Trash is picked up every Monday and Thursday morning. Please place trash receptacle under front deck by road for pick up.

#### **GROUPS AND HOUSE PARTIES:**

We rent to families. The responsible guest must be at least 25 years of age or older and stay in the house for the entire booking. No underage drinking is allowed. No house party groups, senior week groups, graduation party groups, or other similar groups are not permitted – chaperoned or unchaperoned. If security or Horry County police is called and you are removed from the house, you will forfeit all monies. We want you to enjoy your vacation, however, please be courteous when playing music. Quiet time in Ocean Lakes is from 11:00 pm to 7:00 am and security is extremely strict about this.

**LINENS:** Linens are included in the rental. Each bed will be supplied with sheets and bath towels will be provided for all guests listed. **\*\*Please advise if you've chosen to bring your own linens and/or bath towels.\*\*** Bath towels are strictly used for bathing at the house only, not for use at the beach or pool please. You do not need to wash linens and towels before leaving, use the laundry bags provided to put all dirty towels and sheets. You will need to bring paper products. Also, you will need to bring soaps, washing detergents, and etc. Please do not move any furniture during your stay.



**MOTORCYCLES:**

Riding motorcycles within the campground is prohibited. Motorcycles must be on a trailer, pushed or towed to your unit or parked in the designated area.

**NO SMOKING/VAPING INSIDE THE HOUSE:**

Smoking/Vaping is NOT allowed in the house. Please smoke/vape outside. Use ashtrays and please make sure all cigarettes have been put out fully before putting in a bag and into the outside trash can. **DO NOT THROW CIGARETTE BUTTS ON GROUND.** If evidence is found that someone was smoking in the house or cigarette butts are found on the property, you will forfeit your \$500 deposit.

**PET POLICY:** NO PETS OF ANY KIND ARE ALLOWED. If a pet is found in the house, pet hair is found on furniture or any evidence that a pet was in the house, you will forfeit your \$500 deposit.

**REFRIGERATOR:**

Do not change the temperature setting. Constantly opening the door to get items will also keep the unit from working properly. Please remember to empty the refrigerator completely at the end of your stay.

**USE OF THE HOUSE:**

Guests shall comply with state and municipal laws and ordinances. Guests shall not use the beach house or permit it to be used for any disorderly or unlawful purpose or in any manner to interfere with other resident's quiet enjoyment of their residence or vacation. Any misuse of the beach house will result in removal from premises and no refund will be given.

**REPAIRS/SERVICE CALL REFUNDS:** We cannot guarantee against mechanical failure of heating, air conditioning, TV, cable, or other appliances. Please report any inoperative equipment to Theresa at 631-255-3485 immediately. The contact information will be available at the house. We will make every reasonable effort to have repairs made quickly and efficiently. Should a repair person make a call to a unit and find that the equipment is in working order and the problem was due to a guest's oversight or neglect, the charge for service will be the guest's responsibility. This could happen when guests turn the AC down and the unit freezes. During warmer months, please keep the AC set at between 70 and 72 degrees. Setting it lower will cause it to continually run, then freeze; a repair person will then need to be called, at the guest's expense. If the air conditioner is on, please make sure all doors and windows are shut. In cooler months, please do not turn the heat setting higher than 72. No refunds or price reductions will be made due to failure of appliances or equipment. Please do not put off notifying us immediately as it could hinder us getting the repair done. Guests understand and agree that we may enter the rental property at any time for the purpose of making a needed repair.

**LOCKED UTILITY SHED AND CLOSETS:**

Please respect the locked utility shed and locked closets in the beach house. If any locks have been tampered with, you will forfeit your deposit.



**SECURITY CAMERAS:**

Please note there are video security cameras on the ground level of the home to monitor access to our property during non-rental periods as well as to ensure no unauthorized guests, animals, vehicles, etc. are on the property at any time. Obstructing, moving, damaging or in any way altering these devices will result in the loss of security deposit and additional charges.

**CARE OF THE PROPERTY:**

Guests are expected to care for the property as if it was their own. Please enjoy your vacation in this beach house and have a great time. Understand that any damage to the house, appliances, furniture, carpets, walls or misuse of the home could result in the loss of security deposit or removal from the premises. Guests will be responsible for any damage or misuse that affects the vacation time of the next guests and loss of income to the owner (representative of the owner). Ocean Lakes has their own rules that must be followed, and they are very strict. You can get a copy of Ocean Lakes rules and regulations at the front desk or online.

The owners (representative of the owner) are not responsible for any accidents, injuries, or illnesses that occur while on the premises. The homeowners (representative of the owner) are not responsible for the loss of personal belongings or valuables of the guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.

**By signing below, I agree to all terms and conditions of this agreement:**

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<hr/> Signature of Responsible Guest	Printed Name of Guest	Date
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*I have read and agreed to the "Ocean Breeze 913" house rules, rules regarding use of golf carts, rules regarding Ocean Lakes Family Campground as can be found on their website. I agree to take responsibility for the care and use of the house being rented and understand that the loss of Security Damage Deposit and or any other fees accessed due to violation incurring by anyone in my group staying or invited to the house will be my responsibility. I will make sure to notify all persons in my group of the rules and policies, in addition to the day of arrival, and key access information to the house.*

This owner, operator or sponsor of this site or promotion is not affiliated with or sponsored by Ocean Lakes Family Campground, L.P., the operator of Ocean Lakes Family Campground, Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.

OWNERS: Theresa and John Budney  
2 Hemlock Dr.  
Wading River, NY 11792  
631-255-3485  
[913oceanbreeze@gmail.com](mailto:913oceanbreeze@gmail.com)

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**RESERVATION DETAILS**  
**OCEAN BREEZE 913, Site #913**  
**PLEASE COMPLETE ALL FIELDS**

# of Adults		Reservation Dates		Check in Date		Check out Date	
# of Children							
Contract Date		Responsible Guest Name					
# Cars driving in		Street Address					
Check in Time	4:00 p.m.	City		State		Zipcode	
Check out time	10:00 a.m.	Cell #:		Email:			

Payment via Venmo, Zelle or Check. No reservation is confirmed until payment processes.

House rental	\$
Taxes (12%)	\$
Linen Package	INCLUDED IN RENTAL
Cleaning Fee	\$240.00
Golf Cart	\$000.00
Security/Damage Deposit	\$500.00
Total Due	\$

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_



**COMPLETE WITH ALL GUEST INFORMATION**

SITE: 913

DATES RESERVED:  through

LIST OF GUESTS:

GUEST	FULL NAME	AGE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		



**FINES AND VIOLATIONS AGREEMENT**  
**SITE: 913- OCEAN BREEZE 913**  
**OCEAN LAKES FAMILY CAMPGROUND**  
**MYRTLE BEACH, SC**

**PRINTED NAME:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING**

- Our home is located inside Ocean Lakes Family Campground which means it is a **FAMILY** campground. We want to ensure that there is no breakdown in communication as to what is expected of our guests and their family/guests at Ocean Lakes 913.
- Ocean Lakes has implemented a new zero tolerance policy which is stated as followed:  
*If any guest(s), family or friend using your unit is either removed or arrested while on your property, the homeowner 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 respect them. We do not allow drunkenness, loud and/or vulgar language or music, fighting or arguments at our home.
  - The new policy is as follows:
    - 1st incident \$500 fine
    - 2nd incident \$1,000 fine
    - 3rd incident loss of right to rent for a minimum of 1 year
    - 4th incident, possible termination of lease
- If any or part 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** as a result of any incident during your stay. If court action is required to obtain payment, you also agree to pay all court costs in addition to these fines.
- These rules are put in place by Ocean Lakes Family Campground and we must follow them if we want to continue to have a rental property here for your enjoyment. Please help us ensure that you, your family members and guest(s) know what is expected from them to protect our home and ensure Ocean Lakes remains the safest and enjoyable family-oriented vacation destination.





RESPONSIBLE GUEST(S) SIGNATURE: \_\_\_\_\_ Date: \_\_\_\_\_

THINGS TO KNOW:

**REFRIGERATOR:** Do not change the temperature setting. Remember the refrigerator is empty when you arrive and your items are ALL room temperature, so it will take a little while to get cool. As a suggestion I received from a previous guest, put your drinks in a large cooler with ice and water, let them get cold there.

**TRASH PICK UP:** Monday and Thursday mornings. Please place trash can by road, then pull back.

**PAPER PRODUCTS AND OTHER SUPPLIES:** You will be provided with a starter kitchen paper towel and one toilet paper in each bathroom. You will be responsible for all other paper products. There will be a small kitchen dish washing detergent, enclosed new sponge, and fresh kitchen towels. Also provided is an iron and ironing board. There may be some spices, but not guaranteed. You are responsible for everything else. Kitchen is fully equipped. Small appliances include 4 slice toaster, blender, regular coffee machine, Keurig, slow cooker. Standard appliances: dishwasher, refrigerator, range and microwave.

**FLYING IN?** Please be aware that not every taxi can drive into Ocean Lakes only Diamond Cab, 843-448-8888 and Creekside Cab 843-357-8444 can drive to the house, you do not want to walk. NO Uber or Lyft drive inside OL. Please let Theresa know you're flying in and what your ETA is for instructions. If renting a car, there are no express passes you will have to register at the office.

**FOOD:** Small Walmart across the street, you can order your groceries and pick up. Super Walmart up the street on Hwy 544 (drive directly out of OL). Aldi up from Super Walmart also Lowes Food. Food Lion north on 17. Remove all food from the house on day of departure.

**LINENS:** All beds MUST have sheets to sleep in.

**PESTS:** House is sprayed regularly. Keep the windows and doors closed. This is the SOUTH and it is HOT, you will see Roaches/Palmetto BUGS they fly, they get in along with other bugs and you will be uncomfortable. It is not safe for us to spray while you are in the house.