

Michael L. Gainey, LLC

Property Management

Short Term Rental Contract

Blessed Beyond Measure

Ocean Lakes, 6001 S. Kings Hwy., #319, Myrtle Beach, SC 29575

Date:

Tenant:

Address:

Phone:

email:

OCEAN LAKES #319

Check In

Check Out

SUMMARY

Rental period begins at 4:00 PM on the stated "Check-In" date and ends at 10:00AM on the stated "Check-Out" date.

Rate: \$_____ for __ nights / \$250 cleaning fee / \$300 security deposit

Balance Due: \$

\$500 deposit is required to reserve your dates. Balance is due 45 days prior to check-in.

\$300.00 Security Deposit is also required. Your Security deposit will be returned to you within 10 days of "Check-out" if there are no violations or property damage reported.

Includes: A. One (1) set of sheets per bed (1 King / 2 queens / 4 bunk / 2 daybed)

B. (12) bath towels, (12) Hand Towels, (12) Wash Cloths

C. Four seater Yamaha Golf Cart

see Ocean Lakes Rules - strictly enforced

NOTE: Golf Cart is complimentary and is not guaranteed. Should you experience any issues with the cart during your stay, we will make every resonable effort to rectify/repair the issue, but no refund will be given.

Upon your arrival, please inspect the house for any prior damage and/or cleaning issues.

Take pictures of any issue noted and text them to (843) 409-2715. If warranted, we will have our cleaning team attend to any complaint.

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 tenants violate any of these terms, the rental period / contract shall be terminated. Upon termination of contract, the tenants will vacate the premises immediately and under the supervision of the owner/property manager.
2. Tenant(s) will vacate the premises upon expiration of this contract (reference check-out time and date). Tenants waive ALL rights to process if they fail to vacate premises upon expiration of the rental period.
3. Tenant(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 rental period. Tenant(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. Property 319 is NOT a "pet-friendly" property. No animals or pets of any kind are permitted at, in or on the premises.
5. The Tenant(s) shall not sublet the property.

6. Tenant(s) expressly recognize that property insurance held by the property owner does not cover the personal property of the tenant(s). Tenant(s) should purchase their own insurance if such coverage is desired. Tenants and Guests hereby indemnify and hold harmless the homeowner, property manager and/or cleaning personnel against any and all claims of personal injury, property damage or loss arising from use of the premises/property regardless of the nature of the accident, injury or loss.
7. Tenant(s) agree to pay all reasonable costs, attorney's fees and expenses that may be incurred by the homeowner and/or property manager for enforcing this contract.
8. Tenant(s) expressly acknowledge and agree that this contract is for TRANSIENT OCCUPANCY of 319 Ocean Lakes Campground. The tenant(s) CANNOT use this property a long term residence.
9. There shall be NO refunds/reimbursement of rent in the event of shortened stays or ruined expectations due to weather conditions, work, family emergencies or any other commitments.
10. Tenant(s) shall use the property for legal purposes only. Tenant(s) undertand that use of illegal drugs, abuse of any person, the harboring of fugitives, storing of stolen property, etc shall cause immediate termination of this contract.
11. Tenant(s) agrees not to access "owner's closet", even if unlocked. These areas contain cleaning supplies/chemicals that could be hazardous to children.
12. This home is equipped with smoke alarms/carbon monoxide detectors. They are believed to function properly. Notify homeowner/property manager without delay if an alarm "chirps" or has a low battery condition.
13. Tenant(s) shall see to their own security. Lock doors, windows, garage doors, etc when it is prudent to do so.
14. Wireless internet, Cable TV, and/or ROKU 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 preference, access issues or lack of knowledge of use with regard to TV and/or internet service.
15. Ocean Lakes occasionally experiences outages that are beyond their control. Outages are reported as they occur. Refunds/Reimbursements will not be given for outages of service.
16. Tenant(s) are expected to conduct themselves in a civilized manner, being respectful neighbors of the surrounding property owners/tenants. The creation of disturbance, such as loud and/or vulgar music, noise or any other annoyance shall be viewed as grounds to terminate this rental contract. Ocean Lakes observes "QUIET HOURS" everyday, beginning at 11:00pm and continuing through 7:00am. You will be asked to vacate the premises by Ocean Lakes Security should a grievance be filed.
17. Valuable items left behind by tenant(s) will be held for a reasonable amount of time with reasonable effort made to contact tenant(s) for return. Any item not claimed within 30 days shall become the property of the homeowner.
18. Smoking IS NOT permitted inside the house. When smoking outside, whether on the porch or in the carport area, please be conscientious and respectful; properly disposing of "butts". Also, fireworks and other hazardous materials shall not be used in or around the property.

19. Air conditioning should not be set below 70 degrees & the heat should not be set above 75 degrees. The fan should stay set on "AUTO". Doors and windows should remain closed when using the heat and/or air conditioning. Inside humid conditions will cause damage to the AC/Heat pumps.

20. Consumables such as toilet paper, paper towels, soap, dish detergent, laundry detergent, shampoo, etc., are to be provided by the tenant(s). Tenant(s) should find the kitchen properly stocked with cups, plates, cutlery, pots, frying pan, crock pot, coffee maker, cooking utensils, several dish towels, and various kitchen gadgets. Should consumables be found at the house, tenant(s) should feel free to use them.

21. Tenant(s) will not be permitted to enter the house until 4:00pm on "check-in" day without written consent from the homeowner.

22. Please depart ON TIME. The cleaning crew could arrive by 10:15 am to begin preparation for the next guest(s). There will be a \$100 fee for late check-out without written consent from the homeowner.

23. There is a \$100 cancellation fee should the tenant cancel their reservation within 30 days of check-in. Should the house remain vacant for the reservation period the tenant forfeits the deposit in full.

GOLF CART USE and RULES

Ocean Lakes is extremely strict on the use of golf carts. A copy of their restrictions and rules is included with this contract. Homeowners are taking an extremely high risk when allowing renters use of their personal carts. PLEASE PLEASE PLEASE follow the regulations. Any tenant that receives a citation while driving a 319 personal cart will be asked to leave immediately. The tenant will be responsible for paying their fine as well as the fine levied against the homeowner. As much as \$1000.

Two violations levied against this property will cause the homeowner to lose all golf cart privileges, even for them personally. Violations after the second offense could cause Ocean Lakes to revoke the homeowners lease, resulting in the necessity to sell the house.

Ocean Lakes Regulations:

1. YOU MUST BE 16 YEARS OLD WITH A VALID DRIVER'S LICENSE IN YOUR POSSESSION
2. NO LOUD OR VULGAR MUSIC - WARNINGS WILL NOT BE GIVEN - \$100 FINE IS IMMEDIATE
3. GOLF CARTS ARE TO BE PARKED DURING "QUIET HOURS", 11:00PM - 7:00AM
4. NO OPEN CONTAINERS OF ALCOHOL. THIS INCLUDES PASSENGERS.
5. NO RECKLESS DRIVING OR RACING
6. STOP AT ALL STOP SIGNS - COMPLETE STOP
7. DO NOT TAKE GOLF CARTS OUTSIDE OCEAN LAKES, i.e. NOT TO DUCK DONUTS. NOT TO WALMART.

House Rules:

1. Do not leave cart charger out in the open. It could be stolen.
2. Do not leave cart charger in the rain.
3. Do not leave key in the cart when not in use.
4. Do not leave children on the golf cart without an adult.
5. Must be 25 years old to operate golf cart belonging to 319.

SIGNATURE PAGE

By signing below you are agreeing to the terms and conditions specified in this Short Term Rental Contract.

Once signed and returned, and your deposit received, a copy of the contract will be emailed to you.

Donna D. Gainey, Admin

Michael L. Gainey, LLC Property Management

Date: _____

Tenant

Print Name: _____

Date: _____

TENANT MUST BE 25 TO BE RENT! TENANT IS REQUIRED TO PROVIDE COPY OF DRIVER'S LICENSE AND STAY AT THE HOUSE DURING THE TIME PERIOD RENTED

Please list names and ages of all guests staying in the house:

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Name: _____
Age: _____

Parking Passes

This site is approved for up to 4 vehicles. Ocean Lakes charges \$15 per day/per car for parking passes. The following information will be needed to obtain your pass:

Arrival and Departure date of each vehicle / Make / Model / Color and License Plate #

Please email express@oceanlakes.com to register and pay for your passes.

It is recommended to contact them at least 30 days prior to your arrival.

Arrival Information:

You will receive an email and/or text approximately 3 days prior to your arrival with the directions to the property, door lock code, and WiFi instructions and password.

We are so excited to host your vacation. If you find anything out of order or need to reach us for any reason, please email, call or text: Donnag2715@gmail.com OR (843) 409-2715