**2023 SHORT TERM GUEST RENTAL AGREEMENT**

**SEA BREEZE**

**SITE #5240**

**OCEAN LAKES CAMPGROUND**

**MYRTLE BEACH, SC**

Owner: Mark and Angela Williams Email: saltybreezerental@gmail.com

Contact Person: Mark A Williams (540-397-7883)

Renters:

Number of Adults: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Number of Children (and ages): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Number of Vehicles \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Reservation:

Arrival Date: Departure Date: (Saturday to Saturday – 7 nights)

**Refundable Security Deposit: $500.00**
Deposit due by:

Total Rental Amount Due:

Balance Due by:

As of this contract the Owner agrees to rent the property specified by Site #5240 during the specified dates above according to the following terms and conditions:

* Check-in time is 4:00 p.m. and Check-out time is 10:00 a.m. This is strictly enforced!! Early arrival is not permitted, unless cleaning crew has completed the property. A $50.00 per hour late charge will be charged for late departures.
* Security deposit in the amount of $500.00 is required in advance. Upon inspection of the property, owner determines if the security deposit is to be refunded. Refund due will be mailed to renter upon inspection of the unit within 14 to 21 days of the day of departure.
* Renter must be 25 years or older and occupy the premises throughout the rental stay. The maximum number of persons permitted to occupy and sleep in this property is no more than 6 persons. This is strictly enforced.  Any unit not occupied and supervised by a PARENT/LEGAL GUARDIAN will be subject to eviction without refund (to include deposit). The contract will be voided, and the renter(s) and guests of renter(s) will be asked to leave the premises (at any time).
* The renter is responsible for all damage that occurred during the rental dates of this contract. The renter is encouraged to notify the owner of any visible damages upon arrival at the property.
* Please DO NOT move furnishings around. If you move something put it back where it was before you check out. There will be a $100.00 fee imposed if you move our furnishing around and don’t put them back as they were.
* Our property has a security camera located on the outside the home. The camera is for security purposes and the camera has sound. Please do not tamper with the camera. If you do you will be asked to leave with no refund.
* If the renter cancels more than 60 days prior to check-in date and the owner can rent the property, the deposit will be refunded less than the $50.00 cancellation fee. If the house remains vacant you will forfeit your deposit. If the renter cancels less than 60 days from the check-in date and the owner can re-rent the property your rental payment and deposit will be refunded less 20% of your deposit. If the owner cannot re-rent the property, the rental payment will be forfeited in its entirety and be retained by the owner as compensation for the time the premise had been held from the rental market. If the rental payment is forfeited the security deposit will be returned.
* The rental period may not be sub-leased, transferred, sold, or given to any other party. At any time, the person signing this contract will NOT allow any underage persons to stay on this property without them present.
* The owner or assigned designee may enter the premises at reasonable times, with or without notice, for the purpose of making repairs or inspections.
* 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.
* By signing this agreement, you agree not to hold owners, owners affiliate or associates responsible for any accidents or injuries, any personal injuries, and or any damages to personal property occurring to renter or any guest of the renter on this property or premises.
* 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 premise through fault of the renter herein his/her family members or guests. Renter will also be liable for any legal fees, Attorney costs, and court costs.
* The renter agrees to NO HOUSE PARTIES or LOUD NOISES disrupting others.
* Renter agrees to comply with the following rules and regulations of Ocean Lakes Campground and the rental premises:
* Small Pets are allowed with $150.00 fee
* NO SMOKING.
* Renter must be 25 years of age to rent.
* Shooting of fireworks on the property is prohibited.
* Garbage - renter is asked to secure all garbage in a plastic bag and placed in available containers for pickup and container pushed to the edge of the road (per trash schedule).
* See Oceanlakes.com for all rules and regulations pertaining to Oceans Lakes
* Owner is not responsible for damages resulting from hurricanes, tornadoes, floods or other natural disasters. Renter is responsible for evacuation if deemed necessary with prorated refund given.
* The house has been inspected before your arrival and should be clean and in order. Upon departure each guest is responsible for cleaning and having the house in good condition (see checklist). If house is left unclean, or if there are any damages, money will be taken from the security deposit to cover expenses. If cost of damages or cleaning costs exceed the deposit the renter agrees to pay the difference immediately upon receipt of an invoice from the owner.
* Renters are responsible for: Linens, towels, paper products, trash bags, etc.
* Visitor fees are $15.00 per night for each vehicle. If submitted and paid in full 10 days prior to arrival date, a discount of $3 is applied, making the Express Check-In pass price $12.00 per night for each vehicle. There is no extra charge for the water park.
* Upon departure, rental unit key should be returned to the lock box and other keys hung on the hooks by the door, all doors and window are to be securely shut and locked and the unit must be vacated at that time.
* This unit comes with a complimentary golf cart. Golf cart is not to taking off OL property at any time. You are responsible for all damages to golf cart. You agree to pay any fine that you receive from OL for any golf cart Violation. If a strike is imposed on our property for any golf cart violation you will forfeit your entire deposit. Golf cart is complimentary, you are not being charged a fee to use it. There for if it breaks down, we will try our best to get it taken care of during your stay. We DO NOT give a credit back nor will we pay to rent a golf cart to replace it.

Renter full name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Renter email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Please sign and return to address below with the security deposit and a copy of your state issued driver’s license. A copy may be retained for your reference.**

**Mark A Williams**

**1020 Orange Ave NE**

**Roanoke VA 24012**