

5334 N Sandlapper Dr Ocean Lakes House Rental Agreement

1. Our house is located in Ocean Lakes Family Campground, approximately 4 miles south of Myrtle Beach, SC, on US Highway 17. The house address is 5334 N Sandlapper Dr. For directions, see www.oceanlakes.com.
2. Our house is a single-family dwelling, and Ocean Lakes is a family-oriented environment. This agreement allows for a maximum of nine (9) people to occupy our home. You must be at least 25 years old to rent our house. If you rent our house, you must also be present in the house during the ENTIRE rental period to supervise anyone that accompanies you who is under the age of 25.
3. A car pass is needed for entry into the property, which has 24-hour security. There is an \$12.00 per day per car visitor fee. The fee is reduced to \$10.00 per day if you complete the Express Check-In process. Once you pay your reservation balance in full, we will send you a signed form for Express Check In to mail in. We highly recommend that you mail in for car passes, as check in can be very crowded on Saturdays.
 - a. Arrival Date: _____
 - b. Departure Date: _____
 - c. Name: _____
Address _____
 - d. E Mail: _____
 - e. Home: _____
 - f. Cell: _____
 - g. **Number of Adults:** _____
 - h. **Number of Children:** _____ **Ages:** _____
4. No pets of any kind are allowed in our house or on our property.
5. **A house key is in a lock box, and the code will be provided closer to your stay once the reservation is paid in full. Box is located on the rail post across from the front door.**
6. No fireworks of any kind are permitted on Ocean Lakes Family Campground property.
7. No smoking is allowed in our house.
8. Motorcycles cannot be ridden on Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to our house, or can be parked in the Ocean Lakes designated area.
9. Ocean Lakes Family Campground strives to maintain a wholesome, family-oriented environment. If your conduct disturbs or offends other guests or residents, Ocean Lakes Security will escort you off the property, and we will not refund any part of your rent.
10. Our house has 3 bedrooms and 2 bathrooms. It is fully furnished including 2 queen beds, 1 twin bed, 1 full bed, and 1 queen sleeper. Several color Smart TVs with basic cable are provided, as well as Wi-Fi. You may also log into streaming services with your own user ID and password.
11. No refund will be issued due to any interruption in Wi-Fi or cable. This service is beyond our control.

12. You need to bring:
 - a. Linens: sheets (2 queens, 1 queen sleeper, 1 full, 1 twin), pillowcases, extra blankets
 - b. Towels: bathroom towels, wash cloths, kitchen towels, beach towels
 - c. Paper products: toilet paper, paper towels
 - d. Soap, washing detergents, trash bags

13. A reservation deposit of \$100.00 is due when you make your reservation official by signing and returning this agreement. We accept checks, money orders and PayPal. If your check is returned to us by the bank, we will charge you \$50. In the event you are unable to keep your reservation, we will refund your check provided a 30-day notice PRIOR to your arrival date. Otherwise deposit will be forfeited.
 - a. **Make the check payable to "Pittman Properties LLC". Mailed to 450 Wood Rd, Taylors, SC 29687.**
 - b. **Submit PayPal payments to pittmanproperties@outlook.com**
 - c. **Please return the signed agreement along with your deposit within 7 days of receipt. Mail or email.**

14. The following monies **must be in our hands** 30 days prior to your check-in date. If not, we will cancel your reservation and your deposit will be FORFEITED.
Rent in the amount of _____

15. A security deposit of \$100.00 is due when making your reservation and can be included with your reservation deposit. This deposit will be held until departure and cleaning crew confirms no damages to the house. Once confirmed the security deposit will be refunded, via the method of original payment.

16. If you cancel your reservation LESS than 30 days prior to your arrival date or do not use the property during your reservation time period, no rent money will be refunded. However, your security deposit would be refunded.

17. If our house is unusable due to fire, theft, or natural disaster during your rental period, we will refund your rent minus a prorated amount for each night you occupied our house. If you never occupied our house, we would refund all rent and any security deposit paid at the time we determine our house is unusable for the period of your reservation.

18. **Check in time is 3:00pm. Check out time is 10:00am. If the house becomes available earlier, you will be contacted.**

19. When you arrive at our house, please check that the prior renter did not leave dirt or damage. To protect YOUR security deposit, **please report problems immediately (by 10am of the day after your arrival)** to Heath Pittman, 864-449-3808 or Erin Pittman, 864-414-3816. Leave a message if we do not answer.

20. If you need maintenance service for any item in the house, please contact Heath, 864-449-3808 or Erin, 864-414-3816.

21. It is your responsibility to leave our house clean and undamaged. You agree to complete the items listed on the following page before you leave our house, or your security deposit will not be refunded.

22. By signing your name here, you certify that you are at least 25 years old and that you agree to the terms of this agreement.

_____ Date signed: _____

Thank you for renting our house,
Heath and Erin Pittman

5334 N Sandlapper Dr Checkout Items

Departure cleaning service is provided. However, please complete the following checklist before departure:

1. Kitchen, Dining Area
 - Close all blinds.
 - Clean all small appliances that were used.
 - Clean the oven, stove, and microwave.
 - Clean and put away all dishes, pots, pan, glasses, flatware, etc.
 - Put toaster back into cabinet.
 - Remove all food from the refrigerator, cabinets, etc.
 - Clean the refrigerator and freezer.
 - Empty all trash cans throughout the house and place inside trash bags. Place all bags inside the outside trash bin. Trash pickup is Monday and Thursday.
2. Living Room
 - Leave the TV remote control on the table.
 - Check under furniture and cushions for your belongings.
 - Close all blinds.
3. Bathrooms and Laundry Room
 - Remove soap and detergent.
 - Clean out lint filter from dryer after each use.
4. Bedrooms
 - Remake the beds.
 - Check under the beds for your belongings.
 - Close all blinds.
 - Leave the TV remote controls on the tables/nightstands.
5. Outside
 - Place all trash in trash bags and inside trash bin.
6. Final Steps
 - Leave Air on 75.
 - Check that you have not left any of your belongings in or around our house.
 - Turn off all lights.
 - Ensure all windows are closed and locked.
 - Lock front door.
 - Place key back in lock box (1 key.) Leave all other keys on the key rack beside front door.

Thank you for staying with us. Enjoy your visit and please return again!

5334 N Sandlapper Dr Inventory

Kitchen

Pots and pans in various sizes, including stock pot

Blender

Toaster

Coffee pot, 12 cup slow drip

Coffee filters

Coffee mugs and other drinking glasses

Plates, bowls, flatware and knives

Cooking utensils: spoons, spatulas and whisks

Kitchen gadgets: corkscrew, ice cream scoop, meat thermometer, measuring cups and spoons, grater, vegetable peeler, tongs

Pitchers

Mixing bowls

Strainer and colander

Glass baking dishes

Metal cake pans and baking sheets

Cutting boards

Grilling tools

Laundry Room

Washer and dryer

Iron and ironing board

Broom and dustpan

Floor vacuum, Shop Vac and mop

Bedrooms

Sleeping pillows

Extra pillows (for beds or sleeper)

Extra blankets

Samsung Smart TV

Living Room

Card games

Samsung Smart TV

Outdoor

Propane grill (renters must fill when empty)

Grilling tools in kitchen

Outdoor shower, cold water only