**Ocean Lakes Site 1132**

**Rental Agreement**

**Beach Home Entry and Quick Tips**

Keys – all families will have access to keys at the time of arrival at the beach house. The combination to the lock box for the set of keys and the WiFi password will be given the day of check-in. I will send a written request to Ocean Lakes that will allow you to rent from Site 1132 on the requested dates. I will also call Ocean Lakes the day before your arrival to grant access to the campground.

* **WHAT IS PROVIDED:** A washer/dryer is available and a full kitchen set-up to include enough dishware to cook for max occupancy. Each bedroom has a TV with cable access. The house also has complimentary Wifi.
* **WHAT YOU WILL NEED TO BRING:** Each family is responsible for their own LINENS AND PILLOWS. We have the following beds in our house: Master Bedroom (1st floor) has a King bed; Living room (1st Floor) Queen sleeper sofa; 2nd floor bedrooms each have a Queen bed and a twin over a Futon (Full size) bunk bed. Unit accessories, paper products, and any other personal items you may need. A standard coffee maker and Keurig is available.
* Please report and **urgent** maintenance, that if not attended to promptly would damage the home (water leak, etc.) immediately.
* Any routine maintenance or repair not urgent please email me.

**RULES:** **Renter agrees to abide by all rules provided by the landlord and to abide by any rules and regulations of Ocean Lakes.** Upon check-in at the main entrance to Ocean Lakes, please pick up a copy of rules written by Ocean Lakes. If you (or any member of your party) are arrested for breaking Ocean Lakes’ rules, we will be charged $500-$1500 in fines for allowing rule breakers into the property. **By signing this contract, you are agreeing to not only abide by the rules but to reimburse Nance Rental Properties, LLC for any fines charged to us by Ocean Lakes due to your breaking the rules.**

**ANIMALS:** **No animals are permitted on the premises.** If an animal is reported to be on the premises your stay will be terminated without refund.

**SMOKING**: No Smoking inside the house. Ashtrays are not provided as smoking in this house is prohibited. There are sand pots on all decks and in the parking area for smokers. **Do not put any paper from cigarette wrappers in sand pots – it can smolder and start a fire. DO NOT PUT SAND POTS UP AGAINST THE VINYL SIDING WALL OF HOME. Remove all butts from sand-pots when you leave and put in outside garbage can.**

**FURNISHINGS:** **Beds and furniture are not to be removed from room to room.** If you move furniture and do not put it back, you will forfeit your entire security deposit. The housekeeper cannot move furniture without hiring more help. **Do not take any of our deck chairs downstairs under the house or to the beach.** If you do and they are damaged or stolen, you will be charged. Please do not sit on the couch or loveseat with wet bathing suits. Make sure shoes are clean before entering the house, there is an outside shower and a water hose in the parking area under the house. There is no time to have the carpets shampooed between renters.

**Renter understands that the house is furnished but each renter must bring his/her own linens, sheets, towels, paper goods (paper towels, toilet paper, trash bags) as well as soap, shampoo, salt/pepper, condiments, dish & laundry detergent.** There could be, (but not guaranteed), salt/pepper and other spices in the cabinet. Feel free to use anything in the cabinets, but do not unlock or open any locked areas in the house where owner’s maintenance and personal items are stored.

**DEPOSIT AND RENT:** Once the final balance has been received (30 days before arrival), landlord will call ahead to Ocean Lakes to grant permission that enables entrance to this gated community**. Key lockbox instructions will be given in an email or text before you arrive as well as name and password to the wireless connection for the house.**

**GUEST REGISTRATION:** Guests must register their car(s) and get a parking pass to enter the property. Ocean Lakes charges $10 per day for parking and we are not a part of collecting this. **Visitors and guests must abide by visitor/guest registration procedures and all other rules and regulations of Ocean Lakes. OCEAN LAKES SECURITY GUARDS DO NOT PLAY; YOU MUST OBEY; YOU ALSO NEED TO KNOW THEY ARE SERIOUS ABOUT THE 10 MPH SPEED LIMIT INSIDE THE PARK.**

**LOCATION:** Ocean Lakes is located approximately 4 miles south of Myrtle Beach, SC on Highway 17. If traveling through Conway, SC, turn onto HWY 544, travel approximately 12 miles until 544 intersects Hwy 17. Ocean Lakes main entrance will be right in front of you. The physical address is 6001 S. Kings Highway, Unit 1132, Myrtle Beach, SC 29575. DO NOT mail anything to this address. **Correspondence address is: Nance Rental Properties, LLC, 5901 Abner Road, Asheboro, NC 27205.**

**ALCOHOLIC BEVERAGES:** **No public display** of alcoholic beverages is permitted. Consumption of alcoholic beverages by persons of legal age is allowed on the rented site, providing that all such persons act in mature and responsible manner. All persons under age 21 agree to not consume alcohol on the premises. Parents of renters under age 21 will be required to be occupying the premises along with their young adult children. SC drinking age is 21, not 18 years of age.

**IMPROPER CONDUCT:** Ocean Lakes security personnel reserves the right to require any tenant to leave the premises if it is determined that the tenant is creating a nuisance, engaging in improper conduct or violating any rule or regulation of Ocean Lakes or breaking any laws. **Rules broken that cause Ocean Lakes security to oust renters from the premises will result in all rents and deposits being forfeited to the landlord. In addition, you have agreed to reimburse Nance Rental Properties, LLC for any fines charged by Ocean Lakes for your breaking the rules, a minimum of $500 up to $1500.**

**BEACH RESTRICTONS:** Glass containers, alcoholic beverages, fireworks, dogs and campfires are not permitted on the beach. Umbrellas are allowed on the beach, but not any type of tents. **Be reminded that Ocean Lakes is proud of its reputation as a “family” vacation spot.** Loud parties, loud music and public drinking will not be permitted.

**PEACE AND QUIET**: Tenants and their guests are expected to behave in a manner so as not to disturb or annoy their neighbors. Radios, televisions, and other sources of noise must be kept within the bounds of moderation at all times. **Quiet hours are between 11:00 pm and 7:00 a.m. THERE WILL BE NO GOLF CART TRAFFIC AFTER 11:00 P.M.**

**PROHIBITED ITEMS:** No illegal drugs, firearms, explosives, gas-powered pellet guns or BB guns may be carried or fired on the Ocean Lakes premises at any time. **NO FIREWORKS of any kind are permitted on the property or on the beach even if you see others doing it.** Violation of this rule may cause people to be sent home early by Ocean Lakes Security personnel and fined several hundred dollars. In addition, you are agreeing to reimburse Nance Rental Properties, LLC for any fines they are charged for renting the property to you. Prohibited items in the house: “heelies” and skate boards are not permitted in the house or on our decks.

**CANCELLATION:** If reservation is cancelled 30 days prior to your arrival date, we will retain 15% of the Gross Rental Fee plus a $75.00 Administration Fee. If reservations are cancelled less than 30 days prior to the arrival date, refuse the rental property or do not show up, landlord will retain the entire amount paid. **THERE WILL BE A $35 CHARGE FOR ALL RETURNED CHECKS.**

**OWNER’S CANCELLATION:** In the event that the unit is not available for the time specified, the owner’s liability is limited to providing alternate accommodations OR providing a full refund of all monies paid.

**BAD WEATHER:** We have no control over the weather and do not make refunds due to storms unless there is a **mandatory evacuation** ordered. Most storms blow over in a day or so and the sun will be right back out.

**LIABILITY:** Tenants are expected to behave prudently and not create and situations whereby anyone is injured on the premises. Tenant agrees to hold the Landlord harmless without liability caused by the careless behavior of any tenant or guests. Landlord will not be liable for children who are not being supervised properly on the premises. All tenants are prohibited from running on the decks and stairs, climbing or siting on deck railings or stair railings. Owner is not responsible for articles lost, stolen or left behind in the unit.

**PRINT NAMES, AGES, PHONE NUMBERS AND MAILING ADDRESSES BELOW OF ALL OCCUPANTS THAT WILL BE IN THE UNIT:**

We, the undersigned, have read all the pages of this contract and the page of rules and regulations and agree to abide by all of these during our stay at Ocean Lakes. **We attest that RENTERS are at least 25 YEARS OF AGE and will supervise the activities of their children and younger guests so that all landlord’s rules and Ocean Lakes rules are followed.**

**We further agree to pay the agreed rental amount on the dates specified on page 1 and text/call Nance Rental Properties, LLC to let them know when we are leaving.** The housekeeper will do any cleaning needed after you leave and check the house for damages. She will charge $135-$235, depending on the amount of cleaning she has to do. You are still required to take out trash, remove leftovers from refrigerator, and clean the grill, etc. Any balance from your deposit will be returned to you after we hear from our housekeeper.

**Signatures of renters required:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Signature of Renter** | **Date Signed** |  | **Signature of Landlord** | **Date Signed** |
|  |  |  | **Clinton O. Nance, II** |  |
|  |  |  | **Elizabeth S. Nance** |  |
|  |  |  | **Nance Rental Properties, LLC** |  |

**Please keep a copy of this rental agreement for your records and return the original back to us as soon as possible. The final payment of your rent must be received at least 30 days prior to your arrival.**

**SITE 1132 CHECK-OUT PROCEDURES**

We often have back-to-back rentals and time is needed to check the unit to make sure it is ready for the next renter. PLEASE CLEAN THE UNIT like you would at home. When availability permits, we do offer a half day rate for a late departure for guests who may want or need them. Just ask!

**CHECK-IN/OUT** – Check-in time is 4:00 p.m. Check-out time is 10:00 a.m. You do not have to check into an office. Early check-in and Late check-out is on a case by case basis and must be pre-coordinated and not the day of.

**UPON CHECKOUT PLEASE COMPLETE THE FOLLOWING:**

1. Leave all garbage sealed in plastic bags. PLEASE DO NOT OVERFILL OUTSIDE CONTAINERS OR LEAVE GARBAGE ON GROUNDS OR DECKS. Trash is picked up 2 times a week (Monday and Thursday), please utilize this for your convenience.
2. Clean all bathrooms, bedrooms, living room and flooring (vacuum and/or mop). Clean golf cart out and spray down cart with water hose.
3. Please clean all dirty dishes and utensils and place in original location.
4. Please ensure stove and oven are OFF.
5. Please turn the Air Conditioner to 75 degrees when you leave (Summer), or set the Heater to 55 degrees (Winter).
6. Personal Items – Check unit thoroughly for all personal belongings. Make sure to check all drawers and cabinets. The Owner and Caretakers of this property are not responsible for items left behind.
7. Return all furnishings to their original locations.
8. Turn all lights off. Ensure all windows and doors are secured and locked.
9. Please clean up after yourselves, this is how we can keep our rate low.
10. Return keys to the lockbox (where you got them from) to ensure the next renter has access to the house.

Thank you for visiting and please come back. Have a great trip home!!

Please sign, date and return to email to ensure we know you understand the Check-out Procedures.

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 Signature Date

**WHAT IS NOT ALLOWED:** No smoking, pets, house-parties, group rentals – which include high school, college, or other non-family groups. We rent to families and responsible adults only. Minimum age is 25. **Any evidence of smoking in the unit will result in a minimum $150 cleaning fee.**

**WHAT IS PROVIDED:**  A washer/dryer is available and a full kitchen set-up to include enough dishware to cook for max occupancy. Each bedroom has a TV and cable TV. The house also has WiFi. Upon departure, please remove all trash and clean all dirty dishes. Please clean both bathrooms including the floors. Please clean kitchen and sweep and use the mop provided to run over floor in living room and kitchen. Vacuum bedrooms. Cleaning supplies will be provided.

**WHAT YOU WILL NEED TO BRING:** Unit accessories, paper products, and any other personal item you may need. Linens/Pillows are NOT PROVIDED (PLEASE BRING). Trash bags, hygiene products are also NOT PROVIDED, (PLEASE BRING).

**MISCELLANEOUS:** The owner reserves the right to refuse service to anyone and is not liable for any loss of personal items, valuables, damage or injury. Failure to comply with the Rules and Regulations can result in being asked to vacate the property with NO refunds.

**CONFIRMATION:** Your payment will be confirmed by email. If you did not receive that email you are not reserved.

**DISCLAIMER:** Nance Rental Properties, LLC makes every effort to ensure that the information provided is correct. Prices are subject to change. No refunds or rent deductions will be given due to inoperative equipment.

**PRIVACY POLICY:**  Any personal information you provide to us will remain private. Your personal information will not be shared with anyone. We will not sell, rent or share your email address with others for them to send you unsolicited email.

**GOLF CART POLICY:** The golf cart is **NOT** a toy!! Families that rent the golf cart are **HELD RESPONSIBLE for all DAMAGES AND FINES** if issued by Ocean Lakes Family Campground Security. Day of departure email/message pictures. Golf cart is to be returned to shed and plugged in. The golf cart is **NOT** to be removed from Ocean Lakes property.

**NO ONE under the age of 21 years old is allowed to drive the golf cart. For insurance purposes the golf cart is not to be driven by ANYONE under the age of 21 years old.**

Golf carts may be rented at the Ocean Lakes Golf Cart Rental Service at the front of the campground. Per Ocean Lakes: **NO GOLF CART IS ALLOWED OUT IN CAMPGROUND after 11:00 pm.**

**SITE 1132 – Liability**

I, \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ hereby accept full responsibility for any bodily injury or property damage that may occur as a result of myself or anyone in my party operating the golf cart belonging to Nance Rental Properties, LLC (Clinton and Elizabeth Nance) at unit 1132 in Ocean Lakes Family Campground. I also accept responsibility for any damage I or anyone in my party may cause to the golf cart itself.

I also hereby accept full responsibility for the actions of all persons in my party, as well as any guests who may be visiting with my party during our stay. I agree that if any said person including myself should be evicted from Ocean Lakes or arrested while on Ocean Lakes property, I will be responsible for the incident fine.

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Witness: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_