

VACATION RENTAL AGREEMENT

THIS IS A VACATION RENTAL. THE RIGHTS AND OBLIGATIONS OF THE PARTIES TO THIS AGREEMENT ARE DEFINED BY LAW AND INCLUDE UNIQUE PROVISIONS PERMITTING THE DISBURSEMENT OF RENTAL FEES PRIOR TO GUEST STAY AND EXPEDITED EVICTION OF THE GUESTS. YOUR SIGNATURE ON THIS AGREEMENT, OR PAYMENT OF ANY MONEY OR TAKING POSSESSION OF THE PROPERTY AFTER RECEIPT OF THE AGREEMENT, IS EVIDENCE OF YOUR ACCEPTANCE OF THE AGREEMENT AND YOUR INTENT TO USE THIS PROPERTY FOR A VACATION RENTAL.

RESERVATION DETAILS

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	9:00 a.m.	Cell #:		Email:			

Payment via Venmo accepted. In certain cases, PayPal and bank issued checks may be accepted with Home Owner approval only. Any payment processing fees incurred will be charged back to guest. No reservation is confirmed until payment processes.

House rental	\$
Taxes	\$ \$0.00
Linens	\$
Cleaning Fee	\$
Golf Cart Fee(s)	\$
Security/Damage Deposit	\$
Total Due	\$ \$0.00

SIGNATURE: _____ DATE: _____

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: 704-763-2243

Email: porpoisedrivenlifec20@gmail.com



COMPLETE WITH ALL GUEST INFORMATION

SITE: C-20

DATES RESERVED: _____ through _____

LIST OF GUESTS: All guests, regardless of age, MUST be listed. No unauthorized guest(s) will allowed.

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

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GOLF CART POLICY FOR GUESTS(s)

PLEASE READ ALL OF YOUR AGREEMENT BEFORE SIGNING

GOLF CART POLICY:

Ocean Lakes Family Campground has a ZERO TOLERANCE POLICY for violations of their golf cart rules. All authorized golf cart operators of our golf carts must be at least 25 years of age with a VALID driver's license. The property owner reserves the right to suspend privileges at any time. Cart usage fees are non-refundable due to privilege suspension or breakdowns. The property owner shall not be held liable for any injuries to cart occupants or operators. Driver license number(s) are required. These policies can be viewed at: <https://www.oceanlakes.com/about-us/policies/golf-car-policies/>

NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
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NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	
NAME: DRIVER LICENSE # AND STATE OF ISSUANCE: AGE:	

Operation of golf carts by unauthorized individuals will result in immediate loss of cart privileges and removal from property without refund. Criminal charges for unauthorized possession (theft) or operation will apply.

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GUEST RENTAL AGREEMENT

Porpoise Driven Life, Ocean Lakes Site #C-20 6001 South Kings Highway, Myrtle beach, SC 29575

EXPRESS CHECK-IN:

Each car must have a car pass to enter the park and as of 2023 the cost is \$12.00* per day/ per vehicle or vehicles. Once we received your final reservation payment, we will authorize your vehicle(s) for your stay. Ocean Lakes will then email you for vehicle information. Once you provide Ocean Lakes with vehicle information, they will e mail you again with a link for online payment of parking passes and send you your passes in the mail upon successful payment.

Once you arrive at Ocean Lakes, hang your pass on your rearview mirror and bypass go directly to the beach house. *Daily parking pass fee may be higher for bookings received less than 3 weeks from arrival or if you do not provide information and payment to Ocean Lakes at least 2 weeks prior to your stay. *Pricing subject to change at any time.

CHECK-IN TIME: After 4:00 p.m.

The house will be available for occupancy after 4 pm. DO NOT ARRIVE earlier than 4 p.m. expecting to occupy the house. ACCESS TO ANY PART OF THE PROPERTY IS STRICTLY PROHIBITED PRIOR TO 4 P.M. Keypad code for front door, and lockbox code(s) for golf cart(s) key(s) will be provided at check in time.

CHECK-OUT TIME: No later than 9:00 a.m.

Please prepare and schedule your plans, cleaning, packing, etc. so that you will be out of the house by 9:00 a.m. A minimum \$100.00 late checkout fee will assessed for late check out. After 9:30 a.m. deposit will be forfeited and guests will be escorted off property by security. It is guest's responsibility to lock the house. If home is found unlocked, guest will forfeit deposit.

A deposit fee of \$500 is required with payment. The deposit converts to security/damage deposit upon arrival. The security/damage deposit is NOT applied toward rent; however, it is fully refundable within 14 days of departure provided the following conditions are met:

- No damage is done to house or its contents
- All debris, rubbish and discards are placed in outside trash can, dishwasher empty and soiled dishes are washed and put away
- Cleaning requests are complete, including outdoor grill, griddle, and golf carts
- The house is locked
- Ocean lakes violations and/or Guest/guests of guest is/are not removed by the owner

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MAXIMUM OCCUPANCY:

The Maximum number of guests is limited to fourteen (12 Adults max.) persons.

MINIMUM STAY:

This property requires a three (3) night minimum stay. Longer minimum stays may be required during holidays, prime weeks, and the summer rental season. Summer rentals, holidays, and prime weeks require a seven (7) night minimum.

GOLF CART:

Golf Carts are available during your stay for an additional usage fee. We offer a 4 seat custom lifted golf cart and a custom 6 seat limo golf cart for additional fee(s). Drivers age 25+ with valid driver's license only, strictly enforced. Golf carts are also available for rent in Ocean Lakes for licensed drivers 16+, subject to availability.

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 reserved. The total rental charge for the beach house must be paid in full at time of booking unless otherwise agreed to with homeowner.

Cancellation 60 days or more prior to your reservation, 100 percent refund of the rental, \$100.00 cancellation fee applies. Cancellation 30-59 days before check-in, 50 percent of the rental fee will be refunded, \$250.00 cancellation fee applies. Cancellation less than 30 days before check-in Zero percent refund, \$500 cancellation fee applies. (We strongly recommend researching and investing in a cancellation protection/travelers insurance policy.)

PANDEMIC 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 to sanitize home after guest departure. Cleaning supplies are provided to maintain the house during your stay. 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 brushed and left clean. All trash is to be bagged and put in outside bin prior to departure. Basic rule - If you use it, please clean it.

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TRASH & TRASH PICK UP:

We have 3 large outdoor trash bins under the home. Trash is picked up every Monday and Thursday morning. For weekly stays, please ensure to get the bulk of trash from your stay out with Thursday trash pick up to ensure you do not use more than 2 bins for trash on departure day. **ONE BIN MUST BE LEFT EMPTY** for incoming guests.

GROUPS AND HOUSE PARTIES

We rent to families. The responsible primary guest must be at least 30 years of age or older and stay in the house for the entire booking. No underage drinking is allowed. No house parties. If security and/or Horry County police are 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:

Do not remove bath towels from the home or use as beach towels. You do not need to wash linens and towels before leaving, **DO NOT** strip beds as our crew will handle bed linens. Please put all dirty bath towels, washcloths, and hand towels in lower level bathtub.

PAPER PRODUCTS AND OTHER SUPPLIES:

We provide one roll of toilet paper in each bathroom, one roll of paper towels in kitchen, trash bag for kitchen to start you off. We also provide dishwashing liquid, laundry detergent, and hand soaps in bathrooms and kitchen for your stay. You will need to bring additional paper products, soaps, shampoos, etc.

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 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:

Small breed hypoallergenic dogs **MAY** be allowed with written consent of the homeowner (per pet fee applies). If an unauthorized pet is found in the house, pet hair is found on furniture or any evidence that an unauthorized/non-hypoallergenic pet was in the house, you will forfeit your \$500 deposit. If we are made aware that an unauthorized/non-hypoallergenic pet has been brought into the property during your stay, you will be removed from the property immediately and no refund will be given. Pet waste must be cleaned up at all times.

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REFRIGERATOR:

Do not change the temperature setting. Constantly opening the door or leaving the door will also keep the unit from working properly. Please remember to empty the refrigerator (and freezer) 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 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. Do not move any interior or exterior furniture.

REPAIRS/SERVICE CALL REFUNDS:

We cannot guarantee against mechanical failure of heating, air conditioning, TV, internet service, or other appliances. Please report any inoperative equipment to 704-763-2243 immediately. Our 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/or a 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 72 and 74 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 76. 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, deposit will be forfeited.

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 all monies and immediate removal from the property.

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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 at <https://www.oceanlakes.com/about-us/policies>.

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 owners) are not responsible for the loss of personal belongings or valuables of the guests. By signing this agreement, it is understood and agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises.

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

Signature of Responsible Guest _____ Date: _____

Printed Name _____

I have read and agreed to all 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 assessed due to violation incurred 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 access information to the house.

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FINES AND VIOLATIONS AGREEMENT

PRINTED NAME: _____ DATE: _____

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- 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 Porpoise Driven Life Site C20:
- Ocean Lakes has implemented a new zero tolerance policy which is stated as follows:
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.
 - o 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 most safe and enjoyable family-oriented vacation destination.

RESPONSIBLE GUEST(S) SIGNATURE: _____ Date: _____

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