ACCOMODATION AGREEMENT COASTAL HIDEAWAY

6001 S KINGS HWY, MYRTLE BEACH SC 29575

SITE #6019

# \*TENTANT MUST BE AT LEAST 25 YEARS OLD TO RENT & BE PRESENT DURING THE ENTIRE STAY

**ACCOMODATION AGREEMENT** made this, \_\_\_\_\_\_\_\_\_\_\_ (date) between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (renter names) as Guest(s), and Jack or Pamela Phillips, as Owners of Site #6019.

Renters contact phone #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Arrival Date/Time: \_\_\_\_\_\_\_\_3:00 pm EST, Departure Date/Time: \_\_\_\_\_\_\_\_\_\_\_10:00 am EST,

# of Nights\_\_\_\_\_\_\_\_\_

Quoted Rate $\_\_\_\_\_\_\_\_\_\_\_ +12% tax $\_\_\_\_\_\_\_\_\_\_\_\_ + Cleaning $150.00 = $\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Refundable damage deposit of $500 (Due upon booking and property will be viewed by cleaners at departure)

50% of the quoted rate plus $500.00 security deposit is due at the time of booking. If booking within 60 days or less of arrival, the **full** amount of accommodation is due.

Amount due at booking: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

The remaining amount due at least 60 days from reservation. $\_\_\_\_\_\_\_\_\_\_\_\_\_

(Once the final balance has been received, and your arrival is imminent, the owner will call ahead to Ocean Lakes to grant permission that enables entrance to this gated community. Code access instructions will be given in an email right before arrival. At that time, you will also be given Wi-Fi information for the house.

**FRAUD PREVENTION:** TO RENT OUR HOME, YOU MUST SEND A TEXTED OR SCANNED COPY OF YOUR PHOTO ID. (You can take a photo of your driver’s license and send it in messenger or text to 864-491-3404. Person(s) renting and person paying must be the same and must match the address on driver’s license and credit card address must match.

Due to many fraudulent sites, this request is for your protection as well as ours. Always verify your homeowner is legit before sending funds or personal information. It's also needed in case of an emergency)

⦁ Your signature on all pages of this contract indicates you have read, understood, and agree to all terms of this short-term accommodations contract.

**LOCATION:** Ocean Lakes physical address is 6001 S Kings Hwy #6019, Myrtle Beach SC 29575.

# Do not mail anything to this address

**RULES:** Guests agree to abide by all rules provided by the owner 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 cited for breaking Ocean Lakes' rules, owners will be charged $500-1500 in fines for allowing rule breakers on the property. By signing this contract, guests are agreeing to not only abide by these rules but to reimburse any fines charged to us (the homeowner) by Ocean Lakes due to your breaking the rules. Any deposit will be forfeited immediately if you break any rules. We are not a part of Ocean Lakes Family Campground except that we lease the property our house is built on from them.

**GENERAL INFORMATION:** This house is privately owned on Ocean Lake Property. It is a family friendly property and under 24-hour outside surveillance. Accommodation is from Saturday to Saturday in peak season.

Our home is a NON-SMOKING, NON-VAPING, NO-E-CIGARETTES, & ABSOLUTELY **NO** RECREATIONAL DRUGS ARE ALLOWED (WILL BE EVICTED WITH LOSS OF ALL RENTAL FEES)

# PETS OF ANY KIND ARE NOT PERMITTED

**PAYMENT:** At time of reservation, payment of 50% of base rate shall be submitted along with signed contract. The advance payment will be applied toward accommodation. The $500 security deposit should also be sent along with reservation payment. (This will be returned within 14 days of departure pending no damages or infractions noted in contract have occurred. This gives time to receive notices/fines from Ocean Lakes if any have occurred.) The BALANCE OF RENT is due 60 days before your arrival date. Any reservations made within, or less than 60 days of arrival is payable in full at the time of booking and receipt of the signed contract.

We will accept Venmo or PayPal. Any incurring charges will be deducted from deposit.

**LEAVING:** Owner has no control over the weather and does not make refunds due to storms unless there is a mandatory evacuation ordered.

**CHECK OUT TIME:** Check out time is strictly 10:00 am EST. If you check out late, you forfeit your entire security deposit. The house-cleaning crew needs the time to get the house ready for the new afternoon guests.

**PROHIBITED ITEMS:** No illegal drugs, firearms, no 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 you may be fined several hundred dollars. In addition, you agree to reimburse the owners for any fines they are charged for renting their property to you. CANDLES ARE NOT PERMITTED IN THE HOUSE BECAUSE THEY ARE A FIRE HAZARD. Violation of any of these rules will cause automatic forfeit of deposit and you agree you will accept liability for any damage to the property.

WE DO NOT PROVIDE A GOLF CART

(OCEAN LAKES PROVIDES GOLF CART RENTALS. We recommend renting a cart through Ocean Lakes as this is the preferred travel around the campground.)

Ocean Lakes also allows you to bring your own golf cart, but you must provide them with proof of insurance. Check with Ocean Lakes for clarification on the rules of bringing your own GC.

OL golf carts are not allowed outside of the park.

**DOWNLOAD OCEAN LAKES APP TO ACCESS ALL GOLF CART RULES AS WELL AS CAMPGROUND RULES.**

(Ocean Lakes has very strict rules especially concerning golf carts)

**CANCELLATIONS:** Cancellations or changes that result in a shortened stay, forfeit the full advance payment. Cancellation or early departure does not warrant any refund of accommodation.

**HOUSEKEEPING:** There will be no daily housekeeping service. A washer and dryer are provided for your convenience. The owner shall provide dishes, utensils, and other cookware commonly used. The house has a Ninja coffee maker that is both k-cup and carafe brewing. The owner will also provide a starter pack of paper towels, toilet paper, trash bags and dishwasher and laundry detergent.

There are several garden hoses at the side of the house that guests can use to wash sand off before entering the house.

**FALSIFIED RESERVATIONS:** Any reservation obtained under false pretense will be subject to forfeiture of advance payment, deposit and/or accommodation money, and the party will not be permitted to check in.

**LIABILITY:** Guests are expected to behave prudently and not create any situations whereby anyone is injured on the premises and agree to hold the Owners harmless without liability for any injury caused by the careless behavior of any guest or those accompanying them. Owners will not be liable for children who are not being supervised properly on the premises. All guests are prohibited from running on the decks and stairs, climbing, leaning or sitting on deck railings or stair railings. Guests shall immediately report to the owner any safety hazards that need attention. Caution signs are posted to alert guests of steps entering and on the outside deck. Also use caution going up and down inside stairway as home has two levels.

**PARTIES:** Warning! We rent to families and responsible adults only. You must be 25 years or older. We do not rent to house parties and/or groups including but not limited to fraternity, high school graduation, spring breakers. Any violation will result in eviction without refund.

**PARKING:** Parking passes are required by Ocean Lakes for each vehicle. Once the guest has completed full payment for accommodation, the homeowner will enter them into the portal, and they will receive an email from Ocean Lakes. Guests shall provide payment along with vehicle information to Ocean Lakes directly to receive their parking passes. Ocean Lakes does offer a discount of $3.00 per day/per vehicle, if paid within 15 days of arrival. Guests must display parking passes at all times. Failure to display may result in towing of vehicle from Ocean Lakes at guest expense or access to the park denied. There is enough parking at site 6019 for two vehicles only, but Ocean Lakes has an overflow parking area. You will still be required by Ocean Lakes to purchase a car pass for each vehicle even if parked in overflow.

**GUEST RESPONSIBILITIES:** Guest shall maintain the premises in a good, clean and ready to rent condition, and use the premises only in a careful and lawful manner.

Guests are cautioned not to leave trash outside for long periods of time because it attracts animals.

Guests will forfeit damage deposit for any damage done to the premises over and above normal wear and tear.

Guests should please refrain from sitting on furniture with wet clothing.

Guests shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. Guests shall not create noise or disturbances likely to annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and the guest shall then immediately vacate the premises. Quiet hours begin at 11:00pm, ending at 7:00am.

Registered guest and any occupants shall hereby indemnify and hold harmless homeowner against any and all claims of personal injury or property damage or loss arising from use of the premises regardless of the nature of the accident, injury or loss. Guest expressly recognizes that any insurance for property damage or loss which the owner may maintain on the property does not cover the personal property of guest, and that guest should purchase their own insurance for renters and guest if such coverage is desired.

The guest agrees to pay all reasonable costs, attorney's fees and expenses that shall be made or incurred by the owner enforcing this agreement.

Guest expressly acknowledges and agrees that this Agreement is for transient occupancy of the property and that renters do not intend to make the property a residence or household.

Occasional power outages occur that are beyond the control of the homeowner. No compensation will be given for any outages.

No refunds will be issued due to shortened stays or ruined expectations because of weather conditions.

No refunds will be issued because of shortened stays or ruined expectations due to work and family emergencies or other commitments.

Guests agree that Fireworks and other hazardous materials shall not be used in or around the property. Guest shall use the property for legal purposes only and other uses, such as but not limited to illegal drug use, abuse of any person, harboring fugitives, etc.; shall cause termination of this agreement with no refund or rents or deposits.

Guests shall see to their own security while on the property by locking all doors, windows, etc. when it's prudent to do so.

Valuable items left behind by the guest will be held by the homeowner and every reasonable effort will be made to contact guest for return. The guest agrees to pay shipping costs incurred. If items are not claimed for longer than 30 days, they shall become property of the homeowner. The Homeowner shall not be held liable for the condition of said items.

If a guest cancels more than 60 days prior to check in and the homeowner can re-rent the property for the full price, the deposit will be refunded less than any processing fees and less $100 cancellation fee. If the house remains vacant, the deposit will be forfeited. If the guest cancels less than 30 days from the check in date, your accommodation payment will be forfeited and be retained by the owner as compensation for the time the premises had been held from the rental market.

The registered guest hereby agrees to reimburse the owner for any penalty or fines that may be imposed upon the owner of 6019 by any court for any reason or violation upon the premise through fault of the guest herin his/her family members or guest and agreement papers you have signed. Eviction or arrest or golf cart violation is a $500.00-$1,000.00 fine. A $1500.00 fee will be charged to your credit card for damage done by you or any of your guests to our interior or exterior properties. (Refer to golf cart rules and violations from Ocean Lakes)

Ocean Lakes has a strict policy of No Alcohol in any public areas, including but not limited to the water park, any recreation area or dining areas. Failure to follow these rules will result in an immediate $100 fine by security.

Although we do not provide golf carts, any infraction caused by a rental golf cart from a registered guest of our property could be cause for a citation against our property. SO PLEASE READ, RESPECT AND

FOLLOW ALL THE RULES OF OUR PROPERTY AND THOSE OF OCEAN LAKES CAMPGROUND. DOING SO

WILL ALLOW YOU, YOUR FAMILY AND US, THE PROPERTY OWNER, THE MOST PLEASANT AND

ENJOYABLE EXPERIENCE. As we own this house, we the homeowners are not responsible for the loss of personal belongings or valuables of guests. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to the premises.

**WE HOPE YOU ENJOY YOUR STAY AT OUR BEACH HOUSE AS MUCH AS WE DO. WE ALSO HOPE YOU WILL WANT TO VISIT AGAIN IN THE FUTURE.**

By signing below, we, the undersigned, have read all the pages and agree to abide by all terms and conditions of this agreement. We attest that guests are at least 25 years of age and will supervise the activities of our children and younger guests, so all the owners' rules and Ocean Lakes' rules are followed.

We further agree to pay the agreed amounts on the dates specified on page 1.

# REGISTERED GUEST SIGNATURE GUEST #1\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

DATE\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EMAIL\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ PHONE\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_ DL#\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Please list all guest & their ages:**  #2 GUEST NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_, #3 GUEST

NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_\_\_, #4 GUEST NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_, #5 GUEST

NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_\_\_, #6 GUEST NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_, #7 GUEST

NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_\_\_, #8 GUEST NAME\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_AGE\_\_\_\_\_\_