

Ocean Lakes Family Campground Site 1717 Vacation Rental Agreement

1. The Parties

2. This agreement made this ___ day of _____, 2023 between _____ (name of guest) of _____ (address of guest), referred to as "Guest" and Mark and Tina Gauldin (name of owners) of _____ (address of owners), referred to as "Owners."

3. The Property

Property Location: Site 1717, Mermaid Dr., Ocean Lakes, 6001 S. Kings Hwy, Myrtle Beach, SC 29575

4. Guests and Vehicles – Limited Occupancy

Guest must be 25 years old to rent the Property. Occupancy is limited to 8 people (Max. of 6 Adults) Total vehicles at site consists of two (2) – one in the driveway and one in front of the house parallel to the street or in the overflow lot.

5. Arrival and Departure

Rental period begins at 4:00 PM on _____ and ends at 10:00 AM on _____.

6. Payments and Fees

One complimentary Golf Car included (Drivers must be 21 with a valid DL. Separate agreement required. See page 3.) Payments are made through PayPal Invoice or by check if preapproved.

• Rental Fee	\$
• Plus Accommodations Taxes 12%	\$ +
• Plus Departure Cleaning Fee	\$ +150.00
• Plus Damage Deposit	\$ +300.00 Refundable within 2 weeks of departure*
• Plus Linens *Optional	\$ +
• TOTAL	\$
• Less Down payment	\$ <u>-500.00</u> <i>Due immediately to hold reservation</i>
• Balance Due	\$ _____ by _____

7. Cancellation Policy

- Cancellations 61 days or more from arrival date will result in the forfeiture the \$500 deposit *UNLESS* Owner is able to "re-rent" the home under the same terms *less* an administrative fee of \$200.
- Cancellations 60 days or less from arrival date will result in the forfeiture the \$500 deposit.

8. Terms and Conditions

- a. No Smoking, No Vaping, and No Pets allowed.
- b. Guests must obey ALL rules/regulations of Owners and Ocean Lakes Family Campground.
- c. Linens (bedroom, bath, kitchen, etc.) are NOT provided. (Beds: 1 King & 2 Queens)
- d. Upon departure, Guests will leave the property in good condition/damage free for the next rental party.
- e. Guests must pay an additional registration fee to Ocean Lakes for each vehicle.

As provided above:

1. Guest agrees to accept rental of Property described above between Arrival Date and Departure Date; and
2. Rental Guest must occupy the rental property for the entire length of the stay (cannot rent for underage guests and leave), agrees to limit visitors to Number of Occupants & Vehicles provided herein, and acknowledges & agrees to ALL Rental Terms & Conditions; and
3. Guest agrees to compensate Owners for the total Rental Fee including the Damage Deposit by the Balance Due Date listed above for use of Property; and
4. Guest agrees to pay Owners for any damage occurring during the stay because of accidental damage, violations of house rules/policies, additional cleaning fees, & any fines or other costs incurred by the behavior of Guest or other occupants during the stay in violation of laws or other regulations.
5. Guest acknowledges that exterior security cameras are used at our home to ensure the security of the premises from theft, damage to the property, or criminal activity. The cameras are in common areas and are visible (porch & storage building/driveway). Cameras are used for the sole purpose of protecting the rental party and property.
6. Any violations of the rental agreement including terms & conditions will result in the eviction of the entire rental party *without* refund.

Guest/Renter Signature: _____ Date: _____

Guest's Email: _____ Cell Number: _____

Ocean Lakes Family Campground Site 1717

Please print names, ages, mailing addresses, and phone numbers of all occupants in the rental party.

	Name of Guest	Age	Mailing Address	Phone Number
1				
2				
3				
4				
5				
6				
7				
8				

Please print the make, model, color, and license plate of all vehicles that will be registered to the home.

**Only 2 vehicles allowed at the home. Any additional must be parked in the overflow parking areas.*

	Make of Vehicle	Model of Vehicle	Color of Vehicle	License Plate Number
1				
2				
3				

Please complete, sign, & email pages 1-3 of this agreement within 10 days of the date of this agreement.
Keep a copy for your records.

Remember, your week will be held for you once the down payment is received.

Installments for the remaining balance can be made monthly upon approval provided final payment is received 30 days prior to arrival date. See final payment due date on page one.

Ocean Lakes Family Campground Site 1717 Golf Car Rules

*To ensure that all lease holders follow golf car regulations,
Ocean Lakes has adopted stricter guidelines and enforcement of golf car policies.*

These following rules apply to the lease holder, family members, visitors, guests, renters, and any parties who may operate our golf car. *Violations are subject to \$100 fine and loss of golf car privilege for site.*

1. Drivers of golf car must be at least 21 years of age and have in their possession a VALID Driver's License to operate *our* golf car. (Ocean Lakes has rentals and allow drivers 16 with valid license.)
2. Quiet hours are from 11pm to 7am. Cruising around the campground, without purpose, during this time will not be tolerated.
3. Obey all traffic signs inside the campground.
4. Do not speed or drive recklessly.
5. Keep the volume level on any radios or audio devices low so others will not be disturbed. Vulgar or lewd language or lyrics will not be tolerated.
6. No open containers of alcoholic beverages are allowed on golf cars.
7. Golf cars must be operated properly & driven only on roadways. Golf cars are *not* to be driven on campsites, beach, or restricted areas. Do not cut across yards/campsites.
8. Maximum of five (5) people on golf car.
9. All passengers must be safely seated on the golf car. No sitting on the front cowl or bumpers and no standing or kneeling on the golf car while in motion.
10. Headlights must be turned on at sunset.

Penalties for violations are as follows:

- First Offense: \$100 fine against the site & documentation recorded in the site's file in the office
- Second Offense: Loss of privilege to have a golf car in the campground for 12 months in addition to minimum \$100 fine & documentation recorded in the site's file in the office
- Additional Violations: Owner's lease is in jeopardy.

**Fines are subject to increases per Ocean Lakes.*

***If the site receives 2 violations, we lose our golf car privileges for 12 months
and cannot have a golf car in the park at all.***

*We allow a complimentary golf car with our home rental; however, due to the possibility of losing our golf car privileges, should we receive one violation against the property prior to your arrival, we will not allow the golf car to go with the rental. There will be no adjustments in the rental fee as the rental rate is based on the house. Golf cars are available for rent through Ocean Lakes.

I acknowledge and agree to abide by all golf car rules. I understand that if I or a member of my rental party receives a ticket for a golf car violation, I must pay the fine AND will lose my deposit.

Guest/Renter Printed Name: _____ Phone: _____

Guest/Renter Signature: _____ Date: _____

Welcome to our vacation home, site 1717 – Gauldins’ Getaway!

Upon arrival (check in time is 4:00 PM):

1. Text when you leave for the beach for the code to the house.
 - a. Touch keypad until it lights up. Enter the code followed by the arrow in the lower right corner.
2. Check in with the Ocean Lakes office for your parking pass if you did not receive your passes through your express check-in. Display parking pass on rearview mirror and proceed through the Main Gate or use the South Gate which is open Memorial Day through Labor Day and some holiday weekends.
3. If you have more vehicles than will fit at the house, unload your belongings & park additional vehicles in the overflow parking area located at the South Gate.
4. Inspect the house and contact us if there is any damage or if the home has not been cleaned properly.
5. Adjust the thermostat to desired setting.
6. Plug in the gray golf cart to charge located in front of the house.
 - a. The wheel is locked to the house foundation and requires a code to unlock.
 - b. The charging cord extends from the foundation of the front of the house.
 - c. Charge after each ride. You cannot overcharge.
7. Golf cart keys are located on the inside of the cabinet door to the right of the refrigerator. Please put them back before departure.
 - a. Blue Keychain – gray golf cart covered outside (Goes with the rental unless otherwise stated.)
 - b. Red Keychain – white golf cart in building
8. The Recreation Center (located beside the pool/water park area) has a list of the weekly activities.
9. Blackstone grill is located on the front porch. Please clean after EACH use.
10. No Pets, No Smoking, and No Vaping Allowed.
11. Neighbors keep a check on our home while it is being rented & will notify us/security if necessary. If security is notified for any reason, you will be evicted immediately without refund.
12. Trash pickup is on Mondays and Thursdays. Place outside trash can at curb by 8AM at least 6 feet away from any vehicle or golf car.

Upon departure (check out time is 10:00 AM)

1. Turn thermostat to 72 degrees on Cool in the Summer. (55 degrees on HEAT otherwise)
2. Remove all food from refrigerator & freezer.
3. Place dirty dishes in the dishwasher and run a clean cycle.
4. Place all trash in trash bags and place in the green trash can outside.
5. Return TV remotes to their original place.
6. Please be considerate & leave some toilet paper in each bathroom and paper towels in the kitchen for the next guests.
7. Rinse golf cart to remove sand.
8. Put gray golf car in its place in front of the house.
 - a. Place the lock around the wheel & mix up the lock code.
 - b. Place the cover around it during off season. The zipper of the cover goes on the back of the cart.
9. Please put storage unit/golf cart keys in the cabinet to the right of the refrigerator.
10. Do a final walk through to make sure you haven’t forgotten anything.
11. Close the door tightly & make sure it latches. Close the storm door together tightly.
12. Call or text 828.817.4954 to notify the cleaning service that you have left site 1717.
13. Text us when you leave the premises & let us know you have left & have contacted the cleaning service.

Thank you for helping us keep our home clean and in good condition.

If you have any problems, please call or text us. Mark – [REDACTED] or Tina – 276.732.4907.
We have people in Ocean Lakes that we can contact if issues arise with plumbing, air/heat, or golf car.

We hope you enjoy your stay!

What to Bring:

1. Sheets & Pillowcases – Beds: 1 King & 2 Queens (See information below for linens rental)
2. Towels & wash cloths – bath, kitchen, & beach/pool (See information below for linens rental)
3. Air Mattress including sheets & blanket (There is room for an air mattress in the master bedroom.)
4. Toiletries – Soap, hair products, make up, personal items, etc.
5. Toilet Paper (3 bathrooms)
6. Paper Towels
7. Detergent – Laundry, Dish Detergent, & Dish Washer
8. Clothes – Don't forget your bathing suit!
9. Sunscreen
10. Beach Chairs & Umbrella (See information below for rental options.)
11. Beach toys, boogie boards, floats, etc.
12. Activities for a rainy day – Board games, cards, movies, etc. (DVD player is in the living room.)

Additional Information:

1. LINENS RENTAL

My cleaning service offers linen rental.

- For \$150, she will supply sheets & pillowcases for each bed, 2 towels & 2 washcloths for each guest up to 6 guests, bathmat for each bathroom, and a kitchen towel set.
- If you want to rent linens, please let me know, and I will add it to the rental agreement and fee.

2. GOLF CAR RENTALS THROUGH OCEAN LAKES

Ocean Lakes will rent golf cars and allow drivers 16 years or older with a valid driver's license. Go to <https://www.oceanlakes.com/rates/golf-car-sales-rentals/> for rates and more information.

****Remember, drivers must be 21 years of age with a valid driver's license to drive our golf car.***

3. BEACH CHAIRS & UMBRELLA RENTALS

For beach chairs & umbrella rentals, contact Lacks Beach Services at 843.448.7741 or check out their website at <https://lacksbeachservice.com/> for more information. They will set up the umbrella and chairs for you each day at a reasonable price, and there is a discount if you pay cash as opposed to credit/debit.

Parking Passes

- If you completed the express check-in option, place your vehicle pass on your rearview mirror and proceed to guard house (no need to stop at the office) – They will wave you in when they see your pass.
- If you did not complete the express check-in option, pull under the carport, and go into the office to pay for your vehicle pass(es).

Ocean Lakes Address & Phone – 6001 S. Kings Hwy, Myrtle Beach, SC 29575 * Office: 843.238.5636

Directions to Site 1717

- After coming by the guard house, take the first right onto Spring Lane.
- Follow that road until you get to Mermaid Drive on the left (2nd road from the end)
- Turn left onto Mermaid Drive
- Continue straight through the first stop sign
- After the stop sign, Site 1717 is the 12th home on the right
- It's right after the 2-story lime green house
- If you come to the 2nd stop sign, you've gone too far.

REMEMBER, the Speed Limit throughout the park is 10mph (for vehicles & golf cars)!