

5428 West Sandlapper Dr.

E-mail: mia.lanier@hotmail.com

1. **The Parties.** This agreement made this ____ day of _____, 20____ between _____, hereinafter referred to as "Tenant", and Mia Hatley Lanier, acting on behalf of Gayle Hatley, hereinafter referred to as "Landlord"

2. **The Property.** Property Location: 6001 S. Kings Highway Myrtle Beach, SC 29575, more commonly identified as Ocean Lakes Family Campground, Site 5428 on W Sandlapper Dr.

3. **Period and Guests.** Total people in renting party consists of ____ Adults (over age 18), ____ Children (under age 18), and not to exceed 6 total. Who is the responsible party staying the duration over 25 years of age? _____ Rental period begins on the ____ day of _____, 20____ at 4:00 PM and ends on the ____ day of _____, 20____ at 10:00 AM. *****Check out time is by 10:00 AM unless prior arrangements have been made. Failure to follow this protocol is subject to a minimum \$50.00 charge*****

4. **Rental Amount.** Total rental amount for the period is _____ Dollars (\$_____) plus security deposit of \$_____, cleaning fee of \$_____, linen fee of \$_____. Total Deposit and Fees Due: \$_____, plus \$12.00 per night, per vehicle (if you utilize Express Check-In, the price is \$12.00 per night, per vehicle. Otherwise, Ocean Lakes charges \$15.00 per night, per vehicle. Express Check-In form provided once balance is paid in full)

Security deposit due at booking, remaining rental rate due within 60 days of check-in. For reservations made less than 30 days in advance, full payment required via certified check.

Deposit is due by _____, 20____. Payment in full due by _____, 20____.

Deposit and any payments shall be made payable to:

Mia Lanier

24416 River Loop Drive

Albemarle, NC 28001

Tenant(s) Initials:



Security deposit shall be mailed out within 14 business days of departure pending satisfactory inspection of property to account for no major damages, missing inventory, no golf cart fines, etc.

Cancelation: Travelers who cancel at least 60 days before check-in will get back 100% of the amount they've paid. If they cancel 30 days before check-in, they'll get back 50% of the amount they've paid & If they cancel under 30 days before check-in, they won't get a refund.

5. **Termination.** The Landlord has the right to inspect the premises with prior notice as stated with the applicable State laws. Should the Tenant violate any of the terms of this agreement, the rental period shall be terminated immediately in accordance with State law. The Tenants waive all rights to process if they fail to vacate the premises upon termination of the rental period. The Tenants shall vacate the premises at the expiration time and date of this agreement. Tenants expressly acknowledge and agree that this Agreement is for transient occupancy of the property only.
6. **Maintenance and Repairs.** The Tenants shall maintain the premises in a good, clean, and ready to rent condition, and use the premises only in a careful and lawful manner. The tenants shall leave the premises in a ready to rent condition at the expiration of the rental agreement, defined as being immediately habitable by the next tenants. It is Tenant responsibility to notify Landlord of any items out of order as soon as feasibly possible. Even these are thoroughly checked before every arrival; issues may still arise from time to time after check-in. Tenant understands Landlord will make every reasonable attempt to get issues resolved in a timely manner (i.e. appliance failure, WiFi or cable outage, etc.) but no refunds will be given as these are typically beyond control of Landlord. Note: Departure cleaning service is included.
7. **Trash.** The Tenants shall dispose of all waste material generated during the rental period to the outside trash can which shall be pushed to end of drive by 8:00 AM on Monday and Thursday, at which time Ocean Lakes shall pickup.

Tenant(s) Initials:

8. **Subletting.** The Tenant shall not have the right to sublet the property. The person(s) who sign this agreement is considered the registered guest and must be on premises at all times. No rentals to anyone under 25 and no house parties, no exceptions!!!

9. **Quiet Enjoyment.** The Tenants shall behave in a civilized manner and shall be good neighbors respecting the rights of the surrounding property owners. The Tenants shall not create noise or disturbances likely to disturb or annoy the surrounding property owners. Creating a disturbance of the above nature shall be grounds for immediate termination of this agreement and Tenants shall then immediately vacate the premises. Quiet hours are from 11:00PM-7:00AM per Ocean Lakes policies.

10. **Essentials.** Landlord has provided you with some basic things in the house that you are welcome to use. However, if anything gets lost, broken, or used up, please be kind and replace it. The kitchen is stocked with dishes, pots, and pans and comes equipped with a stove, refrigerator, microwave, and coffee pot. The dishwasher has been disconnected and does not work. The house is equipped with a television and basic cable services. There is wifi with connection info found on document secured to refrigerator.

11. **Shortened Stays and Conditions.** There shall be no refunds of rents due to shortened stays or ruined expectations because of weather conditions except in the case where The Governor of South Carolina orders mandatory evacuation or Ocean Lakes Management, at their discretion, orders the premises be vacated. In this case, a prorated refund for unused time or a full refund if the reservation is not fulfilled at all will be provided.

12. **Landlord's Liability.** The Tenants and Tenants' guests shall hereby indemnify and hold harmless the Landlord 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. Tenants expressly recognize that any insurance for property damage or loss which the Landlord may maintain on the property does not cover the personal property of the Tenants, and that Tenants should purchase their own insurance for Tenants and Guests if such coverage is desired.

13. **Additional Information.** This house provides ample parking for 2 vehicles. Any additional should be parked in designated overflow parking areas. Please provide make/model/color and license plates of the vehicle(s) that will be in your party and "Express Check In" packet will be provided. Space provided below to include this information. There is a camera on the front porch to monitor driveway / front door. No cameras are in the house for guests protection.

14. **Golf Cart.** You will be responsible for renting a golf cart from Ocean Lakes if you choose to use that privilege. There is an outlet on the front porch where it can be plugged in and charged.
15. **Other Agreements.** In addition to the language stated in this agreement, the parties, Landlord and Tenant agree to the following which will result in immediate termination of this Agreement, including forfeiture of any and monies paid:
- There will be no smoking or vaping at any time inside the premises
 - There will be no pets inside premises at any time
 - Any incident in which Security deems it necessary to seek eviction from Campground

Tenant's Cell Phone Number(s), to be used only for contacting about reservation:

Make/Model/Color/License Plate Information to be used for obtaining parking pass(es). More than 2 vehicles must utilize overflow parking and will still incur the \$15.00 per night, per vehicle charge. "Express Check In" packet will be mailed out within 14 days of scheduled arrival, which will enable you to proceed directly to house upon arrival, without having to check-in at main office.

Tenant(s) Initials:

Landlord and Tenant agree to the above conditions and hereby swear that the information provided is accurate and true:

Tenant's Signature: _____

Date: _____ Print Name _____

Tenant's Signature: _____

Date: _____ Print Name _____

Landlord's Signature

Date: _____ Print Name: Mia Hatley Lanier

Tel: (704) 467-9774

Disclosure:

“The owner/operator of this property is not affiliated with or sponsored by Ocean Lakes Family Campground, L.P., (the operator of Ocean Lakes Family Campground), Ocean Lakes Properties, The Jackson Companies or any of their subsidiaries.”

Tenant(s) Initials: