

Short Term Rental Contract

Ocean Lakes Family Campground
 6001 S. Kings Hwy.
 Myrtle Beach, SC 29575
Site N49

Mailing Address

5224 Wilgrove Mint Hill Rd
 Mint Hill, NC 28227
 704 363-5290
 kimberleestiles@yahoo.com

Dates of Reservation:

Rate:

Security Deposit/booking fee: __\$300.00__

Cleaning Fee: \$135.00
 Total due at booking
 Due by

Person Completing Form: _____

This person is ultimately responsible for these policies and expectations during your stay, must be present for the duration of the stay and must be 25 years or older at the date of check-in.

Payment options: Venmo to Kim stiles@Kim-Stiles-5 or send certified check to the above address. Payment must be received one week before check in date.

Cancellations/refunds: There will be no refunds of rent in the event of shortened stay or ruined expectations due to weather conditions, work, family emergencies or any other commitments.

Booking Fee/Damage Deposit: The booking fee converts to security/damage deposit on your reservation date and will be returned to you within 10 days after check out if there are no violations or property damage reported.

Check in Time: 3:00pm

Check out time: 10:00am

Keys/Access to Unit: You will be provided with access code in an email along with the internet password.

Parking Passes: You will be required to have an Ocean Lakes issued parking pass for each vehicle. The price is **not** included in our agreement and is paid directly to Ocean Lakes by the guest. When reservations are paid in full, the homeowner will provide Ocean Lakes with your name, email and phone number authorizing one (1) parking pass for the dates of the reservation.

The home accommodates 1 car. Ocean Lakes does provide overflow parking, but additional fees will apply. Please speak with someone in the front office for assistance. An additional parking pass may be requested.

Pets: Guests are not permitted to bring pets of any kind into the unit.

Smoking/Vaping: Smoking or Vaping is not permitted inside the house. When smoking outside, whether on the porch or in the outside area, please be conscientious and respectful; properly disposing of "butts".

Courtesy to others/Quiet Time: Ocean Lakes has quiet time from 11pm-7am daily. Guests must abide by this expectation. Ocean Lakes does not allow golf cart riding during these hours. At all times, it is expected that guests will be respectful and mindful of neighbors as evidenced by ensuring moderation of radios, televisions, voices, and any other noise sources. **Ocean Lakes closely monitors park rules and regulations.**

Prohibited items: Illegal drugs, firearms, explosives, fireworks are not permitted on the property. Violation of any of these rules will cause automatic forfeit of deposit and you agree you will accept liability for any damage to property.

Groups/House Parties: Video surveillance cameras monitor the exterior of our home to ensure the safety of our guests and home. Footage remains private and may be used for liability reasons and to monitor occupancy and other policies noted here. It in no way infringes upon the expectation of privacy in these public areas. To adjust, disable, or obscure the cameras is prohibited and may result in removal from property without refund including deposit.

Wireless internet/TV: Service is provided at the service level chosen by the homeowner. There will be no reimbursements or refunds given for outages, content, lack of content, speed, personal preference, access issues or lack of knowledge of use with regard to TV ad or internet service. You are responsible for purchases during the dates of your stay. There are 2 TV's. 1 Living room, another in the bedroom.

Outages: Ocean Lakes occasionally experiences outages that are beyond their control. Outages are reported as they occur. Refunds/reimbursements will not be given for outages of service.

Air Conditioning/Heat: Please do not set A/C below 70 degrees and the heat above 75 degrees. The fan should stay set on "AUTO". Doors and windows should remain closed when using the AC/Heat.

Repairs/Service Calls Refunds: We cannot guarantee against mechanical failure of heating/AC, TV Cable, internet, or other appliances. Please report any inoperative equipment via text to 704 363 5290. We will make every effort to have repairs made quickly and efficiently. Should a repair person make a call to the unit and find equipment is in working order and the problem was due to a guest oversight or neglect, the charge for the service will be the guest's responsibility. Guests understand and agree that we may need to enter the property at any time for the purpose of making a needed repair.

What you need to bring:

Bed sheets/blankets	Towels	Pillows
Paper products/toilet paper/paper towels	Soaps/ shampoos	Laundry detergent
Beach chairs/toys		Dish towels

Kitchen is properly stocked with microwave, Keurig, pots pans, cups, plates. The oven is a 24 inch and the fridge does not have an icemaker.

Beds: Our home has 2 Queen beds and 2 full futons.

Occupancy: Our home has 2 bedrooms and 1 bath. It will accommodate a small family comfortably, or 4 adults. We do **NOT** supply a golf cart.

Laundry: We provide a washer and dryer stack on for your use on site. Please avoid overfilling loads and clean the lint tray following use. Ocean Lakes has a laundromat should you need to wash larger loads. Detergent is not provided.

Grilling: A gas grill is provided for your use. Please turn off the tank and clean following use. If there is propane you are welcome to it, but if not, it is your responsibility. You may want to bring your own tank.

Cleaning: There is a nonnegotiable cleaning rate of \$135.00. Basic cleaning supplies are provided to maintain the home during your stay. It is expected that you will leave the home in the condition in which you found it on your arrival. It is considered normal in Ocean Lakes to find palmetto bugs. We have the home sprayed routinely but please know this does not equate to a dirty home. Please be considerate to wash off sand and dry off before entering the home.

Trash: Trash is picked up on Mondays and Thursdays around 11am.

Motorcycles: Riding motorcycles in the campground is prohibited. Motorcycles must be on a trailer or can be pushed/towed to the home or parked in the designated area of the campground.

Liability: Tenant(s) expressly recognize that the property insurance held by the property owner does not cover the personal property of the tenant(s). Tenant(s) should purchase their own insurance if such coverage is desired. Tenant(s) and Guests hereby indemnify and hold harmless the homeowner, against any and all claims of personal injury, property damage or loss arising from use of the premises/property regardless of the nature of the accident, injury or loss. Tenant(s) agrees to pay all reasonable costs, attorney’s fees and expenses that may be incurred by the homeowner for enforcing this contract.

Tenant(s)/Guests expressly acknowledge and agree that this contract is for TRANSIENT OCCUPANCY of N49 Ocean Lakes Campground. The tenant(s) cannot use this property as a long-term residence.

Check out Expectations: Check out is 10am. Please depart on time. The cleaning crew will arrive by 10:15am to prepare for the next guest(s). There will be a \$100 fee for late check out without written consent from the homeowner.

Take out trash	Wipe Down Countertops/Kitchen and Bath
Leave dishes clean and sink empty	Empty and wipe out fridge and freezer
Turn off all lights/fans/electronics	

By signing below, you agree to the terms and conditions specified in this Short-Term Rental Contract. The guest verifies that they are at least 25 years old at the date of check in. If you have any questions regarding this document, please reach out to us. Please sign and scan back to me at kimberleestiles@yahoo.com

Responsible Guest Name (printed)

Kimberlee Stiles
Owner (printed)

Arrival Information: You will receive an email or text with directions to the property, door lock code and Wi-Fi instructions and password.