

CRANE DRIVE SITE# U23, OCEAN LAKES' RENTAL AGREEMENT

This owner, operator or sponsor of this site or promotion 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.

Arrival Date: _____ Departure Date: _____

Name(s) & License Number for Each Licensed Guest: _____

Address: _____

Email: _____

Phone Number(s): _____

Number of Adults: _____ Ages: _____

Number of Children: _____ Ages: _____

**Rental Rate: \$ _____ + Cleaning Fee: \$150.00 + Horry
County & State Tax 12% = \$ _____**

***\$500.00 Refundable Security Deposit Must Be Sent With
Signed Contract In Order To Secure Your Booking!**

Our house is located in Ocean Lakes Family Campground (6001 S. Kings Hwy.) in Myrtle Beach, South Carolina. The site number is U23 located on Crane Drive. There is a 2 car max at this property.

CHECK IN is at 4:00 p.m. and CHECK OUT is at 10:00a.m. There are absolutely NO early check ins or late checkouts during the months of May – September. NO EXCEPTIONS!

You are required to purchase a parking pass in order to enter Ocean Lakes Family Campground, which has 24-hour security. We will register you as our quest upon receipt of deposit and full payment of your rental agreement . This MUST be issued by Ocean Lakes at least 14 days prior to your arrival or you will pay \$12 per day rather than \$10 per day.

Our house is a single-family home in Ocean Lakes which is a family-oriented environment. This agreement allows a maximum of eight (8) people to occupy the house at any time. At no time shall there be an excessive amount of people in the home without the Owner's permission (i.e. wedding, birthday party, social gathering, etc.). **You must be at least twenty-five (25) years old to rent this house. If you rent this house, you MUST be present for the entire rental period. At no time shall anyone under the age of 25 be left unsupervised. You are responsible for all of your guests.**

Quiet time in Ocean Lakes is from 11:00 p.m. to 7:00 a.m. and security is extremely strict about this requirement. You are required to obey all rules of Ocean Lakes Family Campground at all times. If your conduct disturbs or offends other guests Ocean Lakes Security will escort you off the property and you will not be refunded any or part of your rent and you will forfeit your refundable deposit. You agree to immediately pay any fines, fees or costs associated with the offense, whether imposed by Ocean Lakes, its agents, Security, Horry County law enforcement or any other governmental agency, or upon you, your guests, the house or the Owners. You agree to indemnify and hold harmless the Owners from any claims, suits or damages that occur due to your rental of the property and any guests you invite on the property. The Owners are not responsible for any loss or damage to the renter's or their invited guest's property or valuables. The Owners are not liable for any accidents on the property. Please check the house thoroughly upon arrival and before departing.

We do not allow children to take food and drinks into the bedrooms. Ride on toys, skateboards, etc. are NOT allowed in the house or on the deck.

We do not allow smoking inside the house. If there is evidence of smoking in the house, you will FORFEIT your deposit. There are smoking areas outside on the deck.

Our house has three (3) bedrooms (Master Bedroom has queen bed, 2nd BR has full bed and 3rd bedroom has twin bunk beds), and a queen sleeper sofa as well . TV with cable in master and 2nd bedrooms. House is equipped with Wi-Fi (You will receive the password upon arrival).

There is a gas grill at the house for your use. Please clean the grill each time after each use and replace the cover on the grill once it has completely cooled down .While in use, the grill must be monitored at all times by an adult. Please do not relocate the grill and remove any close objects that may be affected by the grill's heat. Grill is NOT allowed on the deck.

Attached is a copy of Ocean Lakes Conduct and behavior policy. Motorcycles are not permitted to be driven to the homesite. Motorcycle parking is available at the Southgate entrance.

The following will be provided for your use: Bath towels, Wash cloths, Dish Towels, Dish Cloths, Bedding (Sheets & Pillow cases), Pots, Dishes, Silverware, Keurig single serve and Regular Coffee pot, Iron and Ironing Board. All we ask is to please keep

the towels washed up so it allows time for the cleaning crew to get the house ready for the next renters. There is a full size washer and dryer located in the home.

You will need to bring: Beach towels, paper products, toilet paper, paper towels, dish soap, bathroom toiletries, laundry detergent, etc.

A deposit of \$500.00 and the signed Rental Agreement is due to confirm and hold your reservation. Full payment for your stay is due no later than 45 days prior to check in. If you cancel your reservation for any reason, we will deduct a \$50.00 administrative processing fee from the return of your deposit. Any costs incurred due to a returned check, outside source processing fees, bank fees, etc., shall be charged to the Renter and deducted from the deposit if not paid promptly. If you cancel your reservation with at least 30 days notice prior to your arrival date, and if we are able to rent for the same time period at the same rental rate, we will refund your deposit less the \$100.00 administrative processing fee. If we are unable to rent for the same time period, a \$500.00 cancellation fee shall be deducted from your refund as well as the administrative fee. There are NO refunds for cancellations made less than 30 days prior to your scheduled arrival date.

If paying by check, please, make the refundable deposit check and the rental check payable to Sandy Toe Properties. If paying by Facebook Pay, Zelle, Apple Pay please send to LaBreska Price and please, choose the family/friends option ☺ . If this option is not chosen, any fees incurred will be deducted from your deposit.

If you need maintenance or if there are any issues during your stay, please contact LaBreska Price at 336-689-5134 or Brandon Price at 336-309-4519. Please, inspect the house upon arrival and report any problems/issues immediately to protect your deposit.

If you are unable to use the property during your rental period due to fire, theft, natural disaster, evacuation, etc. we will refund your rent minus the prorated amount for each night you occupied the property. If you never occupied the property, we will refund all rent and security deposit paid for the time period of your reservation.

Your security deposit shall be returned within 14 days of your departure, unless the house is left dirty or damaged, or there is a violation of any kind. If the cost to clean, repair or pay fines exceeds your \$500.00 deposit, we will bill you the excess cost which shall be due upon receipt. You agree to compensate us for all costs associated with the same. If all keys are not returned, there will be a \$150.00 fee deducted from your deposit to cover the cost of changing the lock and replacing the keys.

DO NOT change the temperature settings on the refrigerator or freezer. Please, do not put large volumes of warm food/beverages in the refrigerator as it will cause it to freeze up and work inefficiently. Please allow 24 hours for the temperature to regulate.

Please keep the exterior doors and windows closed when air is on and the air conditioning set no lower than 70 degrees. Setting it lower will cause it to freeze up. If it becomes necessary to call a repair person, it will be at the renter's expense if it is found to

be caused by the thermostat being set too low. No refunds will be made for failed appliances so please advise us immediately if there are any issues.

You and your guests agree to indemnify and hold harmless the owner from any and all claims, suits or damages that arise from your renting the house.

This is our home not a hotel. We have worked very hard to provide and share our vacation home with you. Please take care of it during your stay and make a point to leave it in as good condition as you found it. Please complete all items on the departing checklist attached. Failure to complete the departing checklist may cause a loss or deductions from your refundable deposit.

By signing your name below, you certify you are at least 25 years old and that you agree to the terms of this Rental Agreement and attachments.

Date: _____

Renter

Renter

We look forward to renting to you and your family and we hope your Ocean Lakes' vacation is a wonderful and memorable time for all. HAPPY VACATION!

Sandy Toes Properties

Ocean Lakes Rental Rules

GUEST RULES *Site # U23 & Site 8004

1. Smoking and vaping are NOT allowed inside house, please use the designated areas outside and place cigarette butts in sand pots/trays provided.
2. People other than those in the Guest party set forth above may not stay overnight in the property. Any other person in the property is the sole responsibility of the Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
3. Guests should not create excessive noise at a level that disturbs neighbors; OLFC enforced quiet hours are from 11:00 pm until 7:00 am. Our home is under 24 hour surveillance.
4. We welcome FAMILIES and RESPONSIBLE ADULTS only, must be 25 years old to rent and present during the entire rental period.
5. This premises is privately owned; it is agreed the owners are not liable for any accidents, injuries or illness that occurs while on premises or its facilities. The Homeowner is not responsible for the loss of personal belongings or valuables of the guest. By accepting this reservation and signing this document, 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 use the premise.
6. Please keep the property and furnishings in good order. Only use appliances for intended use.
7. All equipment in unit should be in working order. Please report any inoperative equipment promptly to Homeowner. We will make every reasonable effort to have repairs made as soon as possible. No refunds will be made for mechanical failure of washer/dryer, HVAC, TV/internet or other small appliances.
8. **Parking passes** are required for entry into OLFC. A **MAXIMUM of 2 cars** are allowed at the property, OL does offer overflow parking if needed at additional charge. All passes must be purchased at the main office for **\$10 per car per day if registered 14 days prior to reservation, if not it is \$12 per car per day**. Please follow OLFC rules and regulations regarding parking.
9. We provide bed linens, dish & bath towels. We recommend bringing beach towels, household items are NOT to be taken from unit. Paper products and toiletries are not included.
10. Garbage is to be bagged and placed in garbage container located at the side of the house. **Follow garbage pickup days posted in unit.**
11. **Codes to enter the home will be given on the day of check in as soon as the cleaning crew has completed their work.**
12. Please follow conduct and behavior policy closely, OLFC has park policies in place to keep a family friendly environment.
13. ***Prior to check-out***; Please empty the refrigerator and freezer, wash dishes and empty all trash containers and place bagged garbage in outside receptacle. Remove all sheets and pillow cases and place folded quilts/comforters on the end of each bed. Please place all dirty linens in the basket on top of the dryer. Make sure the gas grill is cleaned, covered and gas is turned off. Clean out and place all cigarette butts ect from sand pots/trays in a tied bag and dispose in trash can. **Make sure all keys are returned to proper locations.**
14. **This home does not provide a golf cart! Golf cart rentals are available through OL. It is the responsibility of the Registered Guest to make sure the golf cart is back at the site by 11:00p.m. and shall remain at *site# during quiet hours. Should the golf cart be cited by OLFC for any reason, all fee/fines are the sole responsibility of the Registered Guest. ANY offense including underage or reckless driving and/or drinking and driving will result in all guests to leave immediately with no monies refunded.**

I have read and agree to the rules stated,

Guest signature _____