Rental Agreement for V-26 Crane Drive in Ocean Lakes Family Campground located in Myrtle Beach South Carolina

The house is located in the Ocean Lakes Family Campground, approximately four (4) miles south of Myrtle Beach, South Carolina on US Highway 17. The house site address is V-26 Crane Drive. For directions, see Oceanlakes.com

The house is on stilts, requiring you to walk up and down a flight of steps. Parking is underneath the house ONLY. There is room for two (2) cars. Overflow parking is available at the South gate in Ocean Lakes. Absolutely NO trailers are to be parked at the home. Trailers must be parked in temporary storage, the information for this storage is available at the Ocean Lakes main office.

The house is a single family dwelling located in the family oriented environment of Ocean Lakes. This agreement allows for a MAXIMUM of six (6) people to occupy the house and only your immediate family: husband, wife, children, step children, parents. You must contact us for authorization for any other family member or any friend to occupy with you. If you have friends or family staying in the park our beach home is not a party house nor a gathering place. You must be at least 25 years old to rent the house. If you rent the house, you must also be present in the house during the ENTIRE rental period to supervise anyone that accompanies you who is under the age of 25.

A car pass is required for entry into the property, which has 24-hour security. There is a per night, per car visitor fee. I will mail you a letter and the car pass form regarding the car pass and associated fee(s). You will have the option to either, (i) mail the form and required fee (by check or money) to Ocean Lakes in a sufficient amount of time prior to your arrival, or (ii) bring the car pass forms and required fee to the main office upon arrival to obtain your car pass. Cars that will be parked in the overflow area will require the purchase of a car pass as well. If anything changes, please let us know when you remit the rent that **due on or before forty-five (45) days prior to your arrival date.**

**Arrival Date:**

**Departure Date:**

**Name:**

**Address:**

**Email Address:**

**Phone Numbers (home)**

**Phone number:(cell)**

**How many adults?**

**Name and their ages?**

**How many children?**

**Name and their ages?**

**GOLF CART PROVISIONS:**

1. Under most circumstances, we will offer a courtesy golf cart with your weekly rental. Due to Personal liability we **DO NOT** under any circumstances, allow anyone under the age of twenty-one (21) to drive the golf cart. We will charge a fifty dollar ($50) fee for lost or not returned golf cart keys. Upon your departure the golf cart is to be parked at the rear of the parking level and swept of any sand and all personal items removed, it is to be covered, plugged in for charging and cable secured to the steering wheel. There is a lock that is provided on the golf cart and it needs to be locked up anytime the cart is left unattended (beach, pool, meet-n-eat, etc.)
2. We offer the golf cart to our guests as a **COURTESY ONLY.** The golf cart is newly refurbished and is serviced on a regular basis. In the unlikely event that any issues arise with the golf cart and it will no perform, we are **NOT RESPONSIBLE** for providing our guests with a new golf cart for their transportation during their stay. **Nor**, are we responsible for repairing the existing golf cart for their transportation during their stay.
3. There is a lock box located to the let of the golf cart on the post that will hold the key to the golf cart and the key to the pad lock. Lock box location and combination with the keys to the home will be provided to you prior to your arrival.
4. Ocean Lakes enforces strict regulation for all golf carts within Ocean Lakes Campground. The misuse of our golf cart will result in a $500 fine to us and the lease holders. In the event of such a fine is imposed due to your misuse or infringement of the regulations, you agree to compensate us for the entire amount of such fine. Further, in the event of any physical damage to the golf cart resulting from your use, you agree to compensate us for the full amount of the repairs.

**OTHER HOUSE RULES:**

1. **NO** pets of any kind are allowed in the house or on the property. No exceptions!
2. Do not allow food and drinks in the bedrooms. NO ride on toys (e.g., Big Wheels, Skateboards, etc.) are allowed on the upstairs deck or in the house.
3. NO FIREWORKS of any kind are permitted on Ocean Lakes Family Campground property or on the house property.
4. NO SMOKING is allowed in the house. A smoking area is provided outside on the lower level. The house is checked upon your departure for cleanliness, any evidence of smoking, and any damage(s). If there is any evidence of smoking in the house, you will forfeit your deposit in the entirety so that a professional cleaning service can be hired. In the event of any damages to the house resulting from your use and occupancy of same, you agree to compensate us for the full amount of any repairs.
5. Motorcycles cannot be ridden on Ocean Lakes Family Campground property. They can enter the property on a trailer, can be walked to the house, or can be parked in the Ocean Lakes designated parking area (at the South gate). The golf cart is NOT to be used for towing a motorcycle to or from the house. No trailers of any kind are to be stored at the house either, they are to be parked in the temporary storage.
6. Ocean Lakes Family Campground strives to maintain a wholesome family oriented environment. There is no alcohol to be throughout Ocean Lakes Family Campground, if this is observed there is a fine and penalty up to and including you and your guest being escorted from the property and your rental fee and deposit being forfeited in full. If your conduct or conduct of your guests that you invited onto the property disturbs or offends other guests or residents, Ocean Lakes Security will escort you and your guests off the property and your rental payment for entire reservation period and deposit will be forfeited. Please remember that you are responsible for any guest that stays in the house with you or guest that you have allowed onto the property to visit.
7. The house has three (3) bedrooms and two (2) bathrooms. It is fully furnished including one (1) QUEEN size bed in the master, one (1) QUEEN size bed in the second bedroom, and (1) one FULL size with one (1) TWIN above it in the third bedroom You will find two (2) pillows and one (1) blanket located in each bedroom closet (except bedroom 3, the blankets are under the pillows). Color flat screen TV with basic cable is as follows: TV/DVD player in the living room, TV in the master bedroom, TV in the second bedroom, TV in the third bedroom, and TV under the house in the relaxation area. YOU WILL NEED TO PROVIDE YOUR OWN SHEETS AND PILLOW CASES.
8. The kitchen is fully equipped including J.A. Calphlon pots and pans, toaster, blender, Keurig coffee maker, crock pot, service for eight plates, cups, bowls, silicone utensils for cookware , silverware, knife set, etc. Please respect that we have provided high end kitchenware and that it needs to be left in the same condition it was when you checked in so the next guest can enjoy it as well or you will be responsible for the replacement of damaged items.
9. Please do not move the furniture between rooms or out of the house.
10. **NOTE:**  A BBQ grill is provided for your use on the lower level. Us providing a gas grill is strictly for your convenience, however, the provision of propane for use of such grill is at your sole discretion and expense. If the propane tank is low or empty, for a fee, you can contact Ocean Lakes for a refill. Ocean Lakes does provide a propane service that is separate from this rental agreement. The propane tank can also be exchanged at most grocery stores and gas stations. We are **not responsible** for maintaining a full propane tank. **THERE WILL BE A $75 FEE FOR LOST OR STOLEN PROPANE TANK. DUE TO THE POTENTIAL FIRE HAZARD THE BBQ GRILL MUST NOT BE MOVED FROM THE CURRENT LOCATION.**
11. PLEASE NOTE: There is NO telephone or internet service in the house. Free Wi-fi is available At The Meet-N-Eat, throughout the park, at the pool and the beach.
12. Items you will need to bring
13. Linens: sheets, pillow cases
14. Towels: bathroom towels, wash clothes, kitchen towels
15. Paper Products: Toilet paper, paper towels, soap and washing detergent
16. A deposit of $500 is due when you make your reservation official by signing and returning this agreement. We accept checks and money orders or you may make payment online at VRBO.com. If your check is returned to us by the bank, we will charge you $75.00 and your reservation will be void. In the event you are unable to keep your reservation date notice must be given no later than forty-five (45) days PRIOR to your arrival date and your deposit will be returned. Otherwise deposit will be forfeited if you cancel within that time period and any rental monies paid.
17. **Make the check payable to “Bums in the Sun” or “Christina Haws”. The mailing address is at the bottom of the signature page on the agreement.**
18. **Please return the signed agreement AND your deposit, in the amount of $500, within three (3) business days of receipt of this agreement.**
19. The following monies **must be received from you on or before forty-five (45)** days prior to your arrival date. In the event we do not receive such monies your reservation will be cancelled and any and all deposits will be FORFEITED.

**$ 500.00 Deposit, $ 2200.00 Rent, $ 0 Taxes and due on or before \_Now\_ No less than forty-five (45) days prior to arrival date \_August 8th. 2020\_ payable by cashier’s or personal check made payable to Bums in the Sun or Christina Haws.**

**\*Total due now is $ 2700.00 and the $150.00 for cleaning is to be left in cash at the house when you depart.**

\*we offer sheets and towels if you are interested. Sheets $15 per bed, Towels $10 person.

1. Your deposit will be returned within fourteen (14) days of your checkout, unless the house is left dirty or damaged or if there was issues with security during your visit. If the cost to clean the house and/or repair damages exceeds the $500 deposit, you will be billed for any such excess cost(s). You agree to compensate us for any and all cleaning/repair/security costs as set forth herin and in accordance with paragraph 8 hereof. If ALL keys are not returned, $100 will be deducted from your deposit to change locks and replace keys.
2. If you cancel reservations within forty-five (45) days of your reservation/arrival date, or do not use the property during your reservation time period, your rent money and/or deposit **WILL NOT BE REFUNDED.**
3. In the event the house is rendered unusable due to fire, theft, or natural disaster during your rental / reservation period, your rent minus a prorated amount of each night you occupied the house, will be refunded. Notwithstanding the foregoing, you agree that in the event a fire is due to your negligence all monies paid will be forfeited. If it is determined by us, **prior to** your rental / reservation period, that the house is rendered to be unusable due to circumstances as set forth in this paragraph, any and all rent and deposit paid will be refunded.
4. Check in time is **NO EARLIER than 3:00 p.m.** Check out time is **NO LATER than 10:00 a.m. NO EXCEPTIONS will be made for early check in or late check our during summer months.**  30- minute grace period and then a fee of $100 per hour will charged for late check out. Keys will be located in the lock box on the lower parking level. Once payment is received and funds have cleared, we will contact you with the code for the lock boxed. Please return the keys to the lock box when you depart from your vacation. The keys will be picked up around 10:30am. If the prior guests leave earlier and the house is cleared earlier than 3pm we will text or email you that the house is available for you to check in.
5. When you arrive at the house, please check that the prior renter did not leave dirt or damage. To protect YOUR security deposit. **Please report problem to us immediately (by no later than 10:00am of the day after you arrive)** at 276-608-8815 or 423-646-3291. Please leave a message if we do not answer and we will get back with you as quickly as possible.
6. If you need maintenance / service for any item in the house, please contact 276-608-8815 or 423-646-3291.
7. It is your responsibility to leave the house undamaged and without any extra cleaning. You have paid for basic cleaning (vacuum, tubs, showers, toilets, etc.) at your departure with the $150 cleaning fee (in cash). We want to refund every deposit. At your departure please place any dirty dishes in the dishwasher and start it and take the trash to the trash can under the house.
8. By signing you name below, you certify that you are at least 25 years old and that you agree to the terms and conditions of this agreement.

By ( signature)\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

print name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Thank you for staying with us.

Richard and Christina Haws

mailing address: 23086 Wild Cherry lane Abingdon VA 24211