

RENTAL AGREEMENT FOR SHORT-TERM RENTAL OF 1658 OCEAN LAKES

6001 S Kings Hwy Site 1658 Myrtle Beach, SC 29575

Contact Info: Blake Crocker 7046519865 Rentals@4LeggedDuck.com

AGREEMENT made this, _____ (date) between _____ (renter names) as Guests(s)
& Blake Crocker, as Owner.

Arrival Date/Time:	3:00 p.m. _____	Departure Date/Time:	10:00 a.m. _____
Quoted Rent plus taxes	\$ _____	Damage Deposit:	\$500 (Refundable)
Cleaning Fee \$ _____		Pet Fee \$ _____	Total Balance Due: \$ _____

Total Due Upon Booking \$ _____ Remainder \$ _____ Due on or before _____
***3.5% Processing Fee Added For All Credit Card Transactions**

FRAUD PREVENTION: TO RENT OUR HOME, YOU MUST SEND A TEXTED or SCANNED COPY OF YOUR PHOTO ID
You can take a photo of your driver's license and email it or text to 704-651-9865 Person(s) renting and person
paying must be the same and must match address on driver's license and credit card address must match.

Guest Registration: Guests must register their car(s) and get a parking pass to enter the property. Since this is a gated community, you will need to provide the requested information for us to give you a parking pass for entry into the campground.

Visitors and guests must abide by visitor/guest registration procedures and all other rules and regulations of Ocean Lakes.

Location: Our homes physical address is 6001 S. Kings Highway, Unit 1658, Myrtle Beach, SC 29575. Do not mail anything to this address.

Correspondence address is: Blake Crocker 6319 McWhorter Rd Waxhaw, NC 28173

Rules: Guests agree to abide by all rules provided by the owner and to abide by any rules and regulations of Ocean Lakes. **Upon check-in at the main entrance to Ocean Lakes, please pick up a copy of rules written by Ocean Lakes.** If you [or any member of your party] are cited for breaking Ocean Lakes' rules, owners will be charged \$500-1500 in fines for allowing rule breakers into the property. **By signing this contract, guests are agreeing to not only abide by these rules but to reimburse us for any fines charged to us by Ocean Lakes due to your breaking the rules. Any deposit will be forfeited immediately if you break any rules. If rules are not followed, or anyone is arrested from the property, you will be evicted immediately with no refund. We are not a part of Ocean Lakes Family Campground except that we lease the property our house is built on from them.**

Animals: Animals are permitted on the premises. There is a \$150 pet fee, per pet. This is non refundable. You are responsible for ensuring your pets do not damage the property. You are subject to additional fees, if damage is found.

Tobacco and Vaping Products: No Smoking or vaping inside the house. Pick up all cigarette butts or you may forfeit your deposit. **Smokeless tobacco to be used outside only (without spitting) because it leaves stains.**

Furnishings: Guests understand that the unit is furnished and linens are provided (Sheets, towels, wash rags), but each guest must bring their own beach towels, paper goods (paper towels, toilet paper, trash bags) as well as soap, shampoo, salt/pepper, condiments, and laundry detergent. **You are free to use anything in the cabinets, but do not unlock any locked areas in the house** where the owner's maintenance and personal items are stored. If you access these areas, your security deposit may be affected.

Some ways you can lose your deposit. If you move furniture and do not put it back, you will forfeit your security deposit. The housekeeper cannot move furniture without hiring more help. **Deck chairs are not to be taken downstairs under the house or to the beach.** If you rent movies, pay-per-view, and games on our expanded cable account, **this will be considered theft.** You are agreeing to not rent anything from the cable company nor will you allow any guest accompanying you to do this on our cable account. If you or anyone with you downloads copyrighted material (music/movies/games, etc.) you agree you will indemnify the owner of the internet connection and agree you will be responsible for all charges, fines and attorney fees related to this theft of copyrighted material. The internet connection is a courtesy, so if it is not working, we cannot replace it, fix it or adjust rent. We believe you should call Spectrum Cable in Surfside and report the problem since the cable and internet are from Spectrum. You may find out they are working on it.

Alcoholic Beverages: **No public display of alcoholic beverages is permitted.** Consumption of alcoholic beverages by persons of legal age is allowed on the rented site, providing that all such persons act in a mature and responsible manner. **Primary Guests with guests under age 21 agree to not allow under-age 21 persons to consume alcohol on the premises.** Parents of renters under age 21 will be required to be occupying the premises along with their children. **SC drinking age is 21 years of age. You will be evicted without refund if this rule is violated.**

Peace and Quiet: Guests and those accompanying them are expected to behave in a manner so as not to disturb or annoy their neighbors. Radios, televisions, and other sources of noise must be kept within the bounds of moderation at all times. **Quiet hours are between 11:00 p.m. and 7:00 a.m. THERE WILL BE NO GOLF CART TRAFFIC BETWEEN MIDNIGHT AND 6AM!**

Curfew: All guests under the age of 21 must be back to the house no later than midnight.

Leaving: Owner has no control over the weather and does not make refunds due to storms unless there is a **mandatory evacuation** ordered. Most storms blow over in a day or so and the sun will be right back out. **Check-out time is 10:00 a.m. If you check-out late, you forfeit your entire deposit.** The house-cleaning crew needs plenty of time to get the house ready for the new afternoon guests.

Improper Conduct: Ocean Lakes security personnel reserves the right to require any renter to leave the premises if it is determined that the renter is creating a nuisance, engaging in improper conduct or violating any rule or regulation of Ocean Lakes or breaking any laws. **Rules broken that cause Ocean Lakes' security to remove guests from the premises will result in all rents and deposits being forfeited to the owner. In addition, you agree to reimburse the owner for any fines charged to them by Ocean Lakes for your breaking the rules, a minimum of \$500 up to \$2000. You may also be assessed other fines by Ocean Lakes directly.**

Prohibited Items: No illegal drugs, no firearms, no explosives, gas-powered pellet guns or BB guns may be carried or fired on the Ocean Lakes premises at any time. **NO FIREWORKS of any kind are permitted on the property or on the beach even if you see others doing it.** Violation of this rule may cause people to be sent home early by Ocean Lakes Security personnel and you may be fined several hundred dollars. In addition, you are agreeing to reimburse the owners for any fines she is charged for renting her property to you. Violation of any of these rules will cause automatic forfeit of deposit and you agree you will accept liability for any damage to the property.

Cancellation: If reservation is canceled at least 60 days prior to your arrival date, we will refund the entire amount paid. If the reservation is canceled between 60 and 30 days, we will refund 50% of the Gross Rental Fee.. **If reservations are canceled less than 30 days prior to the arrival date, refuse the rental property, or do not show up, the owner will retain the entire Gross Rental Fee.**

Bicycle Use

There may be bicycles present for your use. By signing this agreement, you agree to follow all rules and regulations set by ocean lakes. You agree to hold the owner(s) harmless from any liability including but not limited to property damage or bodily injury. Use of these bicycles are at your own risk.

Liability: Guests are expected to behave prudently and not create any situations whereby anyone is injured on the premises and agree to hold the Owner harmless without liability for any injury caused by the careless behavior of any Guest or those accompanying them. Owner will not be liable for children who are not being supervised properly on the premises. All Guests are prohibited from running on the decks and stairs, climbing, leaning or sitting on deck railings or stair railings. Guests will immediately report to the owner any safety hazards that need attention.

Prohibited items: "heelies" and skate boards are not permitted to be used at the house due to damage and liability issues.

PRINT NAMES & PHONE NUMBERS OF ALL ADULT OCCUPANTS THAT WILL BE IN THE UNIT:

We, the undersigned, have read all the pages of this contract and agree to abide by all of these rules during our stay at Ocean Lakes. **We attest that Guests are at least 25 YEARS OF AGE and will supervise the activities of our children and younger guests so that all owner's rules and Ocean Lakes' rules are followed.**

We further agree to pay the agreed amounts on the dates specified on page 1

The housekeeper will do any light cleaning needed after your departure and check the house for damages. She will notify us of any repairs, or excessive cleaning that is needed. You are still required to take out trash, remove leftovers from refrigerator, and clean the grill, etc. Please refer to house rules. Any balance from your deposit will be returned to you within two weeks of departure.

Signature Of Renter _____

Date Signed _____

Signature of Owner _____

Date Signed _____

Contact Info For Primary Renter:

Full Name: _____

Phone Number: _____

Address: _____

Email: _____

Please keep a copy of this contract for your records and return the original back to us immediately. The final payment of your rent must be received at least 60 days prior to your arrival, failure to pay voids this agreement.

HOLD HARMLESS AGREEMENT

Golf Cart Use

This Hold Harmless Agreement ("Agreement") is entered into on this ____ day of _____, 20____, by and between:

Owner/Lessor: _____
Address: _____

Renter/Lessee: _____
Address: _____

1. Assumption of Risk

The Renter acknowledges that operating and riding in a golf cart involves inherent risks, including but not limited to collisions, tipping, loss of control, and injury to persons or property. The Renter voluntarily assumes all risks associated with the use of the golf cart.

2. Hold Harmless / Indemnification

The Renter agrees to:

- Release, indemnify, defend, and hold harmless the Owner, its agents, and employees from and against any and all claims, damages, losses, liabilities, injuries (including death), or expenses arising out of or relating to the Renter's use, operation, or possession of the golf cart.
- Accept full responsibility for any damage to the golf cart, property damage, or injury to persons resulting from Renter's use.

3. Restrictions on Use

The Renter agrees:

- To operate the golf cart in a safe and lawful manner, following all rules and regulations set by Ocean Lakes, and agrees to only operate the gold cart within the campground.
- Not to allow operation by any person under the age of 21 with or without a valid driver's license.
- Not to operate the golf cart under the influence of alcohol, drugs, or impairing substances.
- Not to use the golf cart for racing, off-road driving, or any unlawful activity.

4. Insurance and Liability

The Renter is solely responsible for any insurance coverage for their use of the golf cart. The Owner provides no insurance for the benefit of the Renter.

5. Condition and Return

The Renter acknowledges receipt of the golf cart in good working order and agrees to return it in the same condition, normal wear and tear excepted. The Renter will be responsible for any repair or replacement costs resulting from damage during the rental period.

6. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

7. Entire Agreement

This Agreement constitutes the entire understanding between the parties and supersedes any prior oral or written agreements.

Renter/Lessee

Signature: _____
Printed Name: _____
Date: _____

Owner/Lessor

Signature: _____
Printed Name: _____
Date: _____

FOUR LEGGED DUCK BEACH HOUSE INFO & RULES
SITE 1658 LOVESTONE DRIVE-OCEAN LAKES CAMPGROUND

Blake & Kayla Crocker- Owners

704.651.9865 – rentals@4LeggedDuck.com

-Check in time is 3pm. Check out time is 10am. Please do not arrive earlier than 3pm unless previous arrangements have been made with the owner. Our cleaning crew arrived promptly at 10am. **Late departure may result in loss of deposit**

-The guest before you will be leaving and the house will be cleaned and inspected before you go in. If you would like to arrive early and go to the pool or the beach, feel free to do so. There are bath houses throughout the campground area for changing, but please do not arrive at the house before 3pm.

-There are 4 bedrooms:

Bedroom 1- Main Level- Queen Bed and Twin Bed

Bedroom 2- Main Level- King Bed

Bedroom 3- Upper Level- Queen Bed and Twin Bed

Bedroom 4- Upper Level- 2 Twin Beds

-There is a Queen Sleeper Sofa in the living room

-Please replace sofa slipcover at the end of your stay

-Beach towels, and paper products such as paper towels and toilet paper are not furnished.

-Kitchen is furnished with a microwave, dishwasher, toaster, coffee maker, dishes, pots/pans, silverware, and glasses.

**-Charcoal grill is available beside the garage, under the house. -Please
bring your own charcoal and lighter fluid.**

-There are flat screen TVs in the living room, each bedroom, and the lounge area under the house.

-All have Roku capabilities, with access to the spectrum app

-Free WiFi -Info posted in the home

-Trash pickup is Monday and Thursday. Please place trash bags in the green trash container outside the house. The trash can must be placed at the street before 8am in order for them to empty it.

-Washer and dryer are present on the main level.

-Please feel free to use these, but remove all lint from filters and do not clog with sand. Be sure to bring your own detergent

RULES FOR OUR HOME:

-We ask that you treat our place with care and consideration. We appreciate you staying in our home and hope you make wonderful memories while there.

-Person who rents the home must be 25 years of age or older and assumes responsibility for the entire party.

The primary renter must remain throughout the rental period

(you cannot bring your family/friends and then leave).

-No smoking in the home, cigarette butts left at property will forfeit your deposit.

-No pets unless arranged prior to arrival.

-No parties allowed on the property at any time.

-We are not responsible for any accidents/injuries that occur during your stay. -You will be responsible for any fines/tickets issued by police/security. Any violations will result in immediate eviction with no refund.

***Ocean Lakes has a strict curfew. Guests under the age of 21 must be back to the house by midnight.**

***No golf cars, bicycles, etc are allowed to be operated between the hours of Midnight and 5am.**

WHEN YOU ARRIVE AT OCEAN LAKES:

-Stop at the main office and pay for the parking pass- \$15/day per vehicle. (You may also use express check-in prior to your arrival, which is advised during the summer months.) This is an Ocean Lakes fee and there is nothing we can do about this. Only 4 cars can be parked at the site. Please do not park at anyone else's site. There is overflow parking near the South Gate.

-Inspect the house when you arrive. If you find any damage, call immediately.

-Front door code will be provided to you the day of your arrival. This code will be active only

during your stay.

WHEN YOU DEPART:

-Make sure all windows and doors to the house are locked.

-Clean out the refrigerator.

-Remove all trash from the home, and leave trash cans on the street -Make sure lights and ceiling fans are off.

-The cleaning fee of \$275 is for light cleaning and sanitation/disinfection purposes. Please leave the home orderly and as you found it.

-Housekeeping may charge additional fees for excessive cleaning. If additional fees are charged, it will be deducted from your deposit.

Golf Cart Policy for Renters

Please Read Carefully, Sign and Return to be able to use our complimentary golf cart during your stay. If this form is not signed and returned, you will NOT be granted access to our cart during your stay. I am taking an **extremely considerable risk** when I allow you to use my golf cart. This is the thing I worry about the most. I require drivers of my golf cart to be 21 years of age or older and have a valid driver's license. NO EXCEPTIONS!!! If you are found in violation of this rule, you will be asked to vacate the premises without refund. If an unlicensed driver gets caught driving my cart, I will lose my golf cart rights and must remove my golf cart from my site for one year. This means I will no longer be able to offer a complimentary golf cart to my house or even have one for my own personal use. I will get a \$500 fine which you "the renter" will have to pay me if you allow an unlicensed driver to drive my cart. You will also get a \$500 ticket from Ocean Lakes. Private owned carts are the ones targeted in most cases to be checked for unlicensed drivers by Ocean Lakes Security. There are security guards who live everywhere in Ocean Lakes. Do not think you will not get caught!! We do have someone who helps keep a check on our house while we are not there, and they will call me if anyone is caught breaking any of my rules or Ocean Lakes Campground rules. Renter(s) are responsible for any injuries to people or damage to property while using my golf cart. By signing below, you agree that you have read the above and will not allow anyone without a valid driver's license or under the age of 21 to operate a

homeowners cart during your stay. Renter(s) agrees to pay a \$500 fine to the homeowner if this occurs. Renter(s) also agrees to pay for all costs of damages caused by and to the golf cart while renting the home located at site #1658. Other violations such as reckless driving, loud/vulgar music, cruising after hours, etc.. may result in the renters being evicted without refund, along with any associated fines from us, the owners, or from Ocean Lakes.

Our cart is complimentary which means we do NOT add extra fees for its use to the price of the rental of our home. **The OWNER of the home does NOT GUARANTEE the use of the cart**, if the cart happens to break down during your stay or if it must be removed from our home due to a ticket that was issued by Oceans Lakes to one of our previous guests for misuse. Please, make sure that you obey ALL of Ocean Lakes' policies and Our Rules for the Golf Cart during your stay, so that we can continue to offer our complimentary cart to our guests who visit our home.

Please Review Ocean Lakes' Golf Cart Rules

<https://www.oceanlakes.com/about-us/policies/golf-car-policies/>

I agree to obey and adhere to all rules and conditions of the Four Legged Duck Beach House. I will treat the home with the care and consideration I do for my own home/personal property. I will ensure that all members of my party treat the property with care and consideration. I agree to pay for any damages to the home that my party is responsible for. If security or police are called to our home for any reason (loud music, vulgar language, under-age drinking, fighting, disorderly conduct, golf cart infractions, etc.) you will be asked to leave immediately and forfeit your deposit and any remaining rent. You will also pay any fines/fees.

Signature _____ **Date** _____

****FULL PAYMENT IS DUE WITHIN 60 DAYS OF CHECK-IN.**