**P-7 Rental Agreement**

Please complete and initial contract to show compliance of rules and regulations.

\_\_\_\_\_\_\_\_\_\*Renter must be a minimum of 25 years of age to enter into this agreement

This agreement, entered on \_\_\_\_\_ day of \_\_\_\_\_\_, between \_\_\_\_\_\_\_\_\_\_\_\_\_with a mailing address of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in the City of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_State of\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter known as the “Renter”) and Terrie Alligood.

\*\* Terrie Alligood is the legal owner of this property and as such this contract is made between the renter and herself. Jaime Bruckler is the Property Manager and all inquiries should be directed to her.

1. \_\_\_\_\_\_ RENTAL LOCATION: The house is located at 6001 S. Kings Hwy in the city of Myrtle Beach in the State of South Carolina 29575 Unit #P7 Ibis Drive in Ocean Lakes Family Campground.

2.\_\_\_\_\_\_\_ DURATION: The start of this lease will begin on the \_\_\_\_\_\_day of\_\_\_\_\_\_, 2021 and end of the \_\_\_\_\_day of\_\_\_\_\_\_, 2021.

3.\_\_\_\_\_\_\_ RENT: Renter agrees to pay in-full the rental amount of \_\_\_\_\_\_\_\_\_\_ 30 days prior to the start of the agreed upon reservation.

4.\_\_\_\_\_ SECURITY DEPOSIT: All rentals require a security deposit. This amount varies depending on length of stay, number of guests and time of year. You will be provided this amount at the time of inquiry. This deposit will hold your reservation and be refunded to you within 14 days of checkout. In the event of damage the repair amount will be deducted from deposit and the remainder refunded. \*\*Please note that if repairs are necessary it may take longer than 14 days to refund the remaining deposit.

Deposit Amount: \_\_\_\_\_\_\_\_\_.

5.\_\_\_\_\_\_ PARKING: Renter shall be responsible for purchasing parking pass at front office prior to entry of park at a rate of $12.00 per day per vehicle. Parking shall only be permitted on driveway with a maximin of two vehicles parked on property at once one time. Please DO NOT park on grass. Golf cart pad is only to be used for parking a single golf cart. If additional parking is required please contact the Property Manager for approval in over-flow lots.

6.\_\_\_\_\_\_ OCCUPANTS: There is a maximum number of 7 guests staying on any given night. Over occupancy of this limit is a direct violation of this agreement and will result in a forfeiture of the security deposit.

The following individuals shall be allowed to occupy the premises:

1.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

3. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

4. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

5. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

6. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_\_

7. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (age) \_\_\_\_\_\_\_\_\_

7.\_\_\_\_\_\_ AMENITIES/UTILITIES: The Owner/Manager is responsible for providing the following: water, electricity, sewer, cable, internet, A/C and heat, refrigerator, microwave, washer/dryer, stove and oven and dishwasher. Owner/Manager agrees to keep the premises in good condition and to repair any services to the best of their ability. Please note that some repairs may not be possible within the rental timeframe.

8. \_\_\_\_\_\_\_LINENS: The Renter is responsible for linens (3 queen, 1 twin), towels and paper products.

9.\_\_\_\_\_ USE: Renter shall only be able to use the premises for residential, non-business purposes and will abide by all Ocean Lakes Rules and Regulations. (Rules and Regulations may be located at Oceanlakes.com)

10.\_\_\_\_\_ CONDITION: Renter understands that they will be accepting the premises in its “as is” condition. Renter acknowledges that they will conduct a thorough inspection and immediately notify the Property Manager of any preexisting damage and/or substandard cleanliness upon arrival. \*\*Failure to notify Manager of such issues will be deemed as acceptance of the “as is” condition.

11.\_\_\_\_\_\_ PETS: NO Pets/Animals allowed on premises. \*Special needs and service animals are permitted; however official documentation must be provided. If an unauthorized pet is found to be on the premises, the guest will be evicted with no refund and the Renter will be charged an additional pet cleaning fee.

12.\_\_\_\_\_\_\_ LIABILITY: The Owner is not liable for any loss or damage to the Renter’s personal property. The Renter is liable for the acts of anyone listed in this agreement in addition to any guests that they should allow on premises. This includes damages and violations of Federal, State and local laws as well as Ocean Lakes rules and regulations.

13. \_\_\_\_\_\_ ENTRY: Per State Law, both the Owner and Property Manager has the right to enter the property by giving the Renter proper notice for any repair, inspection, extermination, installation, or any entry deemed necessary.

14.\_\_\_\_\_\_ TOBACCO & VAPING: The use of Tobacco (in any form) and vapor products on premises (porch, driveway, lawn or storage building) is strictly prohibited. Any violation of this rule is a break in contract and will result in a forfeiture of security deposit.

15.\_\_\_\_\_\_ CHECK-IN / CHECK- OUT: Check in time is 4:00PM. Check out time is 11:00AM. Please contact the property manager if special arrangements are necessary. \*\*Please do not enter the home property prior to 4:00PM without prior authorization. Doing so will indicate that the Renter has accepted responsibility for any damages caused by the previous renter as the cleaning company may not have had a chance to check the property yet.

16.\_\_\_\_\_\_ LOST KEYS: An additional charge of $30 will be deducted from security deposit per key. This will cover the cost of both replacement as well as over-night shipment.

17.\_\_\_\_ \_\_ CANCELLATION POLICY: Guests who cancel at least 60 days before check-in will receive a 100% refund. If they cancel 30 days before check-in, they will get back 50% of the amount they have paid and if they cancel under 30 days before check-in, they will not receive a refund.

18.\_\_\_\_\_\_ CLEANING: All Summer weekly rentals require a $100 cleaning fee. All other rentals may be given the choice of either self- cleaning or prearranging a professional cleaning. If guests choose to clean on their own, a checklist will be made available and must be completed to receive a full security deposit refund. A comprehensive inspection of the property will be made after each departure. Any additional cleaning expenses resulting from failure to complete the checklist will be deducted from the security deposit.

\*A full cleaning may be arranged for an additional $100.00 fee.

\_\_\_\_\_\_\_\_\_ Check here to authorize a full departure cleaning.

19.\_\_\_\_\_ GROUPS AND HOUSE PARTIES: WARNING – WE RENT TO FAMILIES AND RESPONSIBLE ADULTS ONLY. We do not rent to house parties and/or groups including, but not limited to fraternity, high school graduation, spring breakers, or other non-family groups to be determined at the sole discretion of homeowner. Any violation will result in termination without refund.

20. \_\_\_\_\_\_ GOLF CART:

GOLF CART CAN NOT LEAVE THE OCEAN LAKES PARK!

Please adhere to the following rules. The owner has both friends and family in the park. If they see a blatant violation the owner will be made aware.

\*Diver must be 21 years of age with valid driver’s license to operate.

\*Maximum Golf Cart Capacity – 2 adults/3 children or 4 adults.

\*No reckless behavior – Including standing in the cart while in motion.

\* No loud or lewd music.

\*NO ALCOHOL!

\*Golf cart rules infraction will result in immediate nullification of contract and Renter agrees to vacate the property without refund or return of damage deposit.

\* Golf cart usage is a privilege and not a guaranteed right.

21. \_\_\_\_\_ GOLF CART AVAILABILTY: Renter understands that this contract is for the use of site P7 and not for the rental of the golf cart registered to this site. Every effort will be made to ensure the functionality of the cart at the time of property rental, however should the cart become unsafe or in disrepair, the Renter understands that a refund will not be issued and that a replacement cart will not be provided.

22. \_\_\_\_\_ Any violation of this contract is an immediate nullification and forfeiture of security deposit.

This agreement has been entered on this \_\_\_\_\_\_\_\_day of \_\_\_\_\_\_\_\_\_\_\_\_ 2021

Owner’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Tenant’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_

Print Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_